City of Salinas

200 Lincoln Ave., Salinas, CA 93901
www.salinas.gov

Meeting Agenda - Final

Tuesday, June 30, 2026

4:00 PM

SALINAS ROTUNDA

City Council

Mayor Dennis Donohue
Councilmembers:
Jose Luis Barajas, District 1 - Tony Barrera, District 2
Margaret D'Arrigo, District 3 - Gloria De La Rosa, District 4
Andrew Sandoval, District 5 - Aurelio Salazar, District 6

Rene Mendez, City Manager
Christopher A. Callihan, City Attorney
City Clerk's Office: (831) 758-7381

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PLEDGE OF ALLEGIANCE

ROLL CALL

NEW EMPLOYEE WELCOME AND PROMOTIONS

PROCLAMATIONS

Park and Recreation Month
California Rodeo Salinas, 116th Anniversary

CITY OF CHAMPIONS

Alisal High School Girls Softball Team
Palma High School Boys Baseball Team

PUBLIC COMMENT PROCEDURES

If you wish to make a general public comment or comment on a specific agenda item, you are encouraged to attend the City Council meeting in person. Public comment may also be submitted via email at PublicComment@salinas.gov and will be entered into the record. Public comments generally are limited to two minutes per speaker; the Mayor may further limit the time for public comments depending on the agenda schedule.

GENERAL PUBLIC COMMENTS

Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached.

CALIFORNIA GOVERNMENT CODE §84308 - LEVINE ACT

Government Code § 84308. Parties to any proceeding involving a license, permit or other entitlement for use pending before the City Council must disclose any campaign contributions over $500 (aggregated) within the preceding 12 months made by the party, their agent, and those required to be aggregated with their contributions under Government Code § 82015.5. The disclosure must include the amount contributed and the name(s) of the contributor(s).

PUBLIC HEARINGS

ID#26-273 **Time Extension 2026-003 (TE 2026-003); Request for 36-Month Time Extension to Tentative Map 2022-001 located at the southeast corner of the John Street and Abbott Street intersection in the Commercial Office - Abbott Street Focused Growth Overlay (CO-FG-4) and Industrial - General (IG) Zoning District.**

Recommendation: Approve a Resolution finding the project consistent with the Initial Study Mitigated Negative Declaration adopted by the City Council on June 11, 2024, affirming the findings, and approving a 36-month Time Extension to Tentative Map 2022-001.

ID#26-286 **Annual Levy of Assessments for Landscape and Maintenance Districts**

Recommendation: Approve Resolutions related to the annual levy and maintenance funding for the City's Landscape Maintenance Assessment Districts (LMAD) approving the Engineer's Reports for the City's six LMAD's for Fiscal Year 2026-2027; confirm the assessment diagrams and levy amounts as detailed in the Engineer's Reports; authorize the levy and collection of annual assessments in compliance with California Streets and Highways Code Sections 22620-22641; and approve General Fund transfers to cover the cost of parks and open space maintenance associated with the special benefits received by parcels outside the LMAD boundaries.

ID#26-326 **An Urgency Interim Ordinance Prohibiting the Issuance of Tobacco Retailers' Licenses**

Recommendation: Adopt an Urgency Interim Ordinance prohibiting the issuance of Tobacco Retailers' Licenses citywide. A four-fifths vote (i.e., five affirmative votes) is required in order for the proposed ordinance to immediately take effect for an initial period of forty-five (45) days.

CONSIDERATION

ID#26-311 **Adopt the Salinas One Water Roadmap**

Recommendation: Approve a Resolution to adopt the Salinas One Water Roadmap.

ID#26-333 **Technology Disruption Policy**

Recommendation: Approve a Resolution adopting the Technology Disruption Policy for City Council Meetings in accordance with SB 707.

ADMINISTRATIVE REPORTS

ID#26-275 **Alisal Vibrancy Plan And Alisal Market Place Update**

Recommendation: No action is required. This Report presents information to the City Council regarding Alisal Vibrancy Plan implementation and activation strategies for development of the Alisal Market Place.

CONSENT AGENDA

Matters listed under the Consent Agenda may be enacted by one motion unless a member of the Council requests a separate vote or discuss. Members of the public may comment on the Consent Agenda items collectively during their public comment.

ID#26-337 **Minutes**

Recommendation: Approve minutes of June 16, 2026.

ID#26-304 **Minutes**

Recommendation: Approve minutes of June 2, 2026.

ID#26-173 **Award of the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP No. 9981**

Recommendation: Approve a Resolution approving the plans and specifications for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981; awarding a contract to The Don Chapin Co. Inc. in the amount of $11,927,000 for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981; approving a 15% contingency in the amount of $1,789,050 for a total not to exceed $13,716,050; appropriating $309,960 from the Sanitary Sewer Fund Balance; and appropriating $1,904,040 from the Sanitary Sewer Development Impact Fee.

ID#26-266 **Airport Access Permit; Archer Aviation, Inc. (715 Vandenberg Street, Salinas)**

Recommendation: Approve a Resolution authorizing the City Manager to issue an Airport Access Permit to Archer Aviation, Inc. to grant permission for Archer Aviation to taxi aircraft to and from the property located at 715 Vandenberg Street.

ID#26-268 **On-Airport Land Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration and the City of Salinas Municipal Airport**

Recommendation: Approve a Resolution authorizing the Mayor to execute an On-Airport Land Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA) and the City of Salinas Municipal Airport beginning October 1, 2025, through September 30, 2045.

ID#26-274 **Agreement for Services With Farallon Design, Inc. for Design and Installation of the Skyway Boulevard Roundabout Monument**

Recommendation: Approve a Resolution authorizing the City Manager to execute an Agreement for Servies with Farallon Design, Inc. for the design and installation of the Skyway Blvd/East Alisal Street Roundabout Monument, with a maximum compensation amount not to exceed $700,000.

ID#26-277 **Alisal Greening and Beautification Public Art Projects and Salinas-Based Artist Grants Pilot Program**

Recommendation: Approve a Resolution to conclude the AVP Salinas-based Artist Grants Pilot Program and re-appropriate $150,000 from the Artist Grants Pilot Program to be used for future AVP Projects and Programs (Capital Improvement Program 9426 - EDE - Alisal Vibrancy Plan Implementation).

ID#26-289 **Tow Service Franchise Agreement Extension**

Recommendation: Approve a Resolution authorizing the extension of the Salinas Police Department's FY 2025-26 Tow Service Franchise Agreements through December 31, 2026 and delegating authority to the City Manager to enter into such extensions on behalf of the City.

ID#26-290 **Axon Equipment and Services for Police and Community Development Departments**

Recommendation: Approve a Resolution authorizing the Purchasing Officer to complete the direct purchase and payment of Axon equipment, annual licensing and service fees utilized by the Police Department for a five-year period, with total costs not to exceed $4,159,125.46; and a Resolution authorizing the Purchasing Officer to complete the direct purchase and payment of Axon equipment, licensing and service fees utilized by Community Development Department's Code Enforcement Officers for a five-year period, with total costs not to exceed $70,876.94.

ID#26-292 **Acceptance of California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) Grant**

Recommendation: Approve a Resolution authorizing the acceptance of the $390,484 California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) Grant administered by CHP; and delegating authority to the City Manager to execute all necessary documents to effectuate the grant; and establishment of the CHP CTFGP Grant expense appropriation and corresponding revenue appropriation up to $390,484 to support grant activities.

ID#26-299 **Amendment No. 5 to Agreement for Professional Services between the City of Salinas and PlaceWorks, Inc.**

Recommendation: Approve a Resolution authorizing the City Manager to execute Amendment No. 5 to Agreement for Professional Services with PlaceWorks, Inc. to increase the total compensation amount by $59,700 for a maximum compensation amount not to exceed $1,208,081 and to extend the term to June 30, 2027.

ID#26-300 **Salinas City Center Improvement Association 2025 Report**

Recommendation: Approve a Resolution accepting and approving the Salinas City Center Improvement Association (SCCIA) 2025 Annual Report.

ID#26-307 **Sherwood Recreation Center Building Improvement, CIP No. 9535; Increasing Construction Contingencies**

Recommendation: Approve a Resolution approving an increase in the construction contingency amount by $60,000 for a revised contingency amount not to exceed $710,000 for the Sherwood Recreation Center Building Improvement (CIP 9535); and appropriating $60,000 from Community Development Block Grants (CDBG) funds to CIP 9535.

ID#26-308 **Closter Park Revitalization Project, CIP No. 9350; Increasing Construction Contingencies**

Recommendation: Approve a Resolution approving an increase in the construction contingency amount by $125,000 for a revised contingency amount not to exceed $540,000 for the Closter Park Revitalization Project (CIP 9350); and reallocating $100,000 funds from Playground Improvements at Parks CIP (9060) to Closter Park Revitalization CIP (9350).

ID#26-310 **Amendment No. 4 to Professional Services Agreement with Kimley-Horn and Associates, Inc. for Downtown Parking Lots 8 and 12 and Chinatown Property Acquisition Consulting Services**

Recommendation: Approve a Resolution authorizing the City Manager to execute Amendment No. 4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for continued consulting services related to the Downtown Parking Lots 8 and 12 Land Disposition Agreement and Chinatown property acquisitions to increase the not-to-exceed compensation amount by $72,403, for a revised total not-to-exceed amount of $358,578, and extend the term of the Agreement through August 30, 2026.

ID#26-317 **Microsoft Software Assurance Licensing Renewal**

Recommendation: Approve a Resolution authorizing the City Manager and Purchasing Agent to complete the purchase of Microsoft Software Assurance Licensing for a three-year term, paid in annual payments, from CDW LLC in an amount not to exceed $256,103.43 from May 31, 2026 to May 31, 2029.

ID#26-318 **Amendment No. 3 to the Professional Services Agreement between E2 Consulting Engineers, Inc. and the City of Salinas**

Recommendation: Approve a Resolution approving and authorizing the City Manager to execute Amendment No. 3 to the Professional Services Agreement with E2 Consulting Engineers, Inc. to increase the compensation for a revised not to exceed amount of $386,488.

ID#26-320 **Association of Management Personnel of Salinas Memorandum of Understanding; Modification to Classification - Salary Schedule**

Recommendation: Approve Resolution authorizing the City Manager to sign a Memorandum of Understanding (MOU) with the Association of Management Personnel of Salinas (AMPS) and approving modification to the Classification - Salary Schedule.

ID#26-332 **Extension of Agreement for Services for Workers' Compensation Third Party Claims Administrator**

Recommendation: Approve a Resolution delegating authority to the City Manager to negotiate and execute a three-year extension of the contract between the City of Salinas and CorVel Enterprise Claims, Inc. ("CorVel") for the administration of the City's Workers' Compensation Program in an amount not to exceed $769,634 from July 1, 2026 to June 30, 2029.

ID#26-336 **Appointments to the Salinas Valley Groundwater Sustainability Agency Board of Directors**

Recommendation: Approve a Resolution appointing Mayor Dennis Donohue to serve as the City's primary representative, and Councilmember Jose Luis Barajas as alternate to serve on the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) Board of Directors JPA.

CITY MANAGER'S REPORT

Receive brief oral report from the City Manager.

COUNCILMEMBERS' REPORTS, APPOINTMENTS AND FUTURE AGENDA ITEMS

Receive communication from Councilmembers on reports, appointments and future agenda items. Councilmember comments are generally limited to three minutes.

ADJOURNMENT

Patricia M. Soratos, City Clerk

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Council agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at www.salinas.gov in accordance with California Government Code section 54597.5. The City Council may take action that is different than the proposed action reflected on the agenda.

Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PUBLIC NOTIFICATION

This agenda was posted on June 25, 2026 in the Salinas Rotunda and City's website.

Meetings are streamed live at https://salinas.legistar.com/Calendar.aspx, televised live on Comcast Channel 25 and on http://www.youtube.com/thesalinaschannel at 4:00 p.m. on the date of the regularly scheduled meeting and will be broadcast throughout the day on Friday, Saturday, Monday and Wednesday following the meeting. For the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at http://tinyurl.com/SalinasChannel25. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at http://www.youtube.com/thesalinaschannel.

Legislation Text

File #: ID#26-273, **Version:** 1

..Title
Time Extension 2026-003 (TE 2026-003); Request for 36-Month Time Extension to Tentative Map 2022-001 located at the southeast corner of the John Street and Abbott Street intersection in the Commercial Office - Abbott Street Focused Growth Overlay (CO-FG-4) and Industrial - General (IG) Zoning District.
..Recommended Action
Approve a Resolution finding the project consistent with the Initial Study Mitigated Negative Declaration adopted by the City Council on June 11, 2024, affirming the findings, and approving a 36-month Time Extension to Tentative Map 2022-001.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **COMMUNITY DEVELOPMENT DEPARTMENT**

FROM: **BOBBY LATINO, ASSOCIATE PLANNER**

TITLE: **TIME EXTENSION 2026-003 (TE 2026-003); REQUEST FOR 36-MONTH TIME EXTENSION TO TENTATIVE MAP 2022-001 LOCATED AT THE SOUTHEAST CORNER OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO–FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT**

RECOMMENDED MOTION:

A motion to approve a resolution finding the project consistent with the Initial Study Mitigated Negative Declaration adopted by the City Council on June 11, 2024, affirming the findings, and approving a 36-month Time Extension to Tentative Map 2022-001.

EXECUTIVE SUMMARY:

The UniKool Partners, Applicant and Property Owner, request a 36-month extension to Tentative Map 2022-001 to extend the expiration date from June 11, 2026 to June 11, 2029. Tentative Map 2022-001 was approved by City Council on June 11, 2024, which reconfigures fourteen (14) lots into nine (9) lots in connection with a proposed mixed use development project. The time extension is requested to allow additional time to process civil drawings submitted for on- and off-site infrastructure improvements and a building application for the construction of the hotel which cannot be issued prior to Final Map recordation. More time is also needed to undertake additional testing required for compliance with mitigations measures identified in the adopted Initial Study Mitigated Negative Declaration (ISMND) and Mitigation Monitoring and Reporting Program (MMRP). Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council.

BACKGROUND:

On June 11, 2024, the City Council approved Tentative Map 2022-001 and related Planned Unit Development 2020-002 and Conditional use Permit 2022-030. Planned Unit Development 2020-002 and Conditional use Permit 2022-030 authorized development of a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential use (197 units), 107,900 square feet of retail use, and 30,900 square feet of office

use for a total of 441,600 square feet of new development on the southeast corner of John Street and Abbott Street. As part of the project, the City Council considered and adopted an Initial Study Mitigated Negative Declaration along with a Mitigation Monitoring and Reporting Program (Environmental Review 2020-018).

Most of the property (13 of the 14 existing lots) is in the Commercial Office Zoning District with one lot within the General Industrial Zoning District. The property is within the Abbott Street Focused Growth Overlay District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Industrial use - Industrial – General Commercial (IGC)
South: Industrial uses - Industrial – General (IG), Commercial Office (CO), Industrial – General Commercial (IGC)
East: Industrial uses - Industrial – General Commercial (IGC), Industrial – General (IG)
West: Mixed Use Developments - Mixed Use (MX)

Below is a timeline for the processing of Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030:

May 29, 2024	The Planning Commission recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030.
June 11, 2024	The City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030. Per the attached approval document and Municipal Code Section 31-312(a), the expiration date of Tentative Map 2022-001 was set 12 months from the date of approval (June 11, 2024), which should have been 24-months in accordance with the Subdivision ordinance. City Council Resolution No. 22978 is attached to this report.
May 8, 2026	Applicant requested a 36-month Time Extension to Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030. The time extension is requested to allow additional time to process the project because: • Civil drawings were submitted for ENC 26-0001 on January 5, 2026, for on- and off-site infrastructure improvements (Phase 1 of Planned Unit Development 2020-002) and City review is ongoing. • Coordination of off-site improvements affecting the City of Salinas right-of-way. • Building permit plans were submitted for B25-1221 on December 30, 2025, for the Hotel (Phase 1 of Planned Unit Development 2020-002) to be constructed as approved by Conditional Use Permit 2022-030. The building permit for this project cannot be issued until the Final Map is

recorded.

- Mitigation measures outlined in City Council Resolution No. 22978 require further testing.
- The Regional Water Quality Board requires continued environmental site investigations.

All three land use entitlements (Tentative Map 2022-001, Planned Unit Development 2020-002, and Conditional Use Permit 2022-030) need to be effective to implement the project. A Final Map needs to be approved by the City Council and recorded by the County Recorder prior to the expiration date of the tentative map and before issuance of any building permits to implement the project. If the terms and conditions of Tentative Map 2022-001, Planned Unit Development 2020-002, and Conditional Use Permit 2022-030 are not complied with by June 11, 2026, then the Tentative Map and the related Planned Unit Development Permit and Conditional Use Permit will expire and the Applicant, or successor-in-interest, would need to reapply for new entitlements.

Pursuant to Municipal Code Section 31-313, the City may only approve an extension of up to 36-months from the original 24-month approval date of a Tentative Map. Per Municipal Code Section 31-313.2, extensions of tentative maps require a recommendation by the Planning Commission and final determination by the City Council. Per Municipal Code Section 31-313.2, the City Planner shall submit the application for the extension, together with a staff report, and recommendation of approval or denial. Pursuant to Zoning Code 37-60.1050(a)(3), the City Planner has the authority to administratively extend the related Planned Unit Development Permit 2020-002 without a public hearing. Per Zoning Code Section 37-60.540(a)(4), the City Planner has the authority to administratively extend the related Conditional Use Permit 2022-030 without a public hearing.

Findings:

The City Council may approve a 36-month Time Extension from June 11, 2026, to June 11, 2029, for Tentative Map 2022-001 if all the findings set forth in the proposed City Council Resolution are established.

June 3, 2026, Planning Commission Meeting

On June 3, 2026, the Planning Commission considered the 36 month Time Extension to Tentative Map 2022-001. Per attached Planning Commission Resolution 2026-006, the Commission voted 6-0 to recommend that the City Council approve a 36-month Time Extension from June 11, 2026, to June 11, 2029, for Tentative Map 2022-001.

Time Consideration:

Upon receipt of the application for TE 2026-003, Tentative Map 2022-001 was automatically extended 60 days to August 10, 2026, pursuant to Municipal Code Section 31-313.1. The project was deemed complete by the City Planner on May 29, 2026. Per Municipal Code Section 31-313.2(a), within 30 days of determining that the request for a tentative map extension is complete, the City Planner shall submit the application for the extension together with a report to the Planning

Commission at a public hearing with a recommendation for approval or denial. Pursuant to the same Municipal Code Section, the City Council shall consider the application within 45 days of the Planning Commission recommendation. The final deadline for processing this Time Extension is July 13, 2026.

Alternatives Available to the Council:

The City Council has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, and approve Time Extension 2026-003 with modifications; or

2. Find that the request for Time Extension is not appropriate and establish findings at the public hearing stating the reasons for not approving Time Extension 2026-003.

CEQA CONSIDERATION:

On June 11, 2024, the City Council considered and adopted a Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030. The Time Extension does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

The proposal advances the Housing goals of the City Council by facilitating the addition of 197 dwelling units to the overall production of market rate including 24 low income dwelling units to the Section 8 Program while minimizing impacts to neighborhoods.

DEPARTMENTAL COORDINATION:

The Community Development Department previously worked closely with the Housing Division, and the Legal and Public Works Departments to evaluate the previously approved Tentative Map 2022-001, and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030.

FISCAL AND SUSTAINABILITY IMPACT:

There is no direct fiscal impact from granting the Tentative Map extension.

ATTACHMENTS:

Proposed City Council Resolution with the following exhibits:

Exhibit 1: City Council Resolution No. 22978

Exhibit 2: Recorded Planned Unit Development Permit 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 without Exhibits

Planning Commission Resolution No. 2026-006 including the following exhibits:

Exhibit 1: City Council Resolution No. 22978

Exhibit 2: Recorded Planned Unit Development Permit 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 without Exhibits

Draft June 3, 2026 Planning Commission Minutes

Request from the Applicant for a Time Extension to Tentative Map 2022-001, Planned Unit Development Permit 2020-002, and Conditional Use Permit 2022-030 received on May 8, 2026

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING A 36-MONTH TIME EXTENSION TO TENTATIVE MAP 2022-001 LOCATED AT THE SOUTHEAST CORNER OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (TM 2026-003)

WHEREAS, on June 11, 2024, at the request of the Applicant and Property Owner, The UniKool Partners, the Salinas City Council approved Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to reconfigure 14 lots into 9 lots and construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street (Assessor's Parcel Numbers: 002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000) per attached Resolution No. 22978; and

WHEREAS, on May 8, 2026, the Applicant/Subdivider submitted a 36-month Time Extension request, TE 2026-003, to allow additional processing time to file a Final Map for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030; and

WHEREAS, upon receipt of the application for TE 2026-003, pursuant to Municipal Code Section 31-313.1, Tentative Map 2022-001 was automatically extended 60 days to August 10, 2026; and

WHEREAS, on May 29, 2026, the City Planner determined TE 2026-003 to be complete pursuant to Municipal Code Section 31-313.2(a); and

WHEREAS, per Municipal Code Section 31-313.2(a), within 30-days of determining that the request for a tentative map extension is complete, the City Planner shall submit the application for the extension together with a report to the Planning Commission at a public hearing with a recommendation for approval or denial; and

WHEREAS, pursuant to the same Municipal Code Section, the City Council shall consider the application within 45 days of the Planning Commission recommendation. The final deadline for processing this Time Extension is July 13, 2026; and

WHEREAS, on June 3, 2026, the Salinas Planning Commission, pursuant to Municipal Code Section 31-313.2(a), held a duly noticed public hearing to consider a recommendation to the City Council of TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029, pursuant to Municipal Code Section 31-401.11; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department

together with the record of environmental review; and

WHEREAS, on June 3, 2026, the Planning Commission voted 6-0 to recommend that the City Council approve TE 2026-003; and

WHEREAS, the Salinas City Council held a duly noticed public hearing on June 30, 2026 to consider TE 2026-003; and

WHEREAS, the City Council weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council approves TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Previous Mitigated Negative Declaration:

1. ***On June 11, 2024, the City Council considered and adopted a Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030.***

   The Time Extension does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

For the Time Extension to Tentative Map 2022-001:

2. ***Pursuant to Municipal Code Section 31-313.2, The City Planner, Planning Commission, and/or City Council, as applicable, may approve a request for an extension if it finds that the map is consistent with the City's General Plan and Zoning. The City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions.***

   On June 11, 2024, the City Council found that the Tentative Map is consistent with the General Plan and the Zoning Code. To date, there are no substantial changes to the General Plan or the Zoning Code applicable to the project. No additional conditions of approval to Tentative Map 2022-001 are required. All remaining terms, requirements, and conditions of the Tentative Map remain in full force and effect. Pursuant to Municipal Code Section 31-313, the City may only approve a Time Extension of up to 36-months from the original 24-month approval date of a Tentative Map. Because Tentative Map 2022-001 was approved on June 11, 2024, with a 24-month expiration date on June 11, 2026, one 36-month Time Extension to June 11, 2029, may be approved by the City.

PASSED AND APPROVED this 30th day of June 2026 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED

_____
Dennis Donohue, Mayor

ATTEST

_____
Patricia M. Soratos, City Clerk

Attachments:

Exhibit 1: City Council Resolution No. 22978
Exhibit 2: Recorded Planned Unit Development Permit 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 without Exhibits

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RESOLUTION NO. 22978 (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL ADOPTING THE PROPOSED MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO SECTION 15074 OF THE CEQA GUIDELINES; APPROVING PLANNED UNIT DEVELOPMENT (PUD) PERMIT 2020-002 FOR A SEVEN PHASE MASTER SITE PLAN AND ALTERNATIVE DEVELOPMENT STANDARDS; APPROVING CONDITIONAL USE PERMIT (CUP) 2022-030 FOR THE MIXED USE DEVELOPMENT AND THE DEVELOPMENT OF AN EXTENDED STAY HOTEL; AND APPROVING A TENTATIVE MAP (TM) TO RECONFIGURE 14 LOTS INTO 9 LOTS LOCATED SOUTHEAST OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (PUD 2020-002, CUP 2020-030, AND TENTATIVE MAP 2022-001

WHEREAS, a May 3, 2024, letter from the attorney for Uni-Kool Partners and Cadius Partners Limited, states that Cadius Partners Limited is also the intended Applicant/Permittee for the Phase I Extended Stay Hotel Conditional Use Permit; and

WHEREAS, on May 15, 2024, the City formally noticed the continuance of this project to a May 29, 2024 Special Meeting of the Salinas Planning Commission, due to the regularly scheduled May 15, 2024 Planning Commission hearing being canceled due to a lack of quorum; and

WHEREAS, on May 29, 2024, the Salinas Planning Commission, at the request of the Applicant and Property Owner, The UniKool Partners, held a duly noticed public hearing to consider Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street; and

WHEREAS, the Planning Commission considered a Mitigated Negative Declaration prepared for this project and independently determined that all impacts were adequately addressed in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report, determined positive findings could be established for approval of the project, adopted Resolution 2024-006 recommending that City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

WHEREAS, on June 4, 2024, the Housing and Land Use Committee recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and

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Tentative Map 2022-001; and

WHEREAS, based on Planning Commission and Housing and Land Use Committee comments on the Affordable Housing Plan**,** City Staff modified the Planned Unit Development permit to clarify that the current density allowed under the current General Plan and zoning district as 197 dwelling units. Accordingly, a modification to the Rental Housing Impact Fees Plan to reflect the current density along with a modification to the number of residential dwelling units allocated to Section 8 Housing to 24 dwelling units will be executed; and

WHEREAS, City Staff further clarified that if the General Plan and underlying zoning in the future at time of submittal of the residential uses authorizes a density increase, in this case the IS-MND analyzed up to 242 dwelling units, it would also increase the residential rental units allocated to Section 8 to 29 dwelling units, which would trigger an amendment to the Planned Unit Development permit and the Rental Housing Impact Fee Plan; and

WHEREAS, the City Council held a duly noticed public hearing on June 11, 2024 and considered the Staff Report, meeting minutes, Planning Commission Resolution, public testimony, information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring Program, and correspondence regarding the project.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration and Mitigation Monitoring Program:

1. ***The City Council hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Council finds that, with the conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Council's independent judgment and analysis. On this basis, the Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;***

   The environmental impacts of the project have been analyzed in accordance with CEQA. An Initial Study was prepared to evaluate the potential impacts associated with the project.

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Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project. The Initial Study - Mitigated Negative Declaration was routed to responsible agencies on February 10, 2023 and posted at the County Clerk's Office on February 10, 2023; the deadline for comments was March 13, 2023. The State Clearinghouse received the document on February 10, 2023; the deadline for Clearinghouse comments was March 13, 2023 (SCH Number 20223020282).

Public comments were received from interested parties and separate public agencies (Monterey-Salinas Transit [MST], California Department of Transportation [Caltrans], and the Monterey Bay Air Resources District [MBARD]) during the comment period as described below:

1. Comments received from Michelle Overmeyer, Director of Planning and Innovation, MST, on March 3, 2023 providing recommendations regarding a potential new bus stop to serve the project site and clarifying information regarding existing transit service near the project site.

   Staff Response: Should new bus stops or new lanes associated with the project be proposed, design and construction would comply with MST's Designing for Transit Guidelines and Americans with Disabilities Act (ADA) requirements. Information regarding existing transit service was revised in the Final IS MND.

2. Comments received from Chris Bjornstad, Associate Transportation Planner, Caltrans, March 13, 2023 stating that any work that occurs within the state's right-of-way will require an encroachment permit and would be subject to the terms of that permit.

   Staff Response: As summarized in the *Project Description* of the IS MND, the project does not propose work within the state's right-of-way. If work within the state's right-of-way is necessary, the project applicant would obtain an encroachment permit and would coordinate with Caltrans to determine the appropriate pathway for project review and approval.

3. Comments received from Edward Ballaron, Air Quality Planner, MBARD, March 13, 2023 stating that project fugitive dust emissions can be further mitigated with MBARD Best Management Practices; any stationary engines greater than 50 horsepower must be permitted by MBARD or registered with the California Air Resources Board; and that MBARD suggests using guidance from the Bay Area Air Quality Management District or the Sacramento Metropolitan Air Quality Management District to evaluate construction greenhouse gas emissions.

   Staff Response: As described in Section 3, *Air Quality,* of the IS MND, fugitive dust emissions (PM_{10} and $PM_{2.5}$) associated with the project would be well below MBARD thresholds. The project applicant would be required to comply with California Air Resources Board and MBARD permit requirements as applicable. Construction

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greenhouse gas emissions were analyzed in Section 8, *Greenhouse Gas Emissions*, of the IS - MND. Page 62 details the thresholds that were used, stating that "in the absence of any adopted numeric threshold, the significance of the project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b) by considering whether the project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions." The project's construction-related greenhouse gas emissions of 130 metric tons per year (reported in Table 8 of the MND), are well below Sacramento Metropolitan Air Quality Management District's construction emission threshold of 1,100 metric tons per year.

For the Planned Unit Development Permit:

2. ***The location of the planned unit development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;***

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), the purpose of the Commercial Office District is to provide areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. The proposed project meets the purpose of the Abbott Street Focused Growth Overlay in that it involves a mix of commercial and residential development that would revitalize the existing site and be compatible with existing uses that includes a mix of commercial and industrial uses.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use

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development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an avigation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

3. ***The planned unit development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas general plan, applicable specific plan, and other plans and policies adopted by the Salinas city council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	**Consistent.** The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the	**Consistent.** The project would involve infill development in an already urbanized area, where no active agricultural

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Policy	Consistency
north and east, away from the most productive agricultural land.	lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	**Consistent.** The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	**Consistent.** This IS MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under *Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Transportation,* and *Tribal Cultural Resources*, implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	**Consistent.** The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the 2002 Salinas General Plan. Further, as demonstrated in the Initial Study Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

4. The planned unit development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.

The planned unit development does not represent an exception to the standards of the Zoning Code; however, it is providing an alternative resulting in superior design in comparison to development, which strictly complies with base district property development regulations. The proposed master plan is a multi-phase, mixed-use planned unit development encompassing multiple existing lots. The proposed project will comply with the density and floor area ratio (FAR) requirements in the Zoning Code; however, under the PUD alternative development standards are proposed for off-street parking, usable open space requirements, parking lot tree requirements, and the location of the hotel in the

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center of the development. These alternative standards will be offset and enhanced through the superior design standards described below.

Twenty new buildings, re-use of the existing butler building, surface parking, pedestrian walking paths and plazas, internal private drives, and a new signalized intersection is planned at Abbott Street and Maple Street. This development will incorporate multiple uses including a variety of multi-family housing options, as well as a variety of supporting uses to serve and enrich this and the immediately surrounding community. This master plan provides an alternative in superior design in providing:

a. Pedestrian-friendly community experience by offering multiple exterior plazas and walkable paths that tie the buildings together.

b. Low impact development concepts are being meaningfully incorporated into the project to address storm water quality as well as water and energy consumption.

c. The proposed landscaping will include a mixture of native-style plants and trees that will be watered with drip irrigation.

d. The design aesthetic of the future buildings within this new mixed-use development is described as "Modern Latin".

e. Locations and footprints of the future buildings shown on the master site plan are provided for conceptual reference only and each building/phase will be submitted for site plan review under separate cover.

f. Project will continue to comply with the density Floor Area Ratio (FAR) requirements of the underlying zoning district.

For the Conditional Use Permit:

5. The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;

The site is designated as Office on 13 of the 14 existing lots, which the General Plan defines as businesses and offices where residential development of comparable impact may be considered. One lot is designated General Industrial, which the General Plan defines as "automobile dealerships and repair shops, building material sales, light manufacturing, distribution, warehousing, and wholesaling" where residential development (single room occupancies and seasonal transitional housing) may be allowed. Additionally, the site is within the Abbott Street Focused Growth Overlay District (FG-4), which the City's General Plan describes as existing urbanized areas where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community; by selectively increasing density in a manner compatible with the surrounding neighborhoods, the pressure to develop agricultural lands is also reduced. The City is currently undertaking its General Plan Update and is evaluating increasing density and intensity of uses in the Focus Growth Overlay Districts, which includes the project site. The density and intensity allowed at the project site may increase through the future General Plan Update.

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay

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(CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), Commercial Office provides areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an avigation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

6. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

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The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	**Consistent.** The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the north and east, away from the most productive agricultural land.	**Consistent.** The project would involve infill development in an already urbanized area, where no active agricultural lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	**Consistent.** The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	**Consistent.** This IS-MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under *Biological Resources*, *Cultural Resources*, *Hazards and Hazardous Materials*, *Transportation*, and *Tribal Cultural Resources*, implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	**Consistent.** The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the Salinas

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General Plan. Further, as demonstrated in the Initial Study-Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

7. ***The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.***

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, which allows for offices, personal services, financial services, mixed use residential, and for residential uses. One lot is zoned Industrial – General (IG). The Abbott Street Focused Growth Overlay intends to focus growth at high potential, under-utilized sites within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. The proposed project would include a Planned Unit Development and be consistent with both of these zoning districts. Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires all mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval.

<u>For the Tentative Map:</u>

8. ***The proposed map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code.***

The proposed Tentative Map is a request to subdivide 14 existing lots into 9 lots on a 22.74 acre site with alternative development standards, except for lot development regulations. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections.

The proposed Tentative Map is consistent with the Salinas General Plan and Zoning Code. Of the 14 lots of the project site, 13 lots are designated as Office on by the Salinas General Plan and zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4). One lot is designated General Industrial by the Salinas General Plan and is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, the site only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The

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anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Therefore, the environmental analysis conducted assumes additional density of 242 dwelling units should it be permitted by underlying zoning in the future. No Specific Plans or Precise Plans are applicable to the site.

9. The design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan.

There are no Specific Plans that regulate the site. The design and improvement of the proposed Map is consistent with the General Plan. The project site is designated as Office on 13 of 14 lots, with one lot being designated General Industrial by the Salinas General Plan. The proposed Mixed use Development falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community is consistent with General Plan Goals and Policies. The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area consistent with Land Use Goal LU-3.7.

10. The site is physically suitable for the proposed type of development.

The site is topographically flat. The project is proposing to construct a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections. Vehicular access to the project will be provided from Abbott Street, John Street, and ultimately Spicer Street with significant right-of-way improvements. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the site is physically suitable for the proposed type of development.

11. The site is physically suitable for the proposed density of development.

The site is designated Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, one lot is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, it only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the environmental analysis conducted assumes

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additional density should it be permitted by underlying zoning in the future.

12. ***The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a Tentative Map even it is usable to make this finding if an Environmental Impact Report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report that would mitigate damage to the environment or to fish and wildlife and their habitat.***

    The project is located on an in-fill site in an urbanized area surrounded by existing industrial development. Per the Initial Study for the project, there are no sensitive plant or animal species located on the project site. The proposed project is not expected to degrade scenic resources nor degrade the visual character of the area. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Approximately 4.89 acres/213,222 square feet of the site would be landscaped at project completion.

13. ***The design of the subdivision or the type of improvements is not likely to cause serious public health problems.***

    The site is currently underdeveloped and is proposing a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The site is surrounded by industrial uses and is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department. Therefore, the project is not likely to cause public health problems.

14. ***The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction.***

    The site is surrounded by industrial uses and is served by existing infrastructure. There are various easements on site, but they will not be adversely impacted by the proposed development. The proposed Tentative Map includes new public utility and common area easements and access easements.

15. ***The waste discharge from the proposed subdivision into a municipal separated sewer***

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system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey One Water.

The site is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department and waste discharge into the sewer system would not result in violations of Regional Water Quality Control Board requirements.

16. ***Storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration.***

    The storm drainage system of the project site meets the City's NPDES permit and SWDS.

17. ***If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map.***

    The site is not in agricultural use, and no Williamson Act contracts exist on the site.

18. ***If the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map.***

    The project site is not subject to the water supply requirements of Section 66473.7 of the Subdivision Map Act because the proposed project consists of less than 500 units.

PASSED AND APPROVED this 11th day of June 2024, by the following vote:

AYES: Councilmembers Barrera, Gonzalez, Osornio, Rocha, Sandoval, Valenzuela and Mayor Craig

NOES: None

ABSENT: None

ABSTAIN: None

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APPROVED:

DocuSigned by:
Kimbley Craig
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Kimbley Craig, Mayor

ATTEST:

DocuSigned by:
Patricia Barajas
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Patricia M. Barajas, City Clerk

Attachment A: Mitigation Monitoring and Reporting Program

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Attachment A: JOHN STREET AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM
(Case File: PUD 2020-002, CUP 2020-030, ER 2020-018, and TM 2022-001)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
AQ-1: Construction Emissions Reduction	Prior to issuance of grading permits, the following measures shall be implemented: All mobile off-road equipment (wheeled or tracked) greater than 50 horsepower used during construction activities shall meet the USEPA Tier 4 interim standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 interim standards. Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment's	To minimize toxic air contaminant exposure to sensitive receptors.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During construction phase.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	certification or model year specifications shall be available upon request for all equipment on-site. Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used. The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction.				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
BIO-1: Nesting Bird Surveys and Avoidance	1. For all phases of the proposed project that contain trees, construction, grading, site preparation and other ground disturbance activities required for future development, including vegetation or tree removal, shall not occur during the general avian nesting season (February 1 – August 31), if feasible. If breeding season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Salinas, to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the	To avoid disturbance of nesting and special-status birds or migratory species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the CFGC.	Applicant, or Successor in Interest.	Community Development Department - Current Planning Division	Within 14 days prior to the start of construction.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance. In the event that active nests are discovered, a minimum buffer of 300 feet for raptors and 50-foot radius avoidance buffers for passerines shall be established around such active nests and no construction or personnel shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between September 1 and January 31.				
CUL-1: Unanticipated Discovery	If archaeological resources are encountered during ground-disturbing activities, work within	To ensure protection of on-site	Applicant, or Successor in Interest.	Community Development Department – Current Planning and	During construction phase, if archaeological resources are

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
of Cultural Resources	50 feet shall be halted and the project archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be	cultural resources.		Permit Services (Building) Divisions	encountered during ground-disturbing activities.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.				
HAZ-1: RWQCB Regulatory Agency Submittal	Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional (EP), as defined by the American Society of Testing and Materials (ASTM) E-1527, to prepare a Phase I ESA in accordance with standard ASTM methodologies to assess the project site (including development Lots 4, 5, and 6). The project applicant shall submit the Phase I ESA to the Central Coast RWQCB project manager of the open Cleanup Program Site case. Additionally, the project applicant shall submit the following documents to the Central Coast RWQCB Cleanup project manager: Current development plan and any modifications to	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	the development plan for Lots 1-9 All environmental documents completed for the project (Lots 1-9), including this HMTS All future environmental documents completed for the project (Lots 1-9) Upon submittal of the information above, the Central Coast RWQCB may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater investigations, if required, shall be				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	conducted in accordance with a sampling plan that shall be reviewed and approved by the Central Coast RWQCB. The Central Coast RWQCB closure and agency approval documents shall be submitted and reviewed by the City prior to issuance of grading permits. It should also be noted that the Central Coast RWQCB may determine that Monterey County HMMS or the DTSC may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of this project. Should the cleanup oversight agency be transferred from the RWQCB to the Monterey County HMMS or the DTSC, this and other mitigation measures will still apply.				
HAZ-2: Subsurface Investigation	The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to prepare subsurface investigations, as required by the	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Central Coast RWQCB, prior to construction. The subsurface investigations may include sampling of the following suspect release areas: Stained asphalt and concrete flooring Drainage trench with unlined effluent ponds and discolored fluids Onsite hazardous materials storage and abandoned unidentified wastes Onsite ASTs (waste oil and ammonia) Former onsite USTs Former onsite auto repair, machine shop, and gasoline station Former (potentially remaining onsite) railroad tracks and spurs Former oil storage warehouse Additionally, these subsurface investigations may include, but are not limited to, completion of: Geophysical surveys Soil, soil vapor, and/or			Engineering Division	

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	groundwater sampling assessments Laboratory analysis for TPH, VOCs, SVOCs, OCPs, and metals The subsurface investigations shall provide recommendations to address identified hazards and indicate when to apply those recommended actions in relation to proposed project activities. As part of the subsurface investigation, analytical results shall be screened against the San Francisco Bay RWQCB environmental screening levels (ESLs). These ESLs are risk-based screening levels for direct exposure of a construction worker under various depth and land use scenarios. Appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation. This would include the preparation of a Soil				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	and Soil Vapor Management Plan (see Mitigation Measure HAZ-3). If contaminants are detected at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation (see Mitigation Measures HAZ-3, HAZ-4, and HAZ-5).				
HAZ-3: Soil and Soil Vapor Management Plan	The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Soil Vapor Management Plan (SSVMP) prior to construction. Where groundwater impacts are identified during implementation of Mitigation Measure HAZ-2, a groundwater management section shall be added to the SSVMP. The SSVMP, or equivalent document, shall be prepared to address onsite handling and management of	To ensure protection from contaminated soil or soil vapor.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development and Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	impacted soils, soil vapor, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the offsite migration of contaminants from the site. These measures and practices may include, but are not limited to: Stockpile management including stormwater pollution prevention and the installation of Best Management Practices (BMPs) Proper disposal procedures of contaminated materials Monitoring and reporting A health and safety plan for contractors working at the site that addresses the safety and health				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	hazards of each phase of site construction activities with the requirements and procedures for employee protection The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. Prior to demolition and grading (construction), the City shall confirm the Central Coast RWQCB's approval of the SSVMP. The project applicant shall review and implement the SSVMP prior to demolition and grading (construction). If odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground-disturbing activities, work in the immediate area shall be halted				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	and a qualified environmental consultant shall be contacted immediately to evaluate the situation. Work may continue on other parts of the project while impacted soil investigation and/or remediation takes place.				
HAZ-4: Remediation	Where soil is known to be impacted, or is identified during implementation of Mitigation Measure HAZ-2 (subsurface investigation) to be present, within the construction envelope at chemical concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE), to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary. The qualified environmental consultant shall utilize	To ensure protection from and proper disposal of contaminated soil.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate. Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling. The City shall confirm the Central Coast RWQCB's approval of the development site disposal recommendations prior to transportation of waste soils offsite and review and				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	approve remedial engineering controls, prior to construction. The project applicant shall review and implement the disposal recommendations prior to transportation of waste soils offsite and review and implement the remedial engineering controls prior to construction.				
HAZ-5: Vapor Mitigation System	Where soil vapor is known (or is identified during implementation of Mitigation Measures HAZ-2, HAZ-3, or HAZ-4) to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project. The plan shall include, but is not limited to: Design specifications Material specifications Installation requirements	To ensure protection from soil vapor.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions; Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Monitoring requirements The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011). Engineering measures or institutional controls shall be submitted to the City's Permit Services Division and Current Planning Division prior to the issuance of any grading or building permits. Said engineering measures and institutional controls shall be peer reviewed by a qualified third-party contractor hired by the City at the project applicant's expense to confirm such measures and				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	controls comply with applicable regulations. Consultation with the DTSC or a local cleanup agency may be required to confirm the appropriateness of the measures and controls. The project applicant and/or contractor shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at each residence. Written verification shall be submitted to the City. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). The project applicant and contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	gas VOCs from migrating to indoor air. The City shall confirm the Central Coast RWQCB's approval of the Vapor Mitigation System Design prior to construction. The project applicant shall review the Vapor Mitigation System Design and install the system during construction.				
TRA-1: Office Use VMT Reduction Program	The applicant for future office use development shall prepare and implement a VMT Reduction Program that reduces VMT generated by the office components of the project to VMT per employee of 6.6 or less. The VMT Reduction Program shall be reviewed and approved by the City prior to approval of permits for proposed office uses. The strategies shall include the following: **Reduce Transit Headways and Improve On-Street Bike Facilities.** Queue jump lanes shall be installed for northbound MST buses at the Maple Street and	To ensure that VMT generated by office uses does not exceed 6.6 VMT per employee.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department	Prior to approval of permits for proposed office uses.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Abbott Street intersection, and bike lanes shall be installed along project site frontages with John Street and Abbott Street. The project applicant shall pay for the cost of installation of queue jump lanes and bike lanes. **Safe and Well-Lit Access to Transit**. Office uses shall include pedestrian facility improvements along street frontages, which shall include exterior lighting along project frontages served by transit. **Preferential Carpool/Vanpool Parking Spaces**. Office uses shall include reserved carpool/vanpool spaces close to the building entrances based on the City's parking requirements. **Designated Parking Spaces for Car Sharing**				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Vehicles. Office uses shall provide designated parking spaces for car sharing vehicles. **Bike Charging Facility.** Office uses shall include a secure bike charging facility on site. **Pedestrian Network Improvements**. Office uses shall involve pedestrian network improvements throughout and around the project site that encourage people to walk. **Multimodal Wayfinding Signage.** Office uses shall include multimodal wayfinding signage to orient users to locations of sustainable transportation. **Bicycle Repair Station/Services.** Office uses shall include on-site bicycle repair tools and space to use them to support on-going				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	use of bicycles for transportation.				
TCR-1: Inadvertent Discoveries During Construction	2. In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and	To ensure the protection of on-site tribal cultural resources.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During the construction phase, if cultural resources of Native American origin are identified.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	heritage recovery.				

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Xochitl Marina Camacho
Monterey County Clerk-Recorder
10/15/2024 11:50 AM
Recorded at the request of:
CITY OF SALINAS
Titles: 1 Pages: 71
Fees: $223.00
Taxes: $0.00
AMT PAID: $223.00

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Bobby Latino, Associate Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document:

PLANNED UNIT DEVELOPMENT PERMIT NO. 2020-002; CONDITIONAL USE PERMIT 2022-030; AND TENTATIVE MAP 2022-001
City of Salinas
Community Development Department

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June 11, 2024, found that the location of the Planned Unit Development Permit, Conditional Use Permit, and Tentative Map is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; The Planned Unit Development Permit, Conditional Use Permit, and Tentative Map and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, Conditional Use Permit, and Tentative Map, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and that the Tentative Map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code; and that the design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan; and that the site is physically suitable for the proposed type of development; and that the site is physically suitable for the proposed density of development; and that the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and that the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction; and that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply

only to easements established by judgment of a court of competent jurisdiction; and that the waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey Regional Water Pollution Control Agency (MRWPCA); and that storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration; and that if the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map; and that if the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map; and that the Planned Unit Development, Conditional Use Permit, and Tentative Map have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered an Initial Study (IS) Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

NOW, THEREFORE, the Salinas City Council hereby grants and issues Planned Unit Development Permit No. 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 pursuant to *Division 13: Planned Unit Development Permits*, *Division 8: Conditional Use Permits* of Chapter 37 of the Salinas City Code and *Article 4: Tentative Maps* of Chapter 31 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit:

ISSUED TO PROPERTY OWNER:	The Uni-Kool Partners Cadius Partners Limited, Intended Applicant/Permittee, Phase I Extended Stay Hotel CUP
FOR:	Conceptual Master Site Plan for a seven-phase, Mixed Use Development with a 70,000 square-foot Extended Stay, Hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development.
ON PROPERTY LOCATED AT FOLLOWING APNS:	002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000.
ZONING DISTRICT:	CO – FG-4 (Commercial Office – Abbott Street Focused Growth Overlay) and IG - AR (Industrial – General – Airport Overlay).

ENVIRONMENTAL REVIEW ACTION & DATE: The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An MND, and a Mitigation Monitoring and Reporting Program were adopted on June 11, 2024.

EXPIRATION DATE: None, once properly established.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to develop a Conceptual Master Site Plan for a seven-phase, Mixed Use Development of a 22.74-acre site on the above-described property, which includes:
    - A Conditional Use Permit (CUP) for development of an Extended Stay Hotel consisting of 70,000 square-foot with 111 guest rooms (Phase 1);
    - A Conditional Use Permit for Mixed Use Development (Phase 2-7);
        - The seven project phases are as follows:

        - Phase 1: Development of a four-story, approximately 70,000-square foot Extended Stay Hotel with 111 guest rooms, indoor pool, and BBQ patio on a 2.3-acre parcel.

        - Phase 2: A mixed-use development with three buildings that would be approximately 23,000-square feet, 12,200-square feet, and 15,000-square feet in size with approximately 28 dwelling units on a 3-acre parcel shared with Phase 3.

        - Phase 3: A mixed-use development with retail and office use within two buildings that each would be approximately 6,400-square feet in size on a 3-acre parcel shared with Phase 2.

        - Phase 4: A mixed-use development with two retail buildings approximately 8,500-square feet and 5,500-square feet in size on a 1.3-acre parcel.

        - Phase 5: A mixed-use development with two retail buildings approximately 5,000-square feet each in size on a 1.1-acre parcel.

        - Phase 6: A mixed-use development with six retail/residential buildings approximately 128,000-square feet in size with approximately 84 residential units and one standalone residential building approximately 51,000-square feet in size with approximately 50 residential units on 3 parcels totaling 6.5 acres.

        - Phase 7: A mixed-use development with one residential building approximately 83,800-square feet in size with approximately 80 residential units and two retail/office buildings that are approximately 17,000-square feet and 20,800-square feet in size on 2 parcels totaling 4.4 acres.

- A Tentative Map to reconfigure 14 lots into 9 lots;
- An Initial Study (IS) /Mitigated Negative Declaration (MND) for the Mixed Use Development.

All in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

Exhibit "A"	Vicinity Map
Exhibit "B"	Cover Sheet (Sheet A0.00)
Exhibit "C"	Project Information (Sheet A0.10)
Exhibit "D"	Existing Overall Plan (Sheet A1.00)
Exhibit "E"	Architectural Master Plan (Sheet A1.01)
Exhibit "F"	Overall Phasing Master Plan (Sheet A1.10)
Exhibit "G"	Enlarged Site Phasing: Phase 1 (Sheet A1.11)
Exhibit "H"	Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)
Exhibit "I"	Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)
Exhibit "J"	Enlarged Site Phasing: Phase 6 (Sheet A1.14)
Exhibit "K"	Enlarged Site Phasing: Phase 7 (Sheet A1.15)
Exhibit "L"	Overall Site Traffic Plan (Sheet A1.20)
Exhibit "M"	Overall Conceptual Parking Plan (Sheet A1.30)
Exhibit "N"	Overall Lighting Plan (Sheet A1.40)
Exhibit "O"	Overall Conceptual Master Landscape Plan (Sheet A1.50)
Exhibit "P"	Landscaping Details (Sheet A1.51)
Exhibit "Q"	Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)
Exhibit "R"	Phase 1: Site Plan (Sheet 2.01)
Exhibit "S"	Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)
Exhibit "T"	Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)
Exhibit "U"	Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)
Exhibit "V"	Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)
Exhibit "W"	Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)
Exhibit "X"	Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)
Exhibit "Y"	Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)
Exhibit "Z"	Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)
Exhibit "AA"	Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)
Exhibit "BB"	Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)
Exhibit "CC"	Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)
Exhibit "DD"	Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)
Exhibit "EE"	Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)
Exhibit "FF"	Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)
Exhibit "GG"	Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)
Exhibit "HH"	Extended Stay Hotel: Color and Materials Board (Sheet A6.10)
Exhibit "II"	Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022
Exhibit "JJ"	Tentative Map – Site Plan (Sheet C1.0)
Exhibit "KK"	Tentative Map – Existing Site Plan (Sheet C1.1)

Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2)
Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3)
Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4)
Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5)
Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6)
Exhibit "QQ" Engineer's Report, dated March 10, 2023
Exhibit "RR" Housing Memorandum, dated October 13, 2022
Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024
Exhibit "TT" Mitigated Negative Declaration
Exhibit "UU" Mitigation Monitoring Reporting Program
Exhibit "VV" Initial Study with Appendices

2. Except for Phase 1, which is approved herein, all subsequent phases identified in the above exhibits shall be subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits herein this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with said exhibits and not by the required setbacks from proposed property lines.

3. Density shall be determined by the current General Plan and Zoning Code in effect at the time of submittal for any development that includes residential uses. Based on current General Plan and zoning densities, up to 197 dwelling units can be allowed. If project density exceeds 197, based on future density limits, and amendment to this permit will be required. If total number of units exceeds 242, subsequent CEQA may be required.

4. The Applicant/Permittee shall either execute an Affordable Housing Plan or Complete an Intent to Pay in-lieu fees or Rental Housing Impact Fees Plan prior to first approval of any residential development per Exhibit "RR" Housing Memorandum, dated October 13, 2022. The executed Rental Housing Impact Fees Plan dated September 12, 2024, is incorporated herein as Exhibit "SS" of this Permit.

5. No outdoor storage, display, or sale of merchandise of any kind will be permitted. Except, Temporary uses, in accordance with Section 37-50.300: Temporary use of land.

ALTERNATIVE DEVELOPMENT STANDARDS

6. Per Section 37-60.980(a), the following development regulations shall be prescribed with this Planned Unit Development Permit:

   a. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for the off-street parking requirements, except for the proposed Extended Stay Hotel.
   b. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for Usable Open Space requirements.
   c. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for waiving the three- and four- bedroom dwelling unit mix requirement.

d. Eliminate the development standard for the Phase 1 Hotel structure to be sited along street frontage per SMC Section 37-30.280(c)(1).

e. Provide more than the minimum of one tree for every five spaces in landscape islands; however, reduce and/or eliminate island minimum dimension of five feet exclusive of curbs per SMC Section 37-50.690(g)(4).

AVIGATION EASEMENT

2. Prior to the recordation of any land division the Applicant or successor in interest, shall record an avigation easement on the property. The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district. Development and review of the avigation easement shall be coordinated with the Public Works Department Salinas Airport Division/Airport Manager.

PHASED IMPROVEMENTS

3. Each phase shall include site improvements wherein safety and aesthetics are provided to a level of acceptable community standard. The applicant, or successor in interest, shall implement site improvements in accordance with following phases:

Phase	Action	Timing for Implementation
1	Submit detailed plans for Phase 1 improvements as described below for review and approval by the Community Development Department: a. All improvements identified in Exhibit "R" Phase 1: Site Plan. b. Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase and along the John Street and Abbott Street frontage in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way. c. Proposed parking lot layout (off-street parking spaces and drive aisles) along the edges of Phase 1 shall include the following: i. Concrete curbs and end islands consistent with SMC Section 37-50.520(d). ii. Minimum 5-foot-wide perimeter landscape planter consistent with SMC Section 37-50.690(g)(2)(B).	Submittal of plans demonstrating compliance prior to issuance of a building permit for Phase 1.

Phase	Action	Timing for Implementation
	iii. Temporary fencing to screen and control unauthorized access to remainder Phases. d. To enhance aesthetics of the site, provide an interim Landscaping and Irrigation Plan for the project perimeter along the John Street and Abbott Street frontages (directly behind City and/or Caltrans right-of-way) to include clean up and maintenance of existing trees and shrubs along with the addition of ground cover. e. Demonstrate coordination with Caltrans to develop, install, and maintain Landscaping and Irrigation in the Caltrans right-of-way along John Street frontage. f. Landscaping and Irrigation Plan for Phase 1 development shall comply with the requirements of the PUD.	
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to final inspection and/or certificate of occupancy.
	Phase 1 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 1.
2	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 2 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 2.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 2 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 2.	Prior to approval of a Site Plan Review for Phase 2.

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO base Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 2.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 2.
	Payment of Rental Housing Impact Fees for Phase 2.	Prior to issuance of a building permit for Phase 2.
	Phase 2 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 2.
3	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 3 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 3.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 3.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 3.

Phase	Action	Timing for Implementation
	Phase 3 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 3.
4	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 4 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 4.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 4.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 4.
	Phase 4 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 4.
5	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 5 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 5.

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 5.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 5.
	Phase 5 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 5.
6	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 6 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 6.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 6 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 6.	Prior to approval of a Site Plan Review for Phase 6.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 6.
	Payment of Rental Housing Impact Fees for Phase 6.	Prior to issuance of a building permit for Phase 6.

Phase	Action	Timing for Implementation
	Submit detailed plans identifying required extension of the private drive to Spicer Street.	Prior to issuance of a building permit for Phase 6.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 6.
	Phase 6 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy.
7	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 7 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 7.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 7 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 7.	Prior to approval of a Site Plan Review for Phase 7.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 7.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 7.

Phase	Action	Timing for Implementation
	Payment of Rental Housing Impact Fees for Phase 7	Prior to issuance of a building permit for Phase 7.
	An Amendment or Minor Modification to Conditional Use Permit (CUP) 2018-010 shall be submitted and approved. Per Condition No. 7 of CUP 2018-010 (The Salinas Valley Memorial Hospital System [SVMH] Master Plan), "in the event the off-site parking lot located at 241 Abbott Street is no longer available for use by Salinas Valley Memorial Healthcare System, an Amendment or Minor Modification to this Conditional Use Permit shall be submitted to the Community Development Department."	Prior to issuance of a building permit for Phase 7.
	Phase 7 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 7.

CONDITIONAL USE PERMIT - MIXED USE DEVELOPMENT CONDITIONS

9. This Planned Unit Development Permit authorizes Mixed Use Building incentives for Usable Open Space pursuant to SMC Section 37-30.620(b), which is 100 sq ft of Usable Open Space per dwelling unit for studio, one-bedroom and two-bedroom units, 300 sq ft per dwelling unit for three-bedroom units, and 400 sq ft per dwelling unit for four- or more bedroom units. To meet this standard, each dwelling unit is required to provide a balcony/terrace of at least 60 sq ft, which is directly accessible to the dwelling unit. This open space shall meet certain design and dimensional criteria and cannot include stormwater treatment areas.

10. This Planned Unit Development Permit authorizes Mixed Use Building incentives pursuant to SMC Section 37-60.980(a), which waives the three- and four-bedroom mix requirement.

11. Picnic areas with table and seats (with an eight-seat minimum requirement) are required for commercial and mixed uses that have thirty employees or less pursuant to SMC Section 37-40.240(e). For commercial and mixed uses that have more than thirty employees, a minimum of sixteen seats shall be provided. Such picnic areas shall count toward the required landscaping area.

CONDITIONAL USE PERMIT - EXTENDED STAY HOTEL CONDITIONS

12. Per SMC Section 37-50.085 the following development regulations are required for new Extended Stay, Hotel development:
    a. Maximum Stay. Length of stay per occupant(s) shall not exceed ten

months within a three hundred sixty-five-day period.

b. Parking Requirements. For new construction, 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area. In addition, parking for other uses and facilities shall be provided as required by SMC Section 37-50.360: Off-street parking and loading spaces regulations. For conversion of an existing hotel/motel to extended stay, with no additional guest rooms, existing parking spaces shall be retained, and no additional parking spaces would be required.
c. Floor Area. A minimum one hundred fifty square feet per room, including bathroom. Kitchen floor area is not included in the minimum calculation.
d. Bathroom. Each room shall contain a bathroom including a toilet, sink, and shower or tub.
e. Common Area. A minimum of five hundred square feet of common area shall be provided, which could include a dining area.
f. Laundry Facilities. Laundry facilities consisting of individual or common washer and dryer shall be provided. A minimum of one washer and one dryer shall be provided for every twenty-five (25) rooms.

13. A minimum of 125 on-site parking spaces shall be provided for the Extended Stay Hotel use, including on-site parking spaces designated for people with disabilities shall be provided in accordance with *Division 18: Off-Street Parking and Loading Regulations*. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.

14. Provide a minimum of one, 12 foot by 35-foot loading area and one, 12 foot by 50-foot loading area per SMC Section 37-50.360(d). The areas to be clearly identified on the site plan as a painted crosshatched pattern. Per SMC Section 37-30.280(u), loading facilities and related service areas must be located away from and screened from view of streets, parks, plazas, and landscaped walkways, and shall generally be located within the interior of the development, whenever feasible.

15. Per Figure N-1 Future Noise Contour and Impact Areas of the 2002 City of Salinas General Plan, the subject site is located in the future Community Noise Equivalent Level (CNEL) contours in the 65 range. Per Table N-3 Noise/Land Use Compatibility Matrix of the 2002 City of Salinas General Plan, the 65 CNEL range is in Zone B – Conditionally Acceptable, which further states that new construction or development shall be undertaken only after a detailed noise analysis is prepared and noise reduction measures are identified and included in the project design. Per California Building Code, interior noise levels attributable to exterior sources should not exceed 45 db in any habitable room. The noise metric needs to be either the day-night average sound level (Ldn) or the CNEL, consistent with the noise element of the local general plan, per 1207.11.2 Allowable interior noise levels of Article 4 and Section 1092 of California Administrative Code, Title 25. Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022, demonstrates compliance with the noise regulations.

16. Development shall be in compliance with Exhibits "S" through "II" and Exhibit "QQ" Engineer's Report, dated March 10, 2023.

ENGINEERING AND NPDES REQUIREMENTS

17. The development shall conform with requirements found in Exhibit "QQ" Engineer's Report, dated March 10, 2023, and to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project.

ENVIRONMENTAL MITIGATIONS

18. All mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval as incorporated herein by reference as Exhibit "UU."

FINAL MAP REFERENCE AND CONDITIONS

19. The following language shall appear prominently in the Owners Certificate of the Final Map: "The development and use of this property is subject to the terms and conditions of Planned Unit Development Permit No. 2020-002 and Conditional Use Permit 2020-030 issued by the Council of the City of Salinas on N/A, 2024 and filed for record in the Official Records of Monterey County and to all conditions and standards contained therein."

20. The permittee shall also request that the preceding language be included in the final subdivision public report of the California Department of Real Estate and shall provide verification to the Community Development Department that each subsequent purchaser has been informed of the PUD permit and its conditions prior to the close of each escrow.

21. A Final Map shall be in compliance with Tentative Map Exhibits "JJ" through "PP" and Exhibit "QQ" Engineer's Report, dated March 10, 2023. The Final Map providing for the subdivision of the subject property pursuant to Municipal Code Section 31-402 shall be approved by the City Council and recorded by the County Recorder prior to issuance of any building permits.

PARKING REQUIREMENTS

22. This Planned Unit Development Permit authorizes the Mixed Use Building incentives for off-street parking requirement found in SMC Section 37-30.620(c), which is 1 parking space per 400 square feet of nonresidential floor area, except for the proposed Extended Stay Hotel.

23. Prior to issuance of a building permit for each phase and subject to review and approval

by the City Planner, design and color of the bicycle racks shall be consistent throughout the Project. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.

24. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

PARKING LOT DESIGN

25. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, design and color of the pavement treatment shall be consistent throughout the Project. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.

26. SMC Section 37-50.460 requires clear visibility for the areas between 3 feet and 10 feet above the driveway grades, which lie 15 feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line. Visibility triangles need to be placed on the site plan for all driveways and corners located on the subject and adjacent properties.

27. Allowable parking space overhang needs to be clarified on the site plan. Use a dotted line to delineate the maximum allowable three-foot parking space overhang and standard 19-foot space depth for standard stalls. Per SMC Section 37-50.690(g)(3), planters should be expanded three feet to allow the parking space to overhang the planter (i.e., 5'+3'=8'). Three feet is the maximum allowable overhang fronting the right-of-way per SMC Section 37-50.690(g)(2)(C).

DESIGN GUIDELINES

28. Structures shall be sited along street frontage per SMC Section 37-30.280(c)(1), except for Phase 1 Hotel structure which has been exempted from this requirement as part of this Planned Unit Development Permit.

29. Placement of structures, entrances, and open space areas such as plazas and courtyards shall be oriented to provide direct access to public sidewalks and streets to the maximum extent possible to facilitate pedestrian access and movement between adjacent uses per SMC Section 37-30.280(c)(2).

30. Buildings shall be sited in a manner that maximizes visibility of plazas, courtyards, streets, and alleys to provide opportunities for people engaged in their normal behavior to observe the spaces around them per SMC Section 37-30.280(c)(4).

31. The main building entrance or entrances shall be oriented to the street or plazas, as

applicable, to maximize natural surveillance and provide "eyes on the street." The main entries to buildings shall be clearly demarcated, visible, and accessible from the street and/or pedestrian walkways. Main entries shall be recessed or framed by a sheltering element such as an awning, arcade, porch, or portico. Such entrances shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance from the street. Secondary building entries may be from parking areas per SMC Section 37-30.280(f)(1).

32. For buildings that do not contribute to frontage along build-to lines or are not located along pedestrian-oriented street frontages or public open space areas such as plazas, the following shall apply:

    a. The primary building entry and windows shall be generally visible from the street(s).
    b. The main entrance shall open directly onto a publicly accessible connecting walkway. This walkway shall connect directly to the sidewalk or pedestrian walkway of an adjacent street.
    c. Building facades that are visible from the street shall not have a section of blank wall exceeding thirty linear feet without being interrupted by a window, entry, or a section of lattice with vines, or other architectural feature.

33. Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in a continuous direction for more than fifty feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest per SMC Section 37-30.280(i)(2).

34. At a minimum, the roofline at the top of the structure shall not run in a continuous plane for more than fifty feet without offsetting or jogging the roof plane per SMC Section 37-30.280(j)(2).

35. All new uses shall be oriented and designed to enhance pedestrian movement to and between adjacent uses and public streets per SMC Section 37-30.280(p)(1).

36. Colored, textured paving shall be used to delineate pedestrian crossings at circulation drives and parking aisles per SMC Section 37-30.280(p)(4).

SITE FURNISHINGS

37. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, furnishings such as parking lot and building lighting, recycling and solid waste enclosures, bike racks, benches, trash receptacles, etc. shall be provided in appropriate areas to enhance the visitor and employee experience of a future project. Site furnishings shall be constructed of durable commercial grade materials and complement the architectural style of the buildings. Consistent furnishing design theme that is complementary to the architectural theme is required. Site furnishings located in the public street right-of-way shall be approved by the City.

SIGNS

38. Per SMC Section 37-570(b), a Master Sign Plan shall be required for any site having two or more nonresidential tenants and shall be submitted and approved by the City Planner prior to issuance of any Sign Permit.

39. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.

40. Signs shall not be located above the building roof.

41. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

LIGHTING

42. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per SMC Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. All proposed exterior lighting shall be in conformance with SMC Section 37-30.280(x). Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line. Design of the light standards shall be consistent throughout the development:

    a. No roof floodlighting will be allowed on any structure.
    b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.

BUILDING MATERIALS AND COLORS

43. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans and on color elevations to be submitted by the Applicant for review and shall be approved by the Community Development Department.

LANDSCAPING AND IRRIGATION

44. Prior to issuance of a building permit, Landscaping and Irrigation shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881), Article V, Division 4 of the Salinas Zoning Code, and the Abbott Street

Landscape Palette. The landscape and irrigation plans shall include the following:

a. Per Zoning Code SMC Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.

   i. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).

   ii. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.

   iii. Parking lot landscaping shall provide the following per SMC Section 37-30.280(q)(8):

      1. Where parking lots abut streets, a minimum eight-foot-wide landscaped frontage shall be provided on the site, adjacent to the sidewalk. Landscaped frontages are not required when parking lots are sited behind buildings or plazas.
      2. A minimum number of shade trees are required, equivalent to one tree per five parking stalls.
      3. Trees in parking lots shall be spread uniformly (in an orchard parking lot landscaping design) throughout the parking area and may not be located only at the end of parking rows.
      4. Trees planted along connecting walkways and adjacent landscaped frontages may also contribute to the one-per-five requirement for parking lots.
      5. Trees in parking lots must be set into a tree well or planter having a minimum interior dimension of five feet (exclusive of curbs).
      6. Trees adjacent to walkways and in plazas shall be protected by attractive bollards, raised concrete curbing or tree guards designed to be compatible with the development.
      7. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.

   iv. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.

   v. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).

   vi. Per SMC Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).

vii. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.

viii. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

ix. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.

x. Plant material shall conform to the following spacing standards:

1. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub.
2. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards.
3. A minimum of ten feet between center of trees or large shrubs and fire hydrants.
4. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.

b. Street trees are required at a maximum of 60-ft along street frontages per Engineering.

RECYCLING AND SOLID WASTE DISPOSAL AREA

45. Prior to issuance of a building permit, written confirmation from the City's waste disposal service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider. Recycling and solid waste enclosures shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosures shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosures shall match those of the primary structures (example: exterior plaster - stucco) and shall include a consistent design throughout the Project. Doors of the enclosures shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosures shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan.

COMMON AREA MAINTENANCE AGREEMENT

46. Prior to recordation of the Final Map, a Common Area Maintenance Agreement shall be reviewed by the City for all privately owned lands and private easements, together with their associated improvements, will be maintained by the individual parcel owners or other private entities through a Common Area Maintenance Agreement. Other public and quasi-public utilities including water, electrical, gas, and communications facilities will be owned and maintained by their respective public utility companies. Prior to issuance of a building permit, City reviewed Common Area Maintenance Agreement shall be recorded.

MAINTENANCE

47. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

48. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

49. All new utility lines shall be placed underground, and all power transformers shall be placed underground, where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping, or a screen fence of a design approved by the utility company and the City Planner.

50. All new mechanical equipment and appurtenances (i.e., gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

51. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.

52. This Permit may be subject to water and sanitary sewer allocations. The Permittee will

proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

53. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

54. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

55. This Permit shall expire one year after its approval date unless:

    a. A Building Permit has been issued and substantial vertical construction diligently pursued for Phase 1; or
    b. A certificate of occupancy has been issued for Phase 1; or
    c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

PERMIT VALIDATION

56. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null, and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

57. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers,

attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.

58. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

59. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.

60. Development for each Phase shall be in accordance with the project plans and conditions of approval contained in this permit. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

61. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001 *was approved by action of the Salinas City Council on June 11, 2024, and shall become effective immediately:*

Effective Date: June 11, 2024

Lisa Brinton
Community Development Department Director

(All Signatures Listed Below Must Be Notarized)

CONSENT *is hereby granted to the Permittee to carry out the terms and conditions of this* ***PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001*** .

Dated: 10/4/24

William Colesberry, Managing General Partner
The Uni-Kool Partners, a California General Partnership
re), Property Owner

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

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On October 4 2024, before me, Maira Robles – Notary Public, personally appeared William Colesberry, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

MAIRA ROBLES
Notary Public - California
Monterey County
Commission # 2382996
My Comm. Expires Nov 14, 2025

I:\ComDev\Planning Share Space\John and Abbott\PUD 2020-002\PUD 2020-002, CUP 2022-030, and TM 2022-001.docx

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "A" Vicinity Map

Exhibit "A" Vicinity Map was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "A" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "A"

City of Salinas
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Planned Unit Development Permit No. 2020-002;
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Exhibit "B" Cover Sheet (Sheet A0.00)

Exhibit "B" Cover Sheet (Sheet A0.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "B" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "B"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
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Exhibit "C" Project Information (Sheet A0.10)

Exhibit "C" Project Information (Sheet A0.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "C" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "C"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "D" Existing Overall Plan (Sheet A1.00)

Exhibit "D" Existing Overall Plan (Sheet A1.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "D" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "D"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "E" Architectural Master Plan (Sheet A1.01)

Exhibit "E" Architectural Master Plan (Sheet A1.01) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "E" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "E"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
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Exhibit "F" Overall Phasing Master Plan (Sheet A1.10)

Exhibit "F" Overall Phasing Master Plan (Sheet A1.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "F" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "F"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11)

Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "G" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "G"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)

Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "H" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "H"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)

Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "I" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "I"

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Planned Unit Development Permit No. 2020-002;
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Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14)

Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "J" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "J"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15)

Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "K" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "K"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "L" Overall Site Traffic Plan (Sheet A1.20)

Exhibit "L" Overall Site Traffic Plan (Sheet A1.20) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "L" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "L"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30)

Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "M" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "M"

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
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Exhibit "N" Overall Lighting Plan (Sheet A1.40)

Exhibit "N" Overall Lighting Plan (Sheet A1.40) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "N" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "N"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50)

Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "O" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "O"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "P" Landscaping Details (Sheet A1.51)

Exhibit "P" Landscaping Details (Sheet A1.51) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "P" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "P"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)

Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Q" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Q"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "R" Phase 1: Site Plan (Sheet 2.01)

Exhibit "R" Phase 1: Site Plan (Sheet 2.01) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "R" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "R"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)

Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "S" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "S"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)

Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "T" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "T"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)

Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "U" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "U"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)

Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "V" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "V"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)

Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "W" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "W"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)

Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "X" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "X"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)

Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Y" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Y"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)

Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Z" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Z"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)

Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "AA" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "AA"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)

Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "BB" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "BB"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)

Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "CC" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "CC"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)

Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "DD" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "DD"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)

Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "EE" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "EE"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)

Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "FF" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "FF"

City of Salinas
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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)

Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "GG" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "GG"

City of Salinas
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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10)

Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "HH" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "HH"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022

Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "II" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "II"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0)

Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "JJ" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "JJ"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1)

Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "KK" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "KK"

City of Salinas
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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2)

Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "LL" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "LL"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3)

Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "MM" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "MM"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4)

Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "NN" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "NN"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5)

Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "OO" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "OO"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6)

Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "PP" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "PP"

City of Salinas
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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "QQ" Engineer's Report, dated March 10, 2023

Exhibit "QQ" Engineer's Report, dated March 10, 2023 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "QQ" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "QQ"

City of Salinas

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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "RR" Housing Memorandum, dated October 13, 2022

Exhibit "RR" Housing Memorandum, dated October 13, 2022 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "RR" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "RR"

City of Salinas
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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024

Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "SS" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "SS"

City of Salinas
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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "TT" Mitigated Negative Declaration

Exhibit "TT" Mitigated Negative Declaration was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "TT" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "TT"

City of Salinas
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* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "UU" Mitigation Monitoring Reporting Program

Exhibit "UU" Mitigation Monitoring Reporting Program was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "UU" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "UU"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "VV" Initial Study with Appendices

Exhibit "VV" Initial Study with Appendices was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "VV" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "VV"

SALINAS PLANNING COMMISSION
RESOLUTION NO. 2026-006

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A 36-MONTH TIME EXTENSION TO TENTATIVE MAP 2022-001 LOCATED AT THE SOUTHEAST CORNER OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (TM 2026-003)

WHEREAS, on June 11, 2024, at the request of the Applicant and Property Owner, The UniKool Partners, the Salinas City Council approved Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to reconfigure 14 lots into 9 lots and construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street (Assessor's Parcel Numbers: 002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000) per attached Resolution No. 22978; and

WHEREAS, on May 8, 2026, the Applicant/Subdivider submitted a 36-month Time Extension request, known as TE 2026-003, to allow additional processing time to file a Final Map for Tentative Map 2022-001 and related Planned Unit Development Permit 202020-002 and Conditional Use Permit 2022-030; and

WHEREAS, upon receipt of the application for TE 2026-003, pursuant to Municipal Code Section 31-313.1, Tentative Map 2022-001 was automatically extended 60 days to August 10, 2026; and

WHEREAS, on May 29, 2026, the City Planner determined TE 2026-003 to be complete pursuant to Municipal Code Section 31-313.2(a); and

WHEREAS, per Municipal Code Section 31-313.2(a), within 30-days of determining that the request for a tentative map extension is complete, the City Planner shall submit the application for the extension together with a report to the Planning Commission at a public hearing with a recommendation for approval or denial; and

WHEREAS, pursuant to the same Municipal Code Section, the City Council shall consider the application within 45 days of the Planning Commission recommendation. The final deadline for processing this Time Extension is July 13, 2026; and

WHEREAS, on June 3, 2026, the Salinas Planning Commission, pursuant to Municipal Code Section 31-313.2(a), held a duly noticed public hearing to consider a recommendation to the City Council of TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029, pursuant to Municipal Code Section 31-401.11; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission recommends that the City Council approve TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Previous Mitigated Negative Declaration:

1. ***On June 11, 2024, the City Council considered and adopted a Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030.***

   The Time Extension does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

For the Time Extension to Tentative Map 2022-001:

2. ***Pursuant to Municipal Code Section 31-313.2, The City Planner, Planning Commission, and/or City Council, as applicable, may approve a request for an extension if it finds that the map is consistent with the City's General Plan and Zoning. The City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions.***

   On June 11, 2024, the City Council found that the Tentative Map is consistent with the General Plan and the Zoning Code. To date, there are no substantial changes to the General Plan or the Zoning Code applicable to the project. No additional conditions of approval to Tentative Map 2022-001 are required. All remaining terms, requirements, and conditions of the Tentative Map remain in full force and effect. Pursuant to Municipal Code Section 31-313, the City may only approve a Time Extension of up to 36-months from the original 24-month approval date of a Tentative Map. Because Tentative Map 2022-001 was approved on June 11, 2024, with a 24-month expiration date on June 11, 2026, one 36-month Time Extension to June 11, 2029, may be approved by the City.

PASSED AND APPROVED this 3rd day of June 2026, by the following vote:

AYES: Chairperson McKelvey Daye, Commissioners Flores, Gutierrez, Purnell, Rocamora Jr., and Wruck

NOES: None

ABSTAIN: None

ABSENT: Commissioner Mora

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on June 3, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: 6/10/26

Courtney Grossman
Secretary

Attachments:

Exhibit 1: City Council Resolution No. 22978
Exhibit 2: Recorded Planned Unit Development Permit 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 without Exhibits

I:\ComDev\Planning Share Space\John and Abbott\TE 2026-003\PC\TE 2026-003 PC Resolution.docx

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RESOLUTION NO. 22978 (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL ADOPTING THE PROPOSED MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO SECTION 15074 OF THE CEQA GUIDELINES; APPROVING PLANNED UNIT DEVELOPMENT (PUD) PERMIT 2020-002 FOR A SEVEN PHASE MASTER SITE PLAN AND ALTERNATIVE DEVELOPMENT STANDARDS; APPROVING CONDITIONAL USE PERMIT (CUP) 2022-030 FOR THE MIXED USE DEVELOPMENT AND THE DEVELOPMENT OF AN EXTENDED STAY HOTEL; AND APPROVING A TENTATIVE MAP (TM) TO RECONFIGURE 14 LOTS INTO 9 LOTS LOCATED SOUTHEAST OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (PUD 2020-002, CUP 2020-030, AND TENTATIVE MAP 2022-001

WHEREAS, a May 3, 2024, letter from the attorney for Uni-Kool Partners and Cadius Partners Limited, states that Cadius Partners Limited is also the intended Applicant/Permittee for the Phase I Extended Stay Hotel Conditional Use Permit; and

WHEREAS, on May 15, 2024, the City formally noticed the continuance of this project to a May 29, 2024 Special Meeting of the Salinas Planning Commission, due to the regularly scheduled May 15, 2024 Planning Commission hearing being canceled due to a lack of quorum; and

WHEREAS, on May 29, 2024, the Salinas Planning Commission, at the request of the Applicant and Property Owner, The UniKool Partners, held a duly noticed public hearing to consider Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street; and

WHEREAS, the Planning Commission considered a Mitigated Negative Declaration prepared for this project and independently determined that all impacts were adequately addressed in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report, determined positive findings could be established for approval of the project, adopted Resolution 2024-006 recommending that City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

WHEREAS, on June 4, 2024, the Housing and Land Use Committee recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and

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Tentative Map 2022-001; and

WHEREAS, based on Planning Commission and Housing and Land Use Committee comments on the Affordable Housing Plan**,** City Staff modified the Planned Unit Development permit to clarify that the current density allowed under the current General Plan and zoning district as 197 dwelling units. Accordingly, a modification to the Rental Housing Impact Fees Plan to reflect the current density along with a modification to the number of residential dwelling units allocated to Section 8 Housing to 24 dwelling units will be executed; and

WHEREAS, City Staff further clarified that if the General Plan and underlying zoning in the future at time of submittal of the residential uses authorizes a density increase, in this case the IS-MND analyzed up to 242 dwelling units, it would also increase the residential rental units allocated to Section 8 to 29 dwelling units, which would trigger an amendment to the Planned Unit Development permit and the Rental Housing Impact Fee Plan; and

WHEREAS, the City Council held a duly noticed public hearing on June 11, 2024 and considered the Staff Report, meeting minutes, Planning Commission Resolution, public testimony, information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring Program, and correspondence regarding the project.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration and Mitigation Monitoring Program:

1. ***The City Council hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Council finds that, with the conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Council's independent judgment and analysis. On this basis, the Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;***

   The environmental impacts of the project have been analyzed in accordance with CEQA. An Initial Study was prepared to evaluate the potential impacts associated with the project.

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Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project. The Initial Study - Mitigated Negative Declaration was routed to responsible agencies on February 10, 2023 and posted at the County Clerk's Office on February 10, 2023; the deadline for comments was March 13, 2023. The State Clearinghouse received the document on February 10, 2023; the deadline for Clearinghouse comments was March 13, 2023 (SCH Number 20223020282).

Public comments were received from interested parties and separate public agencies (Monterey-Salinas Transit [MST], California Department of Transportation [Caltrans], and the Monterey Bay Air Resources District [MBARD]) during the comment period as described below:

1. Comments received from Michelle Overmeyer, Director of Planning and Innovation, MST, on March 3, 2023 providing recommendations regarding a potential new bus stop to serve the project site and clarifying information regarding existing transit service near the project site.

   Staff Response: Should new bus stops or new lanes associated with the project be proposed, design and construction would comply with MST's Designing for Transit Guidelines and Americans with Disabilities Act (ADA) requirements. Information regarding existing transit service was revised in the Final IS MND.

2. Comments received from Chris Bjornstad, Associate Transportation Planner, Caltrans, March 13, 2023 stating that any work that occurs within the state's right-of-way will require an encroachment permit and would be subject to the terms of that permit.

   Staff Response: As summarized in the *Project Description* of the IS MND, the project does not propose work within the state's right-of-way. If work within the state's right-of-way is necessary, the project applicant would obtain an encroachment permit and would coordinate with Caltrans to determine the appropriate pathway for project review and approval.

3. Comments received from Edward Ballaron, Air Quality Planner, MBARD, March 13, 2023 stating that project fugitive dust emissions can be further mitigated with MBARD Best Management Practices; any stationary engines greater than 50 horsepower must be permitted by MBARD or registered with the California Air Resources Board; and that MBARD suggests using guidance from the Bay Area Air Quality Management District or the Sacramento Metropolitan Air Quality Management District to evaluate construction greenhouse gas emissions.

   Staff Response: As described in Section 3, *Air Quality,* of the IS MND, fugitive dust emissions (PM_{10} and $PM_{2.5}$) associated with the project would be well below MBARD thresholds. The project applicant would be required to comply with California Air Resources Board and MBARD permit requirements as applicable. Construction

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greenhouse gas emissions were analyzed in Section 8, *Greenhouse Gas Emissions*, of the IS - MND. Page 62 details the thresholds that were used, stating that "in the absence of any adopted numeric threshold, the significance of the project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b) by considering whether the project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions." The project's construction-related greenhouse gas emissions of 130 metric tons per year (reported in Table 8 of the MND), are well below Sacramento Metropolitan Air Quality Management District's construction emission threshold of 1,100 metric tons per year.

For the Planned Unit Development Permit:

2. ***The location of the planned unit development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;***

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), the purpose of the Commercial Office District is to provide areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. The proposed project meets the purpose of the Abbott Street Focused Growth Overlay in that it involves a mix of commercial and residential development that would revitalize the existing site and be compatible with existing uses that includes a mix of commercial and industrial uses.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use

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development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an avigation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

3. ***The planned unit development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas general plan, applicable specific plan, and other plans and policies adopted by the Salinas city council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	**Consistent.** The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the	**Consistent.** The project would involve infill development in an already urbanized area, where no active agricultural

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Policy	Consistency
north and east, away from the most productive agricultural land.	lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	**Consistent.** The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	**Consistent.** This IS MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under *Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Transportation,* and *Tribal Cultural Resources*, implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	**Consistent.** The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the 2002 Salinas General Plan. Further, as demonstrated in the Initial Study Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

4. The planned unit development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.

The planned unit development does not represent an exception to the standards of the Zoning Code; however, it is providing an alternative resulting in superior design in comparison to development, which strictly complies with base district property development regulations. The proposed master plan is a multi-phase, mixed-use planned unit development encompassing multiple existing lots. The proposed project will comply with the density and floor area ratio (FAR) requirements in the Zoning Code; however, under the PUD alternative development standards are proposed for off-street parking, usable open space requirements, parking lot tree requirements, and the location of the hotel in the

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center of the development. These alternative standards will be offset and enhanced through the superior design standards described below.

Twenty new buildings, re-use of the existing butler building, surface parking, pedestrian walking paths and plazas, internal private drives, and a new signalized intersection is planned at Abbott Street and Maple Street. This development will incorporate multiple uses including a variety of multi-family housing options, as well as a variety of supporting uses to serve and enrich this and the immediately surrounding community. This master plan provides an alternative in superior design in providing:

a. Pedestrian-friendly community experience by offering multiple exterior plazas and walkable paths that tie the buildings together.

b. Low impact development concepts are being meaningfully incorporated into the project to address storm water quality as well as water and energy consumption.

c. The proposed landscaping will include a mixture of native-style plants and trees that will be watered with drip irrigation.

d. The design aesthetic of the future buildings within this new mixed-use development is described as "Modern Latin".

e. Locations and footprints of the future buildings shown on the master site plan are provided for conceptual reference only and each building/phase will be submitted for site plan review under separate cover.

f. Project will continue to comply with the density Floor Area Ratio (FAR) requirements of the underlying zoning district.

For the Conditional Use Permit:

5. The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;

The site is designated as Office on 13 of the 14 existing lots, which the General Plan defines as businesses and offices where residential development of comparable impact may be considered. One lot is designated General Industrial, which the General Plan defines as "automobile dealerships and repair shops, building material sales, light manufacturing, distribution, warehousing, and wholesaling" where residential development (single room occupancies and seasonal transitional housing) may be allowed. Additionally, the site is within the Abbott Street Focused Growth Overlay District (FG-4), which the City's General Plan describes as existing urbanized areas where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community; by selectively increasing density in a manner compatible with the surrounding neighborhoods, the pressure to develop agricultural lands is also reduced. The City is currently undertaking its General Plan Update and is evaluating increasing density and intensity of uses in the Focus Growth Overlay Districts, which includes the project site. The density and intensity allowed at the project site may increase through the future General Plan Update.

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay

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(CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), Commercial Office provides areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an avigation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

6. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

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The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	**Consistent.** The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the north and east, away from the most productive agricultural land.	**Consistent.** The project would involve infill development in an already urbanized area, where no active agricultural lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	**Consistent.** The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	**Consistent.** This IS-MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under *Biological Resources*, *Cultural Resources*, *Hazards and Hazardous Materials*, *Transportation*, and *Tribal Cultural Resources*, implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	**Consistent.** The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the Salinas

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General Plan. Further, as demonstrated in the Initial Study-Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

7. ***The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.***

   The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, which allows for offices, personal services, financial services, mixed use residential, and for residential uses. One lot is zoned Industrial – General (IG). The Abbott Street Focused Growth Overlay intends to focus growth at high potential, under-utilized sites within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. The proposed project would include a Planned Unit Development and be consistent with both of these zoning districts. Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires all mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval.

<u>For the Tentative Map:</u>

8. ***The proposed map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code.***

   The proposed Tentative Map is a request to subdivide 14 existing lots into 9 lots on a 22.74 acre site with alternative development standards, except for lot development regulations. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections.

   The proposed Tentative Map is consistent with the Salinas General Plan and Zoning Code. Of the 14 lots of the project site, 13 lots are designated as Office on by the Salinas General Plan and zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4). One lot is designated General Industrial by the Salinas General Plan and is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, the site only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The

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anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Therefore, the environmental analysis conducted assumes additional density of 242 dwelling units should it be permitted by underlying zoning in the future. No Specific Plans or Precise Plans are applicable to the site.

9. The design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan.

There are no Specific Plans that regulate the site. The design and improvement of the proposed Map is consistent with the General Plan. The project site is designated as Office on 13 of 14 lots, with one lot being designated General Industrial by the Salinas General Plan. The proposed Mixed use Development falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community is consistent with General Plan Goals and Policies. The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area consistent with Land Use Goal LU-3.7.

10. The site is physically suitable for the proposed type of development.

The site is topographically flat. The project is proposing to construct a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections. Vehicular access to the project will be provided from Abbott Street, John Street, and ultimately Spicer Street with significant right-of-way improvements. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the site is physically suitable for the proposed type of development.

11. The site is physically suitable for the proposed density of development.

The site is designated Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, one lot is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, it only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the environmental analysis conducted assumes

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additional density should it be permitted by underlying zoning in the future.

12. ***The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a Tentative Map even it is usable to make this finding if an Environmental Impact Report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report that would mitigate damage to the environment or to fish and wildlife and their habitat.***

    The project is located on an in-fill site in an urbanized area surrounded by existing industrial development. Per the Initial Study for the project, there are no sensitive plant or animal species located on the project site. The proposed project is not expected to degrade scenic resources nor degrade the visual character of the area. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Approximately 4.89 acres/213,222 square feet of the site would be landscaped at project completion.

13. ***The design of the subdivision or the type of improvements is not likely to cause serious public health problems.***

    The site is currently underdeveloped and is proposing a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The site is surrounded by industrial uses and is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department. Therefore, the project is not likely to cause public health problems.

14. ***The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction.***

    The site is surrounded by industrial uses and is served by existing infrastructure. There are various easements on site, but they will not be adversely impacted by the proposed development. The proposed Tentative Map includes new public utility and common area easements and access easements.

15. ***The waste discharge from the proposed subdivision into a municipal separated sewer***

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system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey One Water.

The site is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department and waste discharge into the sewer system would not result in violations of Regional Water Quality Control Board requirements.

16. ***Storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration.***

    The storm drainage system of the project site meets the City's NPDES permit and SWDS.

17. ***If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map.***

    The site is not in agricultural use, and no Williamson Act contracts exist on the site.

18. ***If the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map.***

    The project site is not subject to the water supply requirements of Section 66473.7 of the Subdivision Map Act because the proposed project consists of less than 500 units.

PASSED AND APPROVED this 11th day of June 2024, by the following vote:

AYES: Councilmembers Barrera, Gonzalez, Osornio, Rocha, Sandoval, Valenzuela and Mayor Craig

NOES: None

ABSENT: None

ABSTAIN: None

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APPROVED:

DocuSigned by:
Kimbley Craig
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Kimbley Craig, Mayor

ATTEST:

DocuSigned by:
Patricia Barajas
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Patricia M. Barajas, City Clerk

Attachment A: Mitigation Monitoring and Reporting Program

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Attachment A: JOHN STREET AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM
(Case File: PUD 2020-002, CUP 2020-030, ER 2020-018, and TM 2022-001)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
AQ-1: Construction Emissions Reduction	Prior to issuance of grading permits, the following measures shall be implemented: All mobile off-road equipment (wheeled or tracked) greater than 50 horsepower used during construction activities shall meet the USEPA Tier 4 interim standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 interim standards. Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment's	To minimize toxic air contaminant exposure to sensitive receptors.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During construction phase.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	certification or model year specifications shall be available upon request for all equipment on-site. Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used. The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction.				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
BIO-1: Nesting Bird Surveys and Avoidance	1. For all phases of the proposed project that contain trees, construction, grading, site preparation and other ground disturbance activities required for future development, including vegetation or tree removal, shall not occur during the general avian nesting season (February 1 – August 31), if feasible. If breeding season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Salinas, to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the	To avoid disturbance of nesting and special-status birds or migratory species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the CFGC.	Applicant, or Successor in Interest.	Community Development Department - Current Planning Division	Within 14 days prior to the start of construction.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance. In the event that active nests are discovered, a minimum buffer of 300 feet for raptors and 50-foot radius avoidance buffers for passerines shall be established around such active nests and no construction or personnel shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between September 1 and January 31.				
CUL-1: Unanticipated Discovery	If archaeological resources are encountered during ground-disturbing activities, work within	To ensure protection of on-site	Applicant, or Successor in Interest.	Community Development Department – Current Planning and	During construction phase, if archaeological resources are

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
of Cultural Resources	50 feet shall be halted and the project archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be	cultural resources.		Permit Services (Building) Divisions	encountered during ground-disturbing activities.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.				
HAZ-1: RWQCB Regulatory Agency Submittal	Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional (EP), as defined by the American Society of Testing and Materials (ASTM) E-1527, to prepare a Phase I ESA in accordance with standard ASTM methodologies to assess the project site (including development Lots 4, 5, and 6). The project applicant shall submit the Phase I ESA to the Central Coast RWQCB project manager of the open Cleanup Program Site case. Additionally, the project applicant shall submit the following documents to the Central Coast RWQCB Cleanup project manager: Current development plan and any modifications to	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	the development plan for Lots 1-9 All environmental documents completed for the project (Lots 1-9), including this HMTS All future environmental documents completed for the project (Lots 1-9) Upon submittal of the information above, the Central Coast RWQCB may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater investigations, if required, shall be				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	conducted in accordance with a sampling plan that shall be reviewed and approved by the Central Coast RWQCB. The Central Coast RWQCB closure and agency approval documents shall be submitted and reviewed by the City prior to issuance of grading permits. It should also be noted that the Central Coast RWQCB may determine that Monterey County HMMS or the DTSC may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of this project. Should the cleanup oversight agency be transferred from the RWQCB to the Monterey County HMMS or the DTSC, this and other mitigation measures will still apply.				
HAZ-2: Subsurface Investigation	The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to prepare subsurface investigations, as required by the	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Central Coast RWQCB, prior to construction. The subsurface investigations may include sampling of the following suspect release areas: Stained asphalt and concrete flooring Drainage trench with unlined effluent ponds and discolored fluids Onsite hazardous materials storage and abandoned unidentified wastes Onsite ASTs (waste oil and ammonia) Former onsite USTs Former onsite auto repair, machine shop, and gasoline station Former (potentially remaining onsite) railroad tracks and spurs Former oil storage warehouse Additionally, these subsurface investigations may include, but are not limited to, completion of: Geophysical surveys Soil, soil vapor, and/or			Engineering Division	

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	groundwater sampling assessments Laboratory analysis for TPH, VOCs, SVOCs, OCPs, and metals The subsurface investigations shall provide recommendations to address identified hazards and indicate when to apply those recommended actions in relation to proposed project activities. As part of the subsurface investigation, analytical results shall be screened against the San Francisco Bay RWQCB environmental screening levels (ESLs). These ESLs are risk-based screening levels for direct exposure of a construction worker under various depth and land use scenarios. Appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation. This would include the preparation of a Soil				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	and Soil Vapor Management Plan (see Mitigation Measure HAZ-3). If contaminants are detected at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation (see Mitigation Measures HAZ-3, HAZ-4, and HAZ-5).				
HAZ-3: Soil and Soil Vapor Management Plan	The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Soil Vapor Management Plan (SSVMP) prior to construction. Where groundwater impacts are identified during implementation of Mitigation Measure HAZ-2, a groundwater management section shall be added to the SSVMP. The SSVMP, or equivalent document, shall be prepared to address onsite handling and management of	To ensure protection from contaminated soil or soil vapor.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development and Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	impacted soils, soil vapor, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the offsite migration of contaminants from the site. These measures and practices may include, but are not limited to: Stockpile management including stormwater pollution prevention and the installation of Best Management Practices (BMPs) Proper disposal procedures of contaminated materials Monitoring and reporting A health and safety plan for contractors working at the site that addresses the safety and health				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	hazards of each phase of site construction activities with the requirements and procedures for employee protection The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. Prior to demolition and grading (construction), the City shall confirm the Central Coast RWQCB's approval of the SSVMP. The project applicant shall review and implement the SSVMP prior to demolition and grading (construction). If odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground-disturbing activities, work in the immediate area shall be halted				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	and a qualified environmental consultant shall be contacted immediately to evaluate the situation. Work may continue on other parts of the project while impacted soil investigation and/or remediation takes place.				
HAZ-4: Remediation	Where soil is known to be impacted, or is identified during implementation of Mitigation Measure HAZ-2 (subsurface investigation) to be present, within the construction envelope at chemical concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE), to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary. The qualified environmental consultant shall utilize	To ensure protection from and proper disposal of contaminated soil.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate. Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling. The City shall confirm the Central Coast RWQCB's approval of the development site disposal recommendations prior to transportation of waste soils offsite and review and				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	approve remedial engineering controls, prior to construction. The project applicant shall review and implement the disposal recommendations prior to transportation of waste soils offsite and review and implement the remedial engineering controls prior to construction.				
HAZ-5: Vapor Mitigation System	Where soil vapor is known (or is identified during implementation of Mitigation Measures HAZ-2, HAZ-3, or HAZ-4) to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project. The plan shall include, but is not limited to: Design specifications Material specifications Installation requirements	To ensure protection from soil vapor.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions; Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Monitoring requirements The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011). Engineering measures or institutional controls shall be submitted to the City's Permit Services Division and Current Planning Division prior to the issuance of any grading or building permits. Said engineering measures and institutional controls shall be peer reviewed by a qualified third-party contractor hired by the City at the project applicant's expense to confirm such measures and				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	controls comply with applicable regulations. Consultation with the DTSC or a local cleanup agency may be required to confirm the appropriateness of the measures and controls. The project applicant and/or contractor shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at each residence. Written verification shall be submitted to the City. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). The project applicant and contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	gas VOCs from migrating to indoor air. The City shall confirm the Central Coast RWQCB's approval of the Vapor Mitigation System Design prior to construction. The project applicant shall review the Vapor Mitigation System Design and install the system during construction.				
TRA-1: Office Use VMT Reduction Program	The applicant for future office use development shall prepare and implement a VMT Reduction Program that reduces VMT generated by the office components of the project to VMT per employee of 6.6 or less. The VMT Reduction Program shall be reviewed and approved by the City prior to approval of permits for proposed office uses. The strategies shall include the following: **Reduce Transit Headways and Improve On-Street Bike Facilities.** Queue jump lanes shall be installed for northbound MST buses at the Maple Street and	To ensure that VMT generated by office uses does not exceed 6.6 VMT per employee.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department	Prior to approval of permits for proposed office uses.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Abbott Street intersection, and bike lanes shall be installed along project site frontages with John Street and Abbott Street. The project applicant shall pay for the cost of installation of queue jump lanes and bike lanes. **Safe and Well-Lit Access to Transit**. Office uses shall include pedestrian facility improvements along street frontages, which shall include exterior lighting along project frontages served by transit. **Preferential Carpool/Vanpool Parking Spaces**. Office uses shall include reserved carpool/vanpool spaces close to the building entrances based on the City's parking requirements. **Designated Parking Spaces for Car Sharing**				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	Vehicles. Office uses shall provide designated parking spaces for car sharing vehicles. **Bike Charging Facility.** Office uses shall include a secure bike charging facility on site. **Pedestrian Network Improvements**. Office uses shall involve pedestrian network improvements throughout and around the project site that encourage people to walk. **Multimodal Wayfinding Signage.** Office uses shall include multimodal wayfinding signage to orient users to locations of sustainable transportation. **Bicycle Repair Station/Services.** Office uses shall include on-site bicycle repair tools and space to use them to support on-going				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	use of bicycles for transportation.				
TCR-1: Inadvertent Discoveries During Construction	2. In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and	To ensure the protection of on-site tribal cultural resources.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During the construction phase, if cultural resources of Native American origin are identified.

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or				

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Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
	heritage recovery.				

2024039178
Xochitl Marina Camacho
Monterey County Clerk-Recorder
10/15/2024 11:50 AM
Recorded at the request of:
CITY OF SALINAS
Titles: 1 Pages: 71
Fees: $223.00
Taxes: $0.00
AMT PAID: $223.00

When recorded, return to:

CITY OF SALINAS
Community Development Department
65 West Alisal Street, Salinas, CA 93901
Attn: Bobby Latino, Associate Planner

SPACE ABOVE FOR RECORDER'S USE ONLY

Title of Document:

PLANNED UNIT DEVELOPMENT PERMIT NO. 2020-002; CONDITIONAL USE PERMIT 2022-030; AND TENTATIVE MAP 2022-001
City of Salinas
Community Development Department

WHEREAS, the Salinas City Council, at a public hearing duly noticed and held on June 11, 2024, found that the location of the Planned Unit Development Permit, Conditional Use Permit, and Tentative Map is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located; The Planned Unit Development Permit, Conditional Use Permit, and Tentative Map and the proposed conditions under which it would be developed or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the Planned Unit Development, Conditional Use Permit, and Tentative Map, nor detrimental to properties or improvements in the vicinity or to the general welfare of the City; and the Planned Unit Development does not represent an exception to the standards of the Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development which strictly complies with base property development regulations; and that the Tentative Map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code; and that the design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan; and that the site is physically suitable for the proposed type of development; and that the site is physically suitable for the proposed density of development; and that the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and that the design of the subdivision or the type of improvements is not likely to cause serious public health problems; and that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction; and that the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply

only to easements established by judgment of a court of competent jurisdiction; and that the waste discharge from the proposed subdivision into a municipal separated sewer system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey Regional Water Pollution Control Agency (MRWPCA); and that storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration; and that if the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map; and that if the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map; and that the Planned Unit Development, Conditional Use Permit, and Tentative Map have been evaluated in accordance with the California Environmental Quality Act, as amended; and that the Salinas City Council has reviewed and considered an Initial Study (IS) Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

NOW, THEREFORE, the Salinas City Council hereby grants and issues Planned Unit Development Permit No. 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 pursuant to *Division 13: Planned Unit Development Permits*, *Division 8: Conditional Use Permits* of Chapter 37 of the Salinas City Code and *Article 4: Tentative Maps* of Chapter 31 of the Salinas City Code upon the following terms and conditions and not otherwise, to wit:

ISSUED TO PROPERTY OWNER:	The Uni-Kool Partners Cadius Partners Limited, Intended Applicant/Permittee, Phase I Extended Stay Hotel CUP
FOR:	Conceptual Master Site Plan for a seven-phase, Mixed Use Development with a 70,000 square-foot Extended Stay, Hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development.
ON PROPERTY LOCATED AT FOLLOWING APNS:	002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000.
ZONING DISTRICT:	CO – FG-4 (Commercial Office – Abbott Street Focused Growth Overlay) and IG - AR (Industrial – General – Airport Overlay).

ENVIRONMENTAL REVIEW ACTION & DATE: The environmental impacts of the project have been analyzed in accordance with the California Environmental Quality Act (CEQA). An MND, and a Mitigation Monitoring and Reporting Program were adopted on June 11, 2024.

EXPIRATION DATE: None, once properly established.

RIGHT TO OPERATE/DEVELOP

1. The Permittee shall have the right to develop a Conceptual Master Site Plan for a seven-phase, Mixed Use Development of a 22.74-acre site on the above-described property, which includes:
    - A Conditional Use Permit (CUP) for development of an Extended Stay Hotel consisting of 70,000 square-foot with 111 guest rooms (Phase 1);
    - A Conditional Use Permit for Mixed Use Development (Phase 2-7);
        - The seven project phases are as follows:

        - Phase 1: Development of a four-story, approximately 70,000-square foot Extended Stay Hotel with 111 guest rooms, indoor pool, and BBQ patio on a 2.3-acre parcel.

        - Phase 2: A mixed-use development with three buildings that would be approximately 23,000-square feet, 12,200-square feet, and 15,000-square feet in size with approximately 28 dwelling units on a 3-acre parcel shared with Phase 3.

        - Phase 3: A mixed-use development with retail and office use within two buildings that each would be approximately 6,400-square feet in size on a 3-acre parcel shared with Phase 2.

        - Phase 4: A mixed-use development with two retail buildings approximately 8,500-square feet and 5,500-square feet in size on a 1.3-acre parcel.

        - Phase 5: A mixed-use development with two retail buildings approximately 5,000-square feet each in size on a 1.1-acre parcel.

        - Phase 6: A mixed-use development with six retail/residential buildings approximately 128,000-square feet in size with approximately 84 residential units and one standalone residential building approximately 51,000-square feet in size with approximately 50 residential units on 3 parcels totaling 6.5 acres.

        - Phase 7: A mixed-use development with one residential building approximately 83,800-square feet in size with approximately 80 residential units and two retail/office buildings that are approximately 17,000-square feet and 20,800-square feet in size on 2 parcels totaling 4.4 acres.

- A Tentative Map to reconfigure 14 lots into 9 lots;
- An Initial Study (IS) /Mitigated Negative Declaration (MND) for the Mixed Use Development.

All in accordance with the following exhibits incorporated herein by reference and made a part of this Permit:

Exhibit "A"	Vicinity Map
Exhibit "B"	Cover Sheet (Sheet A0.00)
Exhibit "C"	Project Information (Sheet A0.10)
Exhibit "D"	Existing Overall Plan (Sheet A1.00)
Exhibit "E"	Architectural Master Plan (Sheet A1.01)
Exhibit "F"	Overall Phasing Master Plan (Sheet A1.10)
Exhibit "G"	Enlarged Site Phasing: Phase 1 (Sheet A1.11)
Exhibit "H"	Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)
Exhibit "I"	Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)
Exhibit "J"	Enlarged Site Phasing: Phase 6 (Sheet A1.14)
Exhibit "K"	Enlarged Site Phasing: Phase 7 (Sheet A1.15)
Exhibit "L"	Overall Site Traffic Plan (Sheet A1.20)
Exhibit "M"	Overall Conceptual Parking Plan (Sheet A1.30)
Exhibit "N"	Overall Lighting Plan (Sheet A1.40)
Exhibit "O"	Overall Conceptual Master Landscape Plan (Sheet A1.50)
Exhibit "P"	Landscaping Details (Sheet A1.51)
Exhibit "Q"	Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)
Exhibit "R"	Phase 1: Site Plan (Sheet 2.01)
Exhibit "S"	Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)
Exhibit "T"	Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)
Exhibit "U"	Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)
Exhibit "V"	Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)
Exhibit "W"	Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)
Exhibit "X"	Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)
Exhibit "Y"	Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)
Exhibit "Z"	Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)
Exhibit "AA"	Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)
Exhibit "BB"	Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)
Exhibit "CC"	Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)
Exhibit "DD"	Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)
Exhibit "EE"	Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)
Exhibit "FF"	Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)
Exhibit "GG"	Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)
Exhibit "HH"	Extended Stay Hotel: Color and Materials Board (Sheet A6.10)
Exhibit "II"	Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022
Exhibit "JJ"	Tentative Map – Site Plan (Sheet C1.0)
Exhibit "KK"	Tentative Map – Existing Site Plan (Sheet C1.1)

Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2)
Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3)
Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4)
Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5)
Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6)
Exhibit "QQ" Engineer's Report, dated March 10, 2023
Exhibit "RR" Housing Memorandum, dated October 13, 2022
Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024
Exhibit "TT" Mitigated Negative Declaration
Exhibit "UU" Mitigation Monitoring Reporting Program
Exhibit "VV" Initial Study with Appendices

2. Except for Phase 1, which is approved herein, all subsequent phases identified in the above exhibits shall be subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits herein this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with said exhibits and not by the required setbacks from proposed property lines.

3. Density shall be determined by the current General Plan and Zoning Code in effect at the time of submittal for any development that includes residential uses. Based on current General Plan and zoning densities, up to 197 dwelling units can be allowed. If project density exceeds 197, based on future density limits, and amendment to this permit will be required. If total number of units exceeds 242, subsequent CEQA may be required.

4. The Applicant/Permittee shall either execute an Affordable Housing Plan or Complete an Intent to Pay in-lieu fees or Rental Housing Impact Fees Plan prior to first approval of any residential development per Exhibit "RR" Housing Memorandum, dated October 13, 2022. The executed Rental Housing Impact Fees Plan dated September 12, 2024, is incorporated herein as Exhibit "SS" of this Permit.

5. No outdoor storage, display, or sale of merchandise of any kind will be permitted. Except, Temporary uses, in accordance with Section 37-50.300: Temporary use of land.

ALTERNATIVE DEVELOPMENT STANDARDS

6. Per Section 37-60.980(a), the following development regulations shall be prescribed with this Planned Unit Development Permit:

   a. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for the off-street parking requirements, except for the proposed Extended Stay Hotel.
   b. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for Usable Open Space requirements.
   c. Utilize the Mixed-Use Building Incentives, SMC Section 37-30.260 as the basis for waiving the three- and four- bedroom dwelling unit mix requirement.

d. Eliminate the development standard for the Phase 1 Hotel structure to be sited along street frontage per SMC Section 37-30.280(c)(1).

e. Provide more than the minimum of one tree for every five spaces in landscape islands; however, reduce and/or eliminate island minimum dimension of five feet exclusive of curbs per SMC Section 37-50.690(g)(4).

AVIGATION EASEMENT

2. Prior to the recordation of any land division the Applicant or successor in interest, shall record an avigation easement on the property. The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district. Development and review of the avigation easement shall be coordinated with the Public Works Department Salinas Airport Division/Airport Manager.

PHASED IMPROVEMENTS

3. Each phase shall include site improvements wherein safety and aesthetics are provided to a level of acceptable community standard. The applicant, or successor in interest, shall implement site improvements in accordance with following phases:

Phase	Action	Timing for Implementation
1	Submit detailed plans for Phase 1 improvements as described below for review and approval by the Community Development Department: a. All improvements identified in Exhibit "R" Phase 1: Site Plan. b. Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase and along the John Street and Abbott Street frontage in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way. c. Proposed parking lot layout (off-street parking spaces and drive aisles) along the edges of Phase 1 shall include the following: i. Concrete curbs and end islands consistent with SMC Section 37-50.520(d). ii. Minimum 5-foot-wide perimeter landscape planter consistent with SMC Section 37-50.690(g)(2)(B).	Submittal of plans demonstrating compliance prior to issuance of a building permit for Phase 1.

Phase	Action	Timing for Implementation
	iii. Temporary fencing to screen and control unauthorized access to remainder Phases. d. To enhance aesthetics of the site, provide an interim Landscaping and Irrigation Plan for the project perimeter along the John Street and Abbott Street frontages (directly behind City and/or Caltrans right-of-way) to include clean up and maintenance of existing trees and shrubs along with the addition of ground cover. e. Demonstrate coordination with Caltrans to develop, install, and maintain Landscaping and Irrigation in the Caltrans right-of-way along John Street frontage. f. Landscaping and Irrigation Plan for Phase 1 development shall comply with the requirements of the PUD.	
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to final inspection and/or certificate of occupancy.
	Phase 1 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 1.
2	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 2 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 2.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 2 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 2.	Prior to approval of a Site Plan Review for Phase 2.

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO base Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 2.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 2.
	Payment of Rental Housing Impact Fees for Phase 2.	Prior to issuance of a building permit for Phase 2.
	Phase 2 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 2.
3	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 3 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 3.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 3.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 3.

Phase	Action	Timing for Implementation
	Phase 3 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 3.
4	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 4 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 4.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 4.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 4.
	Phase 4 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 4.
5	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 5 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 5.

Phase	Action	Timing for Implementation
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 5.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 5.
	Phase 5 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 5.
6	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 6 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 6.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 6 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 6.	Prior to approval of a Site Plan Review for Phase 6.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 6.
	Payment of Rental Housing Impact Fees for Phase 6.	Prior to issuance of a building permit for Phase 6.

Phase	Action	Timing for Implementation
	Submit detailed plans identifying required extension of the private drive to Spicer Street.	Prior to issuance of a building permit for Phase 6.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, screening, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 6.
	Phase 6 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy.
7	Subject to administrative consideration through the Site Plan Review (SPR) process. Subsequent phases shall comply with all conditions and exhibits of this Planned Unit Development Permit and Conditional Use Permit. Buildings shall be sited in accordance with the exhibits and not by the required setbacks from proposed property lines based on the underlying zoning district. Landscaping and Irrigation Plan for Phase 7 development shall comply with the requirements of the PUD.	Prior to issuance of a building permit for Phase 7.
	The Rental Housing Impact Fees Plan will be reviewed as part of Site Plan Review application for Phase 7 and modified as needed to reflect the actual number of units and Section 8 units per phase. Submission of a revised "Attachment A - Placement of Units to be Offered to Section 8 Program through the Inclusionary Housing Ordinance" for Phase 7.	Prior to approval of a Site Plan Review for Phase 7.
	Removal of all existing nonconforming chain-link and barbed wire fencing within this Phase in the subject CO based Zoning District per SMC Section 37-50.090(k). Proposed fencing shall be in accordance with SMC Section 37-50.090 and include appropriate landscaping if adjacent to Union Pacific Railroad right-of-way.	Prior to issuance of a building permit for Phase 7.
	Applicant shall provide a Temporary Construction Plan (identifies emergency access, temporary on-site improvements, permanent on-site improvements, circulation, fencing, etc.) that demonstrates a compliant transition of this Phase to subsequent Phases.	Prior to issuance of a building permit for Phase 7.

Phase	Action	Timing for Implementation
	Payment of Rental Housing Impact Fees for Phase 7	Prior to issuance of a building permit for Phase 7.
	An Amendment or Minor Modification to Conditional Use Permit (CUP) 2018-010 shall be submitted and approved. Per Condition No. 7 of CUP 2018-010 (The Salinas Valley Memorial Hospital System [SVMH] Master Plan), "in the event the off-site parking lot located at 241 Abbott Street is no longer available for use by Salinas Valley Memorial Healthcare System, an Amendment or Minor Modification to this Conditional Use Permit shall be submitted to the Community Development Department."	Prior to issuance of a building permit for Phase 7.
	Phase 7 Improvements shall be installed.	Prior to final inspection and/or certificate of occupancy for Phase 7.

CONDITIONAL USE PERMIT - MIXED USE DEVELOPMENT CONDITIONS

9. This Planned Unit Development Permit authorizes Mixed Use Building incentives for Usable Open Space pursuant to SMC Section 37-30.620(b), which is 100 sq ft of Usable Open Space per dwelling unit for studio, one-bedroom and two-bedroom units, 300 sq ft per dwelling unit for three-bedroom units, and 400 sq ft per dwelling unit for four- or more bedroom units. To meet this standard, each dwelling unit is required to provide a balcony/terrace of at least 60 sq ft, which is directly accessible to the dwelling unit. This open space shall meet certain design and dimensional criteria and cannot include stormwater treatment areas.

10. This Planned Unit Development Permit authorizes Mixed Use Building incentives pursuant to SMC Section 37-60.980(a), which waives the three- and four-bedroom mix requirement.

11. Picnic areas with table and seats (with an eight-seat minimum requirement) are required for commercial and mixed uses that have thirty employees or less pursuant to SMC Section 37-40.240(e). For commercial and mixed uses that have more than thirty employees, a minimum of sixteen seats shall be provided. Such picnic areas shall count toward the required landscaping area.

CONDITIONAL USE PERMIT - EXTENDED STAY HOTEL CONDITIONS

12. Per SMC Section 37-50.085 the following development regulations are required for new Extended Stay, Hotel development:
    a. Maximum Stay. Length of stay per occupant(s) shall not exceed ten

months within a three hundred sixty-five-day period.

b. Parking Requirements. For new construction, 1.25 off-street parking spaces per guest room shall be provided plus one parking space per fifty square feet of banquet seating area. In addition, parking for other uses and facilities shall be provided as required by SMC Section 37-50.360: Off-street parking and loading spaces regulations. For conversion of an existing hotel/motel to extended stay, with no additional guest rooms, existing parking spaces shall be retained, and no additional parking spaces would be required.
c. Floor Area. A minimum one hundred fifty square feet per room, including bathroom. Kitchen floor area is not included in the minimum calculation.
d. Bathroom. Each room shall contain a bathroom including a toilet, sink, and shower or tub.
e. Common Area. A minimum of five hundred square feet of common area shall be provided, which could include a dining area.
f. Laundry Facilities. Laundry facilities consisting of individual or common washer and dryer shall be provided. A minimum of one washer and one dryer shall be provided for every twenty-five (25) rooms.

13. A minimum of 125 on-site parking spaces shall be provided for the Extended Stay Hotel use, including on-site parking spaces designated for people with disabilities shall be provided in accordance with *Division 18: Off-Street Parking and Loading Regulations*. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.

14. Provide a minimum of one, 12 foot by 35-foot loading area and one, 12 foot by 50-foot loading area per SMC Section 37-50.360(d). The areas to be clearly identified on the site plan as a painted crosshatched pattern. Per SMC Section 37-30.280(u), loading facilities and related service areas must be located away from and screened from view of streets, parks, plazas, and landscaped walkways, and shall generally be located within the interior of the development, whenever feasible.

15. Per Figure N-1 Future Noise Contour and Impact Areas of the 2002 City of Salinas General Plan, the subject site is located in the future Community Noise Equivalent Level (CNEL) contours in the 65 range. Per Table N-3 Noise/Land Use Compatibility Matrix of the 2002 City of Salinas General Plan, the 65 CNEL range is in Zone B – Conditionally Acceptable, which further states that new construction or development shall be undertaken only after a detailed noise analysis is prepared and noise reduction measures are identified and included in the project design. Per California Building Code, interior noise levels attributable to exterior sources should not exceed 45 db in any habitable room. The noise metric needs to be either the day-night average sound level (Ldn) or the CNEL, consistent with the noise element of the local general plan, per 1207.11.2 Allowable interior noise levels of Article 4 and Section 1092 of California Administrative Code, Title 25. Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022, demonstrates compliance with the noise regulations.

16. Development shall be in compliance with Exhibits "S" through "II" and Exhibit "QQ" Engineer's Report, dated March 10, 2023.

ENGINEERING AND NPDES REQUIREMENTS

17. The development shall conform with requirements found in Exhibit "QQ" Engineer's Report, dated March 10, 2023, and to all National Pollutant Discharge Elimination System (NPDES) and Low Impact Development (LID) requirements and standards in effect and required by the City Engineer when building permits are issued. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project.

ENVIRONMENTAL MITIGATIONS

18. All mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval as incorporated herein by reference as Exhibit "UU."

FINAL MAP REFERENCE AND CONDITIONS

19. The following language shall appear prominently in the Owners Certificate of the Final Map: "The development and use of this property is subject to the terms and conditions of Planned Unit Development Permit No. 2020-002 and Conditional Use Permit 2020-030 issued by the Council of the City of Salinas on N/A, 2024 and filed for record in the Official Records of Monterey County and to all conditions and standards contained therein."

20. The permittee shall also request that the preceding language be included in the final subdivision public report of the California Department of Real Estate and shall provide verification to the Community Development Department that each subsequent purchaser has been informed of the PUD permit and its conditions prior to the close of each escrow.

21. A Final Map shall be in compliance with Tentative Map Exhibits "JJ" through "PP" and Exhibit "QQ" Engineer's Report, dated March 10, 2023. The Final Map providing for the subdivision of the subject property pursuant to Municipal Code Section 31-402 shall be approved by the City Council and recorded by the County Recorder prior to issuance of any building permits.

PARKING REQUIREMENTS

22. This Planned Unit Development Permit authorizes the Mixed Use Building incentives for off-street parking requirement found in SMC Section 37-30.620(c), which is 1 parking space per 400 square feet of nonresidential floor area, except for the proposed Extended Stay Hotel.

23. Prior to issuance of a building permit for each phase and subject to review and approval

by the City Planner, design and color of the bicycle racks shall be consistent throughout the Project. Bicycle parking (rack) shall be provided in accordance with SMC Section 37-50.400.

24. All off-street parking and loading areas shall be graded, paved, drained, landscaped, striped, and maintained in accordance with *Division 18: Off-Street Parking and Loading Regulations*, of the Salinas City Code.

PARKING LOT DESIGN

25. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, design and color of the pavement treatment shall be consistent throughout the Project. Colored, textured pavement paving shall be provided at a minimum depth of ten feet at all primary vehicular driveway entrances and exits (immediately behind the street right-of-way line) to the development.

26. SMC Section 37-50.460 requires clear visibility for the areas between 3 feet and 10 feet above the driveway grades, which lie 15 feet from the intersection of the edge of the driveway and the property line measured along both the driveway and the property line. Visibility triangles need to be placed on the site plan for all driveways and corners located on the subject and adjacent properties.

27. Allowable parking space overhang needs to be clarified on the site plan. Use a dotted line to delineate the maximum allowable three-foot parking space overhang and standard 19-foot space depth for standard stalls. Per SMC Section 37-50.690(g)(3), planters should be expanded three feet to allow the parking space to overhang the planter (i.e., 5'+3'=8'). Three feet is the maximum allowable overhang fronting the right-of-way per SMC Section 37-50.690(g)(2)(C).

DESIGN GUIDELINES

28. Structures shall be sited along street frontage per SMC Section 37-30.280(c)(1), except for Phase 1 Hotel structure which has been exempted from this requirement as part of this Planned Unit Development Permit.

29. Placement of structures, entrances, and open space areas such as plazas and courtyards shall be oriented to provide direct access to public sidewalks and streets to the maximum extent possible to facilitate pedestrian access and movement between adjacent uses per SMC Section 37-30.280(c)(2).

30. Buildings shall be sited in a manner that maximizes visibility of plazas, courtyards, streets, and alleys to provide opportunities for people engaged in their normal behavior to observe the spaces around them per SMC Section 37-30.280(c)(4).

31. The main building entrance or entrances shall be oriented to the street or plazas, as

applicable, to maximize natural surveillance and provide "eyes on the street." The main entries to buildings shall be clearly demarcated, visible, and accessible from the street and/or pedestrian walkways. Main entries shall be recessed or framed by a sheltering element such as an awning, arcade, porch, or portico. Such entrances shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot, or loading area to gain access to the entrance from the street. Secondary building entries may be from parking areas per SMC Section 37-30.280(f)(1).

32. For buildings that do not contribute to frontage along build-to lines or are not located along pedestrian-oriented street frontages or public open space areas such as plazas, the following shall apply:

    a. The primary building entry and windows shall be generally visible from the street(s).
    b. The main entrance shall open directly onto a publicly accessible connecting walkway. This walkway shall connect directly to the sidewalk or pedestrian walkway of an adjacent street.
    c. Building facades that are visible from the street shall not have a section of blank wall exceeding thirty linear feet without being interrupted by a window, entry, or a section of lattice with vines, or other architectural feature.

33. Vary the planes of the exterior walls in depth and/or direction. Wall planes shall not run in a continuous direction for more than fifty feet without an offset proportional to the building size or an architectural feature such as a column to provide visual interest per SMC Section 37-30.280(i)(2).

34. At a minimum, the roofline at the top of the structure shall not run in a continuous plane for more than fifty feet without offsetting or jogging the roof plane per SMC Section 37-30.280(j)(2).

35. All new uses shall be oriented and designed to enhance pedestrian movement to and between adjacent uses and public streets per SMC Section 37-30.280(p)(1).

36. Colored, textured paving shall be used to delineate pedestrian crossings at circulation drives and parking aisles per SMC Section 37-30.280(p)(4).

SITE FURNISHINGS

37. Prior to issuance of a building permit for each phase and subject to review and approval by the City Planner, furnishings such as parking lot and building lighting, recycling and solid waste enclosures, bike racks, benches, trash receptacles, etc. shall be provided in appropriate areas to enhance the visitor and employee experience of a future project. Site furnishings shall be constructed of durable commercial grade materials and complement the architectural style of the buildings. Consistent furnishing design theme that is complementary to the architectural theme is required. Site furnishings located in the public street right-of-way shall be approved by the City.

SIGNS

38. Per SMC Section 37-570(b), a Master Sign Plan shall be required for any site having two or more nonresidential tenants and shall be submitted and approved by the City Planner prior to issuance of any Sign Permit.

39. Sign Permits issued in accordance with *Article 5, Division 3: Signs*, of the Salinas City Code, shall be required for all signs.

40. Signs shall not be located above the building roof.

41. No canvas signs, banners, pennants, flags, streamers, balloons or other temporary or wind signs; no mobile, A-frame, or portable signs; no roof or canopy signs extending above a building roof; no signs that resemble any official marker erected by the city, state or any governmental agency, or that by reason of position, shape, color or illumination would conflict with the proper functioning of any traffic sign or signal or would be a hazard to vehicular or pedestrian traffic; no signs which produce odor, sound, smoke, fire or other such emissions; and no animated, flashing, moving or rotating signs shall be permitted unless permitted in accordance with Article 5, Division 3: Signs of the Salinas Zoning Code, as may be amended from time to time.

LIGHTING

42. Prior to issuance of a building permit, new illuminated parking areas require a photometric lighting plan per SMC Section 37-50.480 to be submitted by the Project Applicant for review and approval by the City Planner. All proposed exterior lighting shall be in conformance with SMC Section 37-30.280(x). Light standards shall not exceed 25 feet in height and 2.4 foot-candles maximum average at ground level with no more than 0.5 foot-candles at a residential property line. Design of the light standards shall be consistent throughout the development:

    a. No roof floodlighting will be allowed on any structure.
    b. Parking lot lighting shall be shielded to confine light spread to within the site boundaries and shall not exceed 25 feet in height.

BUILDING MATERIALS AND COLORS

43. Prior to issuance of a building permit, all exterior building materials and colors shall be identified on the building plans and on color elevations to be submitted by the Applicant for review and shall be approved by the Community Development Department.

LANDSCAPING AND IRRIGATION

44. Prior to issuance of a building permit, Landscaping and Irrigation shall comply with the requirements of the State of California "Model Water Efficient Landscape Ordinance" (AB 1881), Article V, Division 4 of the Salinas Zoning Code, and the Abbott Street

Landscape Palette. The landscape and irrigation plans shall include the following:

a. Per Zoning Code SMC Section 37-20(b)(4), landscape areas shall incorporate plantings using a three-tier system: 1) grasses and groundcovers, 2) shrubs, and 3) trees.

   i. Landscape plans shall show the location, type, size, and names of all plantings: ground covers (1-gallon minimum), shrubs (5-gallon minimum), and trees (15-gallon minimum).

   ii. Irrigation plans shall show size and location of irrigation pipe, heads, bibs, and backflow devices.

   iii. Parking lot landscaping shall provide the following per SMC Section 37-30.280(q)(8):

      1. Where parking lots abut streets, a minimum eight-foot-wide landscaped frontage shall be provided on the site, adjacent to the sidewalk. Landscaped frontages are not required when parking lots are sited behind buildings or plazas.
      2. A minimum number of shade trees are required, equivalent to one tree per five parking stalls.
      3. Trees in parking lots shall be spread uniformly (in an orchard parking lot landscaping design) throughout the parking area and may not be located only at the end of parking rows.
      4. Trees planted along connecting walkways and adjacent landscaped frontages may also contribute to the one-per-five requirement for parking lots.
      5. Trees in parking lots must be set into a tree well or planter having a minimum interior dimension of five feet (exclusive of curbs).
      6. Trees adjacent to walkways and in plazas shall be protected by attractive bollards, raised concrete curbing or tree guards designed to be compatible with the development.
      7. All landscape islands within the parking area shall include a minimum of one 15-gallon tree.

   iv. Planters located along street frontages shall include a landscaped berm and/or hedge with a minimum height of 32 inches and maximum height of 42 inches for screening of off-street parking areas.

   v. Plants shall be maintained and trimmed to three feet in height within the Areas of Unrestricted Visibility triangles at the driveways (15 feet) and street corners (25 feet).

   vi. Per SMC Section 37-50.700(d)(5), all trees and shrubs shall be staked as shown in Figure 37-50.150 (Landscape Staking Detail).

vii. Planters adjacent to the buildings shall be landscaped with shrubs of a minimum of 5-gallon size, 1-gallon containers for mass planting, and groundcover.

viii. Exposed soil shall be landscaped with drought resistant groundcover that will propagate and take root quickly. A minimum two-inch layer of mulch shall be applied except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

ix. Turf shall be limited to 25% of the total landscaping area. No turf shall be permitted in areas with a dimension of less than eight (8) feet, or on slopes exceeding ten percent.

x. Plant material shall conform to the following spacing standards:

1. A minimum of thirty feet from the property corner at a street intersection to the center of the first tree or large shrub.
2. A minimum of fifteen feet between center of trees and ten feet between large shrubs to light standards.
3. A minimum of ten feet between center of trees or large shrubs and fire hydrants.
4. A minimum of fifteen feet from the intersection of a driveway (for commercial, mixed use, or public/semipublic and industrial uses) with a street right-of-way to the center of any tree having a diameter larger than eighteen inches at maturity or large shrub and a minimum of ten feet for residential uses.

b. Street trees are required at a maximum of 60-ft along street frontages per Engineering.

RECYCLING AND SOLID WASTE DISPOSAL AREA

45. Prior to issuance of a building permit, written confirmation from the City's waste disposal service provider, is required to ensure that the recycling and solid waste provisions of the project will meet the service needs of the City's waste disposal service provider. Recycling and solid waste enclosures shall be provided with capacity adequate to achieve 50 percent recycling of the total recyclable wastes generated onsite. Instructional signs shall be provided for use of recycling bins and containers. The enclosures shall be constructed with a six-foot high solid masonry wall and screened from public view with a minimum two-foot-wide perimeter planter. Colors and materials of the enclosures shall match those of the primary structures (example: exterior plaster - stucco) and shall include a consistent design throughout the Project. Doors of the enclosures shall be constructed of a solid material and colored to match the buildings (chain-link fencing with slats is not allowed). The enclosures shall be designed to allow walk-in access without having to open the main enclosure gate. Details of the enclosure need to be shown on the plan.

COMMON AREA MAINTENANCE AGREEMENT

46. Prior to recordation of the Final Map, a Common Area Maintenance Agreement shall be reviewed by the City for all privately owned lands and private easements, together with their associated improvements, will be maintained by the individual parcel owners or other private entities through a Common Area Maintenance Agreement. Other public and quasi-public utilities including water, electrical, gas, and communications facilities will be owned and maintained by their respective public utility companies. Prior to issuance of a building permit, City reviewed Common Area Maintenance Agreement shall be recorded.

MAINTENANCE

47. All parking areas, driveways, other paved surfaces, accessways and grounds shall be regularly maintained and kept free of weeds, litter, and debris. All traffic signs and pavement markings shall be clear and legible at all times. All landscaped areas shall be maintained free of weeds, trash, and debris, and all plant material shall be continuously maintained in a healthy, growing condition. All exterior building and wall surfaces shall be regularly maintained, and any damage caused by weathering, vandalism, or other factors shall be repaired in conformance with the terms and conditions of this Permit.

PUBLIC IMPROVEMENTS

48. Public improvements to serve the development shall be reviewed and approved by the City Engineer and shall be installed in accordance with City standards. All utilities shall be installed underground with details to be included on the final improvement plans.

UTILITIES/EQUIPMENT SCREENING

49. All new utility lines shall be placed underground, and all power transformers shall be placed underground, where permitted by the utility company. Where transformers must be pad-mounted above ground, they shall be located away from the general public view or shall be effectively concealed by landscaping, or a screen fence of a design approved by the utility company and the City Planner.

50. All new mechanical equipment and appurtenances (i.e., gas, water meters, electrical boxes, HVAC systems, refrigeration equipment, etc.), building or ground mounted, shall be screened from public view and adjacent properties. Roof vents shall be painted to blend with roof materials. Details shall be shown on the final construction and/or land plans and are subject to the approval of the City Planner.

PERMIT NOT TO SUPERSEDE OTHER REQUIRED LICENSING OR PERMITS

51. The issuance of this Permit shall not relieve the Permittee of any requirement to obtain necessary permits or licensing from city, county, regional, state, or federal agencies.

52. This Permit may be subject to water and sanitary sewer allocations. The Permittee will

proceed at their own risk as water and sanitary sewer allocation may not be available at the time requested.

MODIFICATION OF APPROVED USE AND PLANS

53. Any modification to the terms and conditions of this Permit are subject to the issuance of a new Permit. The City Planner may approve minor modifications to this Permit if the City Planner finds the modification to be in substantial compliance with the original approval.

VIOLATION; REVOCATION

54. Use of the property shall be conducted in such a way that it does not constitute a nuisance to the use and enjoyment of surrounding properties or the City. Any permittee, person, firm, corporation, whether as principal, agent, employee or otherwise, violating, causing or maintaining the violation of any of the provision of this Permit shall be guilty of a misdemeanor or an infraction, as charged. Alternatively, in the discretion of the City Attorney, violations of this Permit may be prosecuted administratively pursuant to the City's Administrative Remedies Ordinance. Upon determination by the City Planner that there are reasonable grounds for revocation of this Permit, a revocation hearing shall be set to be heard before the Salinas City Council in accordance with *Article VI, Division 18: Enforcement and Penalties*, of the Salinas Zoning Code or such codes as may be subsequently adopted.

SUBSTANTIAL ACTION TIME LIMIT

55. This Permit shall expire one year after its approval date unless:

    a. A Building Permit has been issued and substantial vertical construction diligently pursued for Phase 1; or
    b. A certificate of occupancy has been issued for Phase 1; or
    c. The City Planner determines that other substantial action has been commenced to carry out the terms and intent of this Permit.

PERMIT VALIDATION

56. Pursuant to Zoning Code Section 37-60.1040, this Permit shall be null, and void and all terms and conditions shall have no force or effect unless this Permit is signed by the Permittee(s) and returned to the City of Salinas Community Development Department within 90 days of approval. ***It is the applicant's responsibility to track the 90-day expiration date. No notice will be sent.***

STANDARD CONDITIONS

57. Pursuant to **Salinas City Code Section 1-8.1: Civil action enforcement**, and **Section 1-8.2: Liability for costs**, permittee shall reimburse the City of Salinas for all costs and expenses (including but not limited to fees and charges of architects, engineers,

attorneys, and other professionals, and court costs) incurred by the City in enforcing the provisions of this Permit.

58. The applicant(s) shall defend, indemnify, and hold harmless the City of Salinas or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of this project/use. For Tentative Maps, this shall also apply when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The City shall promptly notify the applicant(s) of any such claim, action, or proceeding. The City shall cooperate in the defense. Nothing contained in this condition shall prohibit the City from participation in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

59. Notwithstanding any of the provisions in this permit, all improvements and uses shall comply with all other ordinances and regulations of the City of Salinas and all local, state and federal laws and regulations.

60. Development for each Phase shall be in accordance with the project plans and conditions of approval contained in this permit. No further development other than that shown on this permit or attached exhibits shall be allowed unless or until an amendment to this permit has been approved. Requests for a minor modification of an approved permit may be granted by the City Planner provided the modification is substantially in compliance with the original approval and conditions.

NOTICE OF CHALLENGE LIMITATIONS

61. Code of Civil Procedure Section 1094.6 requires all Court challenges to the decision to grant this Permit be initiated within 90 days of the final decision of the City in this matter.

EXECUTIONS

THIS PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001 *was approved by action of the Salinas City Council on June 11, 2024, and shall become effective immediately:*

Effective Date: June 11, 2024

Lisa Brinton
Community Development Department Director

(All Signatures Listed Below Must Be Notarized)

CONSENT *is hereby granted to the Permittee to carry out the terms and conditions of this* ***PLANNED UNIT DEVELOPMENT PERMIT 2020-002, CONDITIONAL USE PERMIT 2022-030, AND TENTATIVE MAP 2022-001*** .

Dated: 10/4/24

William Colesberry, Managing General Partner
The Uni-Kool Partners, a California General Partnership
re), Property Owner

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

STATE OF CALIFORNIA
COUNTY OF MONTEREY

On October 4 2024, before me, Maira Robles – Notary Public, personally appeared William Colesberry, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

MAIRA ROBLES
Notary Public - California
Monterey County
Commission # 2382996
My Comm. Expires Nov 14, 2025

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City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "A" Vicinity Map

Exhibit "A" Vicinity Map was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "A" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "A"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "B" Cover Sheet (Sheet A0.00)

Exhibit "B" Cover Sheet (Sheet A0.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "B" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "B"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "C" Project Information (Sheet A0.10)

Exhibit "C" Project Information (Sheet A0.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "C" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "C"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "D" Existing Overall Plan (Sheet A1.00)

Exhibit "D" Existing Overall Plan (Sheet A1.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "D" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "D"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "E" Architectural Master Plan (Sheet A1.01)

Exhibit "E" Architectural Master Plan (Sheet A1.01) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "E" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "E"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "F" Overall Phasing Master Plan (Sheet A1.10)

Exhibit "F" Overall Phasing Master Plan (Sheet A1.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "F" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "F"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11)

Exhibit "G" Enlarged Site Phasing: Phase 1 (Sheet A1.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "G" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "G"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12)

Exhibit "H" Enlarged Site Phasing: Phases 2 & 3 (Sheet A1.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "H" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "H"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13)

Exhibit "I" Enlarged Site Phasing: Phases 4 & 5 (Sheet A1.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "I" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "I"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14)

Exhibit "J" Enlarged Site Phasing: Phase 6 (Sheet A1.14) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "J" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "J"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15)

Exhibit "K" Enlarged Site Phasing: Phase 7 (Sheet A1.15) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "K" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "K"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "L" Overall Site Traffic Plan (Sheet A1.20)

Exhibit "L" Overall Site Traffic Plan (Sheet A1.20) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "L" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "L"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30)

Exhibit "M" Overall Conceptual Parking Plan (Sheet A1.30) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "M" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "M"

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Planned Unit Development Permit No. 2020-002;
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Exhibit "N" Overall Lighting Plan (Sheet A1.40)

Exhibit "N" Overall Lighting Plan (Sheet A1.40) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "N" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "N"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50)

Exhibit "O" Overall Conceptual Master Landscape Plan (Sheet A1.50) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "O" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "O"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "P" Landscaping Details (Sheet A1.51)

Exhibit "P" Landscaping Details (Sheet A1.51) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "P" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "P"

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00)

Exhibit "Q" Phase 1: Conceptual Interim Improvement Site Plan (Sheet A2.00) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Q" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Q"

City of Salinas
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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "R" Phase 1: Site Plan (Sheet 2.01)

Exhibit "R" Phase 1: Site Plan (Sheet 2.01) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "R" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "R"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10)

Exhibit "S" Extended Stay Hotel: Phase 1 Enlarged Site Plan (Sheet A2.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "S" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "S"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50)

Exhibit "T" Extended Stay Hotel: Phase 1 Conceptual Landscape Plan (Sheet A2.50) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "T" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "T"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10)

Exhibit "U" Extended Stay Hotel: Ground Floor Plan (Sheet A3.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "U" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "U"

City of Salinas
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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11)

Exhibit "V" Extended Stay Hotel: Upper Floor (2 through 4) Plan (Sheet A3.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "V" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "V"

City of Salinas
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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12)

Exhibit "W" Extended Stay Hotel: Acoustical Requirements (Sheet A3.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "W" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "W"

City of Salinas

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Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10)

Exhibit "X" Extended Stay Hotel: Concept Perspective Facing Abbott (Sheet A4.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "X" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "X"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11)

Exhibit "Y" Extended Stay Hotel: Concept Perspective Facing Roundabout (Sheet A4.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Y" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Y"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12)

Exhibit "Z" Extended Stay Hotel: Concept Perspective Facing John (Sheet A4.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "Z" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "Z"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13)

Exhibit "AA" Extended Stay Hotel: Concept Perspective Facing John/Abbott (Sheet A4.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "AA" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "AA"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14)

Exhibit "BB" Extended Stay Hotel: Concept Perspective Porte Cochere (Sheet 4.14) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "BB" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "BB"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15)

Exhibit "CC" Extended Stay Hotel: Concept Perspective Outdoor Patio (Sheet 4.15) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "CC" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "CC"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10)

Exhibit "DD" Extended Stay Hotel: Conceptual Section/South Elevation (Sheet A5.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "DD" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "DD"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11)

Exhibit "EE" Extended Stay Hotel: Conceptual East Elevation (Sheet A5.11) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "EE" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "EE"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12)

Exhibit "FF" Extended Stay Hotel: Conceptual North Elevation (Sheet A5.12) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "FF" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "FF"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13)

Exhibit "GG" Extended Stay Hotel: Conceptual West Elevation (Sheet A5.13) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "GG" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "GG"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10)

Exhibit "HH" Extended Stay Hotel: Color and Materials Board (Sheet A6.10) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "HH" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "HH"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022

Exhibit "II" Interior Noise Memorandum prepared by Rincon Consultants, Inc. on April 18, 2022 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "II" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "II"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0)

Exhibit "JJ" Tentative Map – Site Plan (Sheet C1.0) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "JJ" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "JJ"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1)

Exhibit "KK" Tentative Map – Existing Site Plan (Sheet C1.1) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "KK" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "KK"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2)

Exhibit "LL" Tentative Map – Site Phasing Plan (Sheet C1.2) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "LL" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "LL"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3)

Exhibit "MM" Tentative Map – Site Layout Plan (Sheet C1.3) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "MM" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "MM"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4)

Exhibit "NN" Tentative Map – Site Grading Plan (Sheet C1.4) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "NN" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "NN"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5)

Exhibit "OO" Tentative Map – Site Utility Plan (Sheet C1.5) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "OO" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "OO"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6)

Exhibit "PP" Tentative Map – Site Drainage Plan (Sheet C1.6) was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "PP" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "PP"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "QQ" Engineer's Report, dated March 10, 2023

Exhibit "QQ" Engineer's Report, dated March 10, 2023 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "QQ" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "QQ"

City of Salinas

COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-001
Exhibit "RR" Housing Memorandum, dated October 13, 2022

Exhibit "RR" Housing Memorandum, dated October 13, 2022 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "RR" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "RR"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024

Exhibit "SS" Rental Housing Impact Fees Plan, dated September 12, 2024 was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "SS" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "SS"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "TT" Mitigated Negative Declaration

Exhibit "TT" Mitigated Negative Declaration was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "TT" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "TT"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "UU" Mitigation Monitoring Reporting Program

Exhibit "UU" Mitigation Monitoring Reporting Program was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "UU" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "UU"

City of Salinas
COMMUNITY DEVELOPMENT DEPARTMENT * 65 W. Alisal Street * Salinas, California 93901
* Tel. (831) 758-7206 * Fax (831) 758-7215

Planned Unit Development Permit No. 2020-002;
Conditional Use Permit 2022-030; and Tentative Map 2022-00
Exhibit "VV" Initial Study with Appendices

Exhibit "VV" Initial Study with Appendices was omitted from recordation because it does not meet the legibility requirements as established by the Monterey County Recorder's office. Exhibit "VV" is hereby incorporated by reference and is on file at the City of Salinas Community Development Department.

Exhibit "VV"

City of Salinas

200 Lincoln Ave., Salinas, CA 93901
www.salinas.gov

Meeting Minutes - Unofficial

Planning Commission

Commissioners:
Juan Gutierrez, Mayor's Appointee
Eric Mora, District 1 - Juan Flores, District 2
Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4
Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6

Lisa Brinton, Community Development Director
Courtney Grossman, Planning Manager
Christopher A. Callihan, City Attorney
Community Development Department Office: (831) 758-7206

Wednesday, June 3, 2026 **4:00 PM** **City Council Rotunda**

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 6 - Commissioner Lorisa McKelvey Daye
Commissioner Carissa Purnell
Commissioner Marcelino Rocamora Jr
Commissioner Maureen Wruck
Commissioner Juan Gutierrez
Commissioner Juan Flores

Absent: 1 - Commissioner Eric Mora

GENERAL PUBLIC COMMENTS

CONSENT

ID#26-261 **Minutes of May 20, 2026.**

Upon motion by Commissioner Purnell, seconded by Commissioner Wruck, the Minutes of May 20, 2026, were approved. The motion carried by the following vote:

Ayes: 6 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr, Commissioner Wruck, Commissioner Gutierrez and Commissioner Flores

Absent: 1 - Commissioner Mora

PUBLIC HEARINGS

ID#26-262 **Commercial Cannabis Permit 2025-004; Appeal of Selection Committee Denial of a Major Amendment to Commercial Cannabis Permit 2024-009 to Relocate from 1610 Moffett Street to 2033 North Main Street in the Commercial Retail - West Boronda Road at U.S. 101 Gateway Overlay**

(CR-GW-1) Zoning District

Received a presentation from Senior Planner, Thomas Wiles. On November 21, 2025, the Applicant, Emerald Skyway LLC (doing business as "Valley Farms"), submitted Commercial Cannabis Permit 2025-004 for a major amendment ("Amendment Application") to Commercial Cannabis Permit 2024-009 ("CCP 2024-009") to relocate an existing Cannabis Dispensary with accessory Delivery and Distribution from 1610 Moffett Street to 2033 North Main Street. Following the City Attorney's determination that the Amendment Application contained all the required information, the Amendment Application was forwarded to the Selection Committee appointed by the City Manager for their review in accordance with Article VII of Chapter 5 of the Salinas Municipal Code. On April 13, 2026, the Selection Committee met to consider the Amendment Application and at that meeting denied the Amendment Application. On April 21, 2026, pursuant to Municipal Code Section 5-07.10, Valley Farms submitted an appeal of the Selection Committee's denial. Report filed with the Commission Secretary as the record.

The following members of the public commented on the item:
- Krista Fontius
- Martin Wesley
- Jacob Sandoval
- Felipe Lopez
- Jasmin Topete
- Unidentified Audience Member
- Wendy
- Mario

Upon motion by Commissioner Wruck, seconded by Commissioner Gutierrez, a motion to approve a resolution as follows: 1. Find the action is not a project as defined by the California Environmental Quality Act(CEQA) (CEQA Guidelines Section 15378) and exempt pursuant to CEQA Guidelines Section 15061 which includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment; and 2. Affirm the Selection Committee's denial of Emerald Skyway LLC's (doing business as "Valley Farms") request to amend Commercial Cannabis Permit 2024-009 (Commercial Cannabis Permit 2025-004) to relocate from 1610 Moffett Street to 2033 North Main Street within proximity of sensitive uses per Municipal Code Section 5-07.27, was approved. The motion carried by the following vote:

Ayes: 4 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Wruck and Commissioner Gutierrez

Noes: 1 - Commissioner Flores

Absent: 1 - Commissioner Mora

Recused: 1 - Commissioner Rocamora Jr

ID#26-244 **Time Extension 2026-003 (TE 2026-003); Request for 36-month Time Extension to Tentative Map 2022-001 located at the southeast corner of the John Street and Abbott Street intersection in the Commercial Office - Abbott Street Focused Growth Overlay (CO - FG-4) and Industrial - General (IG) Zoning District.**

Received a presentation from Associate Planner, Bobby Latino, regarding the UniKool Partners, Applicant and Property Owner, requests a 36-month extension to Tentative Map

2022-001 to extend the expiration date from June 11, 2026 to June 11, 2029. Tentative Map 2022-001 was approved by City Council on June 11, 2024, which reconfigures fourteen (14) lots into nine (9) lotsin connection with a proposed mixed use development project. The time extension is requested to allow additional time to process civil drawings submitted for on- and off-site infrastructure improvements and a building application for the construction of the hotel which cannot be issued prior to Final map recordation. More time is also needed to undertake additional testing required for compliance with mitigations measures identified in the adopted Initial Study Mitigated Negative Declaration (ISMND) and Mitigation Monitoring and Reporting Program (MMRP). Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council. Report filed with the Commission Secretary as the record.

Upon motion by Commissioner Gutierrez, seconded by Commissioner Purnell, a motion to approve a resolution finding the project consistent with the Initial Study Mitigated Negative Declaration adopted by the City Council on June 11, 2024, affirming the findings, and recommending City Council approve a 36-month time extension to Tentative Map 2022-001, was approved. The motion carried by the following vote:

Ayes: 6 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr, Commissioner Wruck, Commissioner Gutierrez and Commissioner Flores

Absent: 1 - Commissioner Mora

ID#26-260 **Zoning Code Amendment 2026-001; Phase 1 - An Ordinance Amending Chapters 17 (Housing) and 37 (Zoning Code) of the Salinas Municipal Code to Align with State Law Related to Housing and Cottage Food Operations, Federal Law Related to Religious Uses, Amend Requirements for Driveway Width Expansions, and Amend Requirements for Accessory Office Space in Industrial Districts**

Item continued to the June 17, 2026, Planning Commission meeting.

CONSIDERATIONS

COMMISSIONER COMMENTS / REPORTS

Commissioner Wruck inquired about a residential zoning area and asked whether boarding houses are permitted within it.

FUTURE AGENDA ITEMS

Planning Manager, Courtney Grossman, introduced the tentative items for the upcoming meetings of June 17 and July 1, 2026.

ADJOURNMENT

Meeting adjourned at 5:01 P.M.

Brisa Salcedo / Administrative Aide

THE UNI-KOOL PARTNERS
P.O. BOX 3140
SALINAS, CALIFORNIA 93912
PHONE: (831) 424-4811
FAX: (831) 424-9038

City of Salinas
Community Development Department
65 Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Time Extension for TM 2022-001, PUD 2020-002 and CUP 2022-030 which were approved by the City of Salinas City Council by Resolution No. 22978

Dear Planning Staff:

We are writing to request an extension to the approvals for TM 2022-001, PUD 2020-002 and CUP 2022-030. Uni-Kool is working with consultants to move the related projects forward but requests an extension of time related to each approval.

In accordance with Salinas Municipal Code Section 31-313 Uni-Kool Partners is requesting an extension of tentative map approval for TM 2022-001. Our consulting engineer, L&S Engineering, has submitted civil drawings for on and off site infrastructure improvements to the City of Salinas Engineering Department. The review process is ongoing. Because some of these improvements are related to adjustments to and work within the City of Salinas ROW we believe it is prudent to wait until all reviews have been completed before finalizing and recording the tentative map.

Uni-Kool and Cadius Partners have submitted plans for the hotel to be constructed as approved by CUP 2022-030. The building permit for this project cannot be issued until the Tentative map is recorded. Because no lots have been created a building permit cannot be issued. Further, continued environmental site investigations require further testing to satisfy the regional water quality board. In order to complete the mitigation measures outlined in Resolution No. 22978 further testing and more approvals are required. We ask that per Section 37-60.540(a)(4) of the Salinas Municipal Code that the city planner determine that other substantial action has been commenced to carry out the terms and intent of the conditional use permit and grant an extension to the approval.

Due to all of the factors listed above regarding TM 22022-001 and CUP 2022-030, Uni-Kool Partners is currently unable to move forward with development and construction of key components of PUD

2020-002 Further, Uni-Kool has met with the City of Salinas regarding minor changes to PUD 2022-002 to accommodate Salinas Health purchasing land and developing a new medical office building on one of the parcels. The outline of this process is still being negotiated with the planning department. We ask that per Section 37-60.1050(a)(3) of the Salinas Municipal Code that the city planner determine that other substantial action has been commenced to carry out the terms and intent of the planned unit development permit and grant an extension to the approval.

We request that the maximum time extension allowed be granted in each instance to give the maximum flexibility to the parties to navigate the various on site and off site approvals and mitigations. Thank you for your consideration of these matters.

Sincerely,

William Colesberry
Controller/Manager
The Uni-Kool Partners

Time Extension 2026-003
(Tentative Map 2022-001)

SALINAS
RICH IN LAND | RICH IN VALUES

Tuesday, June 30, 2026

City Council

Bobby Latino, Associate Planner

Community Development Department

Project Description

- Time Extension to Tentative Map to reconfigure 14 lots into 9 lots in connection with a proposed mixed use development project.
- Tentative Map approved by City Council on June 11, 2024.
  - Approval included a Planned Unit Development, a Conditional Use Permit, and the adoption of a MND and MMRP.
- Planned Unit Development and Conditional Use Permit included a 7-phased development consisting of :
  - Hotel w/ 111 guest rooms.
  - 107,900 s.f. of retail.
  - 30,900 s.f. of office.
  - 197 dwelling units.
  - Alternative Development Standards.

Background

- Applicant and Property Owner: The UniKool Partners.
- Southeast corner of John Street and Abbott Street intersection.
- Most of the property (13 of the 14 existing lots) is in the CO Zoning District with one lot within the IG Zoning District. The property is within the Abbott Street Focused Growth Overlay District.

Discussion

- Time Extension is requested for 36 months for the Applicant to file a Final Map.
- Final Map needs to be approved by City Council and recorded prior to the expiration date of the TM and prior to issuance of any building permits to implement the project.
- Applicant has been diligently pursuing development:
  - Civil drawings were submitted for ENC 26-0001 for on- and off-site infrastructure improvements (Phase 1 of PUD).
  - Building permit plans were submitted for B25-1221 for the Hotel (Phase 1 of PUD) to be constructed as approved by the CUP.

RECOMMENDATION

- Recommend approval of a one-time 36-month Time Extension to TM 2022-001.

SALINAS

RICH IN LAND | RICH IN VALUES

Questions?

File #: ID#26-286, **Version:** 2

..Title
Annual Levy of Assessments for Landscape and Maintenance Districts
..Recommended Action
Approve Resolutions related to the annual levy and maintenance funding for the City's Landscape Maintenance Assessment Districts (LMAD) approving the Engineer's Reports for the City's six LMAD's for Fiscal Year 2026-2027; confirm the assessment diagrams and levy amounts as detailed in the Engineer's Reports; authorize the levy and collection of annual assessments in compliance with California Streets and Highways Code Sections 22620-22641; and approve General Fund transfers to cover the cost of parks and open space maintenance associated with the special benefits received by parcels outside the LMAD boundaries.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **PUBLIC WORKS DEPARTMENT**

FROM: **DAVID JACOBS, PE, PLS, PUBLIC WORKS DIRECTOR**

THRU: **ADRIANA ROBLES, PE, CFM, CITY ENGINEER**

BY: **CRISTINA GONZALEZ, PW ADMIN SUPERVISOR**

TITLE: **ANNUAL LEVY OF ASSESSMENTS FOR LANDSCAPE AND MAINTENANCE DISTRICTS**

RECOMMENDED MOTION:

A motion to approve resolutions related to the annual levy and maintenance funding for the City's Landscape Maintenance Assessment Districts (LMAD):

1. Approve the Engineer's Reports for the City's six LMAD's for Fiscal Year 2026–2027;
2. Confirm the assessment diagrams and levy amounts as detailed in the Engineer's Reports;
3. Authorize the levy and collection of annual assessments in compliance with California Streets and Highways Code Sections 22620–22641; and
4. Approve General Fund transfers to cover the cost of parks and open space maintenance associated with the special benefits received by parcels outside the LMAD boundaries.

EXECUTIVE SUMMARY:

This item requests City Council approval to levy annual assessments for the City's six Landscape and Lighting Assessment Districts for Fiscal Year 2026-2027. The assessments fund a variety of ongoing maintenance items within the districts. Approval of the Engineer's Reports, including the assessment diagrams and levy amounts, is required to comply with state law. Council action also includes approving General Fund transfers to cover maintenance costs for areas outside district boundaries that receive special benefits.

BACKGROUND:

The City of Salinas has six Landscape Maintenance Assessment Districts (LMADs), formed pursuant to the California Streets and Highways Code Section 22500 et seq., known as the Landscaping and Lighting Act of 1972, and locally adopted under Article II, Chapter 21C of the Salinas Municipal Code. These districts fund the maintenance and operation of infrastructure such as landscaping, public lighting, and neighborhood improvements through assessments levied on

properties within each LMAD. Assessments are based on the special benefits received by each parcel.

In accordance with state law, an Engineer's Report must be prepared annually for each LMAD in which assessments are proposed. Each report includes:

- An overview of the LMAD;
- Plans and specifications for the improvements;
- An estimate of the annual costs;
- A description of the method of apportioning the assessments; and
- A diagram identifying the LMAD boundaries and associated improvements.

Draft Engineer's Reports can be found in each LMAD's webpage: *https://www.cityofsalinas.org/Your-Government/Departments/Public-Works/PW-Maintenance-Services/Landscape-Maintenance-Assessment-Districts*

Table 1 below summarizes the work funded by each LMAD within its respective boundaries.

Table 1. Summary of Work funded by each LMAD within its boundaries.

LMAD	Landscape & Water	Walkways, Crosswalks & Signs*	Stormwater Detention Basins	Sewer Pump Station & Subdivision Fence	Street Pavement Maintenance*	Street Lighting (Including PG&E Costs)
Airport	X					
**North/East	X		X			
Harden Ranch	X	X	X			
***Mira Monte	X	X			X	X
****Monte Bella	X	X	X		X	X
Vista Nueva				X	X	X

** Not all street segments included, only segments identified in District's most recent Engineer's Report*
***Includes Natividad Creek bridge maintenance at Lexington Drive*
**** Includes driveway paver maintenance at courtyards*
*****Includes a portion of neighborhood park landscaping maintenance. PG&E costs are excluded from streetlights costs.*

This item was publicly noticed in accordance with the Ralph M. Brown Act, and the Engineer's Reports were made available for review at least 72 hours prior to the public hearing. Legal notice announcing the public hearing was published in the Monterey Herald following the City Council's June 2, 2026, approval of the resolution to initiate the annual assessment process.

To expand outreach, the City created a dedicated webpage for each LMAD. Residents were notified of these webpages, which include a summary of funded improvements, updated quarterly budgets, current landscaping contracts, and the most recently approved Engineer's Reports.

PROPOSED ASSESSMENTS

The assessment rates for the Airport Business Center, Harden Ranch, and Vista Nueva LMADs have remained unchanged since their formation in 1987, 1991, and 2011, respectively. These

districts were established without an annual inflator, meaning the assessment amounts cannot increase automatically over time.

As a result, any proposed increase to these assessment rates must comply with the requirements of Proposition 218, a state constitutional amendment that restricts how local governments can impose or increase certain fees and charges. Specifically, Proposition 218 mandates that a notice and ballot be mailed to each affected property owner, followed by a public hearing. A majority vote in favor is required before any rate increase can be implemented.

Airport Business Center Landscape Assessment District No. 87-1

Assessments in the Airport Business Center Landscape Assessment District will remain unchanged for Fiscal Year 2026-27. The assessment rate is proposed at $217.49 per acre, with assessments calculated based on parcel acreage.

Harden Ranch Maintenance Assessment District No. 2

Assessments for the Harden Ranch Maintenance Assessment District will remain unchanged for Fiscal Year 2026–27. The proposed rates are $66.72 annually per single-family residential parcel and $353.66 per acre for non-single-family residential parcels.

Vista Nueva Maintenance Assessment District No. 97-2

The Vista Nueva Maintenance Assessment District reached its maximum authorized assessment in 2011. Accordingly, assessments will remain unchanged at $600 annually per parcel for Fiscal Year 2026–27.

Mira Monte Maintenance District Landscape & Lighting District No 2 and Assessment District 2000-1

The Mira Monte District assessment is proposed to increase by 0.62% from $615.39 to $619.21 per parcel annually for Fiscal Year 2026–27. This adjustment reflects increasing maintenance costs and helps fund the future replacement of district improvements.

Monte Bella Maintenance District

Assessments for the Monte Bella Maintenance District are recommended to remain at unchanged at $645.50 per Equivalent Benefit Unit (EBU) for Fiscal Year 2026–27, representing approximately 45% of the maximum allowable rate of $1,433.10 per EBU. These assessments fund maintenance of street landscaping, lighting, parks, open space, detention basins, and street maintenance within designated Benefit Zones.

North/East Area Maintenance District Landscape and Lighting District No. 1 and Landscaping Assessment District 88-3

The North/East Area Maintenance District assessment formula is based on Benefit Units (BU) and includes an inflation factor. For Fiscal Year 2026–27, the maximum allowable assessment rate is set at $254.37 per BU, representing a 1.03% increase from the prior year's rate. Individual parcel assessments are calculated based on the applicable benefit zones, including proximity to

parks and open space landscaping improvements, and the proportional special benefit received by each parcel.

Table 2 summarizes anticipated assessment rates.

Table 2. Breakdown of LMAD Assessments

District	Unit	FY 25-26	FY 26-27		% Change from Previous Year
		Actual	Max Assessment Allowed	Recommended	
Airport Business Center	Per parcel	$217.49	$217.49	$217.49	0%
Harden Ranch	Per SFU	$66.72	$66.72	$66.72	0%
	Per Acre	$353.66	$353.66	$353.66	0%
Mira Monte	Per parcel	$615.39	$1,067.42	$619.21	0.62%
Monte Bella	Per EBU	$645.50	1,487.55	$645.50	0%
North/East	Low-Density Parcels	$217.00	$254.37	$222.39	2.48%
	Medium Density Parcels	$134.19	$152.62	$137.42	2.41%
	High Density Parcels	$92.78	$101.75	$94.93	2.3%
Vista Nueva	Per Parcel	$600.00	$600.00	$600.00	0%

Local agency assessment rolls must be submitted to the County Assessor's Office by August of each tax year to ensure that parcel levies are properly billed and collected.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This item relates to the Council's Strategic Plan Goal of Infrastructure and Environmental Sustainability by improving City facilities, including lighting and landscaping.

DEPARTMENTAL COORDINATION:

Public Works Department's Engineering Division oversees the preparation of budget documents and publication of the Engineer's Reports. Maintenance Division oversees the LMAD's day-to-day maintenance activities. The Finance Department works closely with Public Works in obtaining and then transmitting the up-to-date levy information to the County for processing.

FISCAL AND SUSTAINABILITY IMPACT:

A further funding breakdown of the LMAD's FY 2026-2027 total levy (including the $10 per parcel collection fee), FY 2026-2027 operating budget, operating reserve fund and capital reserve fund are identified in Table 3 below.

Table 3. Summary of LMAD's FY 26-27 Levies, Budgets and Reserve Balances

LMAD	Total Levy	2026-2027 Operating Budget[1]	Estimated Reserve Fund Balance (as of June 2026)[2]	Recommended Reserve Fund Balance	Estimated Capital Budget [3]
Airport Business Center Maintenance District (2104)	$14,468	$17,422	$8,919	$8,936	0
N E Salinas Landscape District (2105)	$766,696	$803,500	$1,718,014	$401,750	$18,000
Harden Ranch Landscape District (2106)	$155,164	$135,150	$220,905	$67,575	0
Vista Nueva Maintenance District (2107)	$29,890	$38,150	$204,923	$19,075	$235,000
Mira Monte Maintenance District (2108)	$124,924	$159,350	$286,327	$79,675	0
Monte Bella Maintenance District (2109)	$586,466	$478,000	$4,681,967	$239,000	$3,604,801

The Fiscal Year 2026-27 Operating Budget and Capital Improvement Program were approved by City Council on June 18, 2026.

Airport Business Center Landscape Assessment District No. 87-1

For Fiscal Year 2026-27, annual assessment revenues are projected to fall short by about $3,562 compared to maintenance expenditures. To maintain a balanced budget, service levels will be reduced, including decreased irrigation and less frequent landscape maintenance. Given these service reductions, staff will initiate discussion with property owners regarding a potential

[1] Per FY 26/27 - 27/28 City of Salinas Proposed Biennial Operating Budget
[2] Per FY 26/27 - 27/28 City of Salinas Proposed Biennial Operating Budget
[3] CIPs 9053 (North/East), 9056 (Vista Nueva), and 9120 (Monte Bella)

assessment increase to ensure services are brought up to the levels detailed in the engineer's reports.

Harden Ranch Maintenance Assessment District No. 2

For Fiscal Year 2026-27, the Harden Ranch Maintenance Assessment District is projected to incur operating expenditures of $135,150, supported by annual assessment revenues of $155,164. Due to funding constraints, service levels have been reduced to maintain operations within available resources, and the current maintenance contract reflects those reductions. The district maintains a Reserve Fund balance of $223,381, which may be used to address incidental and unforeseen costs. Given the continued reduction in service levels, staff will initiate discussions with property owners regarding a potential assessment increase to restore services to standard and support the district's long-term financial sustainability.

Mira Monte Maintenance District Landscape & Lighting District No 2 and Assessment District 2000-1

The Mira Monte District maintains an Operating Reserve Fund but does not currently have a Capital Improvement Reserve Fund. Pursuant to the district's formation documents, $7,100 is to be set aside annually for capital replacements. A capital replacement analysis will be conducted to identify specific projects and the timing of replacements, including curb and gutter, sidewalk repairs, concrete paver driveway clusters, striping, landscaping, and street lighting. Once the analysis is complete, staff will return to City Council with a request to transfer funds from the Operating Reserve Fund to the Capital Improvement Reserve Fund for these projects.

Monte Bella Maintenance District

The Monte Bella District's Capital Improvement Reserve Fund (5800.50.9120) is projected to have a fund balance of $4,338,286 as of June 2026. For the upcoming fiscal year, staff will conduct a thorough review of all improvements and replacements needed for landscaping infrastructure. This assessment will identify specific projects and determine the timing for their implementation, ensuring that resources are allocated efficiently to address the district's needs. Once the analysis is complete, staff will present their findings to City Council and recommend transfers from reserve funds to support the identified landscaping upgrades and replacements.

Monte Bella assessments are based on the specific special benefits received from park improvements. Properties within the district are only assessed for the special benefits they directly receive, with the general benefit portion funded by the City's General Fund. The General Fund will contribute $127,333 to the Monte Bella FY 2026-27 operating budget (2109.50.5567) to cover the cost of benefits for parcels outside the district.

North/East Area Maintenance District Landscape and Lighting District No. 1 and Landscaping Assessment District 88-3

The Capital Reserve Fund is expected to have a year-end balance of about $1,444,508 in FY 2026-27. As the Capital Reserve Fund continues to grow, the City will be developing a capital improvement plan to identify specific projects and timing for replacement of improvements within the District.

Property owners in the North/East District benefit from a combination of general versus specific special benefits with respect to Parks and Open Space Landscaping. The assessment calculation is based on each parcel's proximity to identified special benefit zones. Parcels within the District may only be assessed for their share of the specific special benefits derived from park improvements. The general benefit portion, which covers areas outside the District's boundary, must be funded by a source other than the North/East District. Therefore, the City's General Fund will contribute $86,540 to the North/East District's FY 2026-27 Operating Budget (2105.50.5563) to cover the general benefits for parcels outside the District.

Vista Nueva Maintenance Assessment District No. 97-2

For Fiscal Year 2026-27, expenses will exceed assessment revenues by $4,445, resulting in a reserve fund balance of about $109,048. Future capital improvement plans are expected to further reduce reserves.

Reserve Funds and General Fund Contributions

Under the 1972 Act, operating reserves cannot exceed six months of anticipated expenses. Therefore, Staff will be preparing detailed needs-based analysis and identifying the specific projects and timing for replacement of improvements within each LMAD. Afterwards, Staff will return to Council to request appropriate transfers from the Operating Reserve Fund to a Capital Improvement Project.

The General Fund transfers identified in Table 4 are requested to fund the cost of general benefits associated with parks and open space improvement that are received by properties located outside the boundaries of the respective LMD's, as documented in the Engineers' Reports. Because LMS assessments may only fund special benefits received by properties within the district, the general benefit portion must be funded from a source other than district assessments.

Table 4. General Fund Transfer Requests

LMAD	LMAD Operating Budget	General Fund Contribution FY2026-27	General Fund Contribution FY2027-28
N E Area Landscape District (2105)	2105.50.5563	$86,540	$89,139
Monte Bella Maintenance District (2109)	2109.50.5567	$127,333	$131,153

ATTACHMENTS:

Resolutions
Engineer Reports

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND LEVY AMOUNT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE SALINAS AIRPORT BUSINESS CENTER MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has by previous Resolutions, ordered an Engineer's Report ("Report"), and initiated proceedings for the levy of the annual assessment for the Salinas Airport Business Center Maintenance District (the "District") pursuant to the provisions of Landscaping and Lighting Act of 1972 (Division 14, Part 2 of the California Streets and Highways Code, beginning with Section 22500 (the "Act"); and

WHEREAS, the District is an existing assessment district in which assessments are not proposed to be increased as defined by Article XIIID of the California constitution (Proposition 218) and the Proposition 218 Omnibus Implementation Act, and is therefore exempt from the procedures and requirements pursuant to the California Constitution Article XIID Subsection 5(a); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein (or as amended) and found that it contained all the provisions required by the Act, California Constitution Articles XIIIC and XIIID, including (1) plans and specifications of the existing improvements and proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits, and that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, at this time a public hearing has been held relating to the levy of the annual assessment, and the City Council is now satisfied with the assessment diagrams and all other matters as contained in the Report dated, dated June 30, 2026 (Attachment) as now submitted for final consideration and confirmation.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council finds the following:

1. That the above recitals are all true and correct.
2. That the Report as presented (or amended), including the final assessment and diagram for the proceedings, is hereby approved, and confirmed.
    a. the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
    b. the District includes all of the lands so benefited; and,
    c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is

apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. That the Report is ordered to be filed in the Office of the City Engineer as a permanent record and to remain open for public inspection.
4. That the public interest and convenience requires, and the City Council does order the maintenance work to be made and performed as set forth in the Report (Attachment A) for the next fiscal year are confirmed and levied upon the respective lots or parcels of land in the Assessment District in the amounts as set forth in the Report (Attachment A). It is further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel receives from the proposed maintenance works of improvement.
5. The Finance Department is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.
6. The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.
7. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the Improvement Fund, City of Salinas, Salinas Airport Business Center Landscaping Assessment District 87-1 and such monies shall be expended only for the maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities as described in Section 4.
8. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2026, and ending June 30, 2027.
9. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.
10. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, and final approval of the Report as submitted or amended.

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND LEVY AMOUNT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE HARDEN RANCH MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has by previous Resolutions, ordered an Engineer's Report ("Report"), and initiated proceedings for the levy of the annual assessment for the Harden Ranch Maintenance District, Assessment District 2 (the "District") pursuant to the provisions of Landscaping and Lighting Act of 1972(Division 14, Part 2 of the California Streets and Highways Code, beginning with Section 22500 (the "Act"); and

WHEREAS, the District is an existing assessment district in which assessments are not proposed to be increased as defined by Article XIIID of the California constitution (Proposition 218) and the Proposition 218 Omnibus Implementation Act, and is therefore exempt from the procedures and requirements pursuant to the California Constitution Article XIID Subsection 5(a); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein (or as amended) and found that it contained all the provisions required by the Act, California Constitution Articles XIIIC and XIIID, including (1) plans and specifications of the existing improvements and proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits, and that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, at this time a public hearing has been held relating to the levy of the annual assessment, and the City Council is now satisfied with the assessment diagrams and all other matters as contained in the Report dated, dated June 30, 2026 (Attachment A) as now submitted for final consideration and confirmation.

NOW, THEREFORE, BE IT RESOLVED, that the Salinas City Council finds the following:

1. That the above recitals are all true and correct.
2. That the Report as presented (or amended), including the final assessment and diagram for the proceedings, is hereby approved, and confirmed.
    a. the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
    b. the District includes all of the lands so benefited; and,
    c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is

apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. That the Report is ordered to be filed in the Office of the City Engineer as a permanent record and to remain open for public inspection.
4. That the public interest and convenience requires, and the City Council does order the maintenance work to be made and performed as set forth in the Report (Attachment A) for the next fiscal year are confirmed and levied upon the respective lots or parcels of land in the Assessment District in the amounts as set forth in the Report (Attachment A). It is further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel receives from the proposed maintenance works of improvement.
5. The Finance Department is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.
6. The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.
7. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the Improvement Fund, City of Salinas, Harden Ranch Maintenance District, and such monies shall be expended only for the maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities as described in Section 4.
8. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2026, and ending June 30, 2027.
9. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.
10. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, and final approval of the Report as submitted or amended.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND LEVY AMOUNT AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE VISTA NUEVA MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has by previous Resolutions, ordered an Engineer's Report ("Report"), and initiated proceedings for the levy of the annual assessment for Vista Nueva Maintenance District, No. 97-2 (the "District") pursuant to the provisions of Landscaping and Lighting Act of 1972 (Division 14, Part 2 of the California Streets and Highways Code, beginning with Section 22500 (the "Act"); and

WHEREAS, the District is an existing assessment district in which assessments are not proposed to be increased as defined by Article XIIID of the California constitution (Proposition 218) and the Proposition 218 Omnibus Implementation Act, and is therefore exempt from the procedures and requirements pursuant to the California Constitution Article XIID Subsection 5(a); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein (or as amended) and found that it contained all the provisions required by the Act, California Constitution Articles XIIIC and XIIID, including (1) plans and specifications of the existing improvements and proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits, and that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, at this time a public hearing has been held relating to the levy of the annual assessment, and the City Council is now satisfied with the assessment diagrams and all other matters as contained in the Report dated, dated June 30, 2026 (Attachment A) as now submitted for final consideration and confirmation.

NOW, THEREFORE, BE IT RESOLVED, that the Salinas City Council finds the following:

1. That the above recitals are all true and correct.
2. That the Report as presented (or amended), including the final assessment and diagram for the proceedings, is hereby approved, and confirmed.
    a. the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
    b. the District includes all of the lands so benefited; and,
    c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is

apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. That the Report is ordered to be filed in the Office of the City Engineer as a permanent record and to remain open for public inspection.
4. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2026 and ending June 30, 2027.
5. That the public interest and convenience requires, and the City Council does order the maintenance work to be made and performed as set forth in the Report (Attachment A) for the next fiscal year are confirmed and levied upon the respective lots or parcels of land in the Assessment District in the amounts as set forth in the Report (Attachment A). It is further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel receives from the proposed maintenance works of improvement.
6. The Finance Department is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.
7. The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.
8. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the Improvement Fund, City of Salinas, Vista Nueva Maintenance District, and such monies shall be expended only for the maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities as described in Section 5.
9. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.
10. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, and final approval of the Report as submitted or amended.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE NORTH/EAST AREA MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has by previous Resolutions directed the preparation of and Engineer's Report ("Report"), and initiated proceedings for the levy of the annual assessment for the North/East Area Landscaping and Lighting District 1 (the "District") pursuant to the provisions of Landscaping and Lighting Act of 1972(Division 14, Part 2 of the California Streets and Highways Code, beginning with Section 22500 (the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein (or as amended) and found that it contained all the provisions required by the Act, California Constitution Articles XIIIC and XIIID, including (1) plans and specifications of the existing improvements and proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits, and that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, at this time a public hearing has been held relating to the levy of the annual assessment, and the City Council is now satisfied with the assessment diagrams and all other matters as contained in the Report dated, dated June 30, 2026 (Attachment A) as now submitted for final consideration and confirmation.

NOW, THEREFORE, BE IT RESOLVED, that the Salinas City Council finds as follows:

1. That a transfer of $85,113 from general funds to the District's Operating Reserve Fund (2105.50) is hereby approved to cover the parks and open space maintenance costs associated with the special benefits received by parcels outside the LMAD's boundaries
2. That the above recitals are all true and correct.
3. That the Report as presented (or amended), including the final assessment and diagram for the proceedings, is hereby approved, and confirmed.
    a. the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
    b. the District includes all of the lands so benefited; and,
    c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel

from the improvements and services.

4. That the Report is ordered to be filed in the Office of the City Engineer as a permanent record and to remain open for public inspection.
5. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2026 and ending June 30, 2027.
6. That the public interest and convenience requires, and the City Council does order the maintenance work to be made and performed as set forth in the Report (Attachment A) for the next fiscal year are confirmed and levied upon the respective lots or parcels of land in the Assessment District in the amounts as set forth in the Report (Attachment A). It is further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel receives from the proposed maintenance works of improvement.
7. That the authorized maximum assessment rates for the District include an annual adjustment by an amount equal to the annual change in the Engineering News Record Index, therefore, the assessments are increasing by an inflation factor of 2.29%.
8. The Finance Department is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.
9. The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.
10. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the Improvement Fund, City of Salinas, North/East Area Maintenance District and such monies shall be expended only for the maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities as described in Section 5.
11. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.
12. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, and final approval of the Report as submitted or amended.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE MIRA MONTE MAINTENANCE DISTRICT LANDSCAPE & LIGHTING DISTRICT NO 2 AND ASSESSMENT DISTRICT 2000-1 FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has by previous Resolutions directed the preparation of and Engineer's Report ("Report"), and initiated proceedings for the levy of the annual assessment for the Mira Monte Maintenance, Landscape & Lighting District No. 2 and Assessment District 2000-1 (the "District") pursuant to the provisions of Landscaping and Lighting Act of 1972(Division 14, Part 2 of the California Streets and Highways Code, beginning with Section 22500 (the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein (or as amended) and found that it contained all the provisions required by the Act, California Constitution Articles XIIIC and XIIID, including (1) plans and specifications of the existing improvements and proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits, and that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, at this time a public hearing has been held relating to the levy of the annual assessment, and the City Council is now satisfied with the assessment diagrams and all other matters as contained in the Report dated, dated June 30, 2026 (Attachment A) as now submitted for final consideration and confirmation.

NOW, THEREFORE, BE IT RESOLVED, that the Salinas City Council finds as follows:

1. That the above recitals are all true and correct.
2. That the Report as presented (or amended), including the final assessment and diagram for the proceedings, is hereby approved, and confirmed.
    a. the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
    b. the District includes all of the lands so benefited; and,
    c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.
3. That the Report is ordered to be filed in the Office of the City Engineer as a permanent

record and to remain open for public inspection.

4. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2026, and ending June 30, 2027.
5. That the public interest and convenience requires, and the City Council does order the maintenance work to be made and performed as set forth in the Report (Attachment A) for the next fiscal year are confirmed and levied upon the respective lots or parcels of land in the Assessment District in the amounts as set forth in the Report (Attachment A). It is further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel receives from the proposed maintenance works of improvement.
6. That the authorized maximum assessment rates for the District include an annual adjustment factor, therefore, the assessments are increasing to $693.82 per parcel.
7. The Finance Department is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to Chapter 4, Article 1, Section 22641 of the Act.
8. The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to Chapter 4, Article 2, Section 22646 of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.
9. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the Improvement Fund, City of Salinas, Mira Monte Maintenance District Landscape & Lighting District No 2 and
10. Assessment District 2000-1and such monies shall be expended only for the maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities as described in 5 above.
11. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.
12. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, and final approval of the Report as submitted or amended.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS, APPROVING THE ENGINEER'S REPORT, CONFIRMING THE DIAGRAM AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS FOR THE MONTE BELLA ASSESSMENT DISTRICT FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has by previous Resolutions directed the preparation of and Engineer's Report ("Report"), and initiated proceedings for the levy of the annual assessment for the Monte Bella Assessment District (the "District") pursuant to the provisions of Landscaping and Lighting Act of 1972(Division 14, Part 2 of the California Streets and Highways Code, beginning with Section 22500 (the "Act"); and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented and is satisfied with each and all of the items and documents as set forth therein (or as amended) and found that it contained all the provisions required by the Act, California Constitution Articles XIIIC and XIIID, including (1) plans and specifications of the existing improvements and proposed new improvements; (2) estimate of costs; (3) diagram of the District; and (4) an assessment according to benefits, and that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance, and services to be performed as set forth in said Report; and

WHEREAS, at this time a public hearing has been held relating to the levy of the annual assessment, and the City Council is now satisfied with the assessment diagrams and all other matters as contained in the Report dated, dated June 30, 2026 (Attachment A) as now submitted for final consideration and confirmation.

NOW, THEREFORE, BE IT RESOLVED, that the Salinas City Council finds as follows:

1. That a transfer of $130,617 from general funds to the District's Operating Reserve Fund (2109.50) is hereby approved to cover the parks and open space maintenance costs associated with the special benefits received by parcels outside the LMAD's boundaries
2. That the above recitals are all true and correct.
3. That the Report as presented (or amended), including the final assessment and diagram for the proceedings, is hereby approved, and confirmed.
    a. the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and,
    b. the District includes all of the lands so benefited; and,
    c. the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

4. That the Report is ordered to be filed in the Office of the City Engineer as a permanent record and to remain open for public inspection.
5. That the assessments as above authorized and levied for these proceedings will provide revenue and relate to the fiscal year commencing July 1, 2026, and ending June 30, 2027.
6. That the public interest and convenience requires, and the City Council does order the maintenance work to be made and performed as set forth in the Report (Attachment A) for the next fiscal year are confirmed and levied upon the respective lots or parcels of land in the Assessment District in the amounts as set forth in the Report (Attachment A). It is further determined that all assessments have been apportioned properly in accordance with the benefits that each parcel receives from the proposed maintenance works of improvement.
7. That the authorized maximum assessment rates for the District include an annual adjustment by an amount equal to the annual change in the Consumer Price Index, not to exceed 3% per year, plus any uncaptured excesses, and therefore, the assessments are not being increased above their authorized maximum amounts.
8. The Finance Department is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.
9. The County Auditor of the County of Monterey shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.
10. The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund known as the Improvement Fund, City of Salinas, Monte Bella Maintenance District such monies shall be expended only for the maintenance, operation, and servicing of the landscaping, lighting, and appurtenant facilities as described in 5 above.
11. The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.
12. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation of, and final approval of the Report as submitted or amended.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

CITY OF SALINAS

PRELIMINARY ENGINEER'S REPORT
AIRPORT BUSINESS CENTER LANDSCAPING
ASSESSMENT DISTRICT NO. 87-1
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA

May 2026

PREPARED BY

Harris & Associates

101 Progress, Suite 250
Irvine, CA 92618
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF SALINAS**

PROJECT: **AIRPORT BUSINESS CENTER LANDSCAPING ASSESSMENT DISTRICT NO. 87-1**

TO: **THE CITY COUNCIL OF THE**
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

AIRPORT BUSINESS CENTER LANDSCAPING ASSESSMENT DISTRICT NO. 87-1

(Hereinafter referred to as the "District"),

I, Tamorah Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates, and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A District Boundaries and Improvements
Appendix B Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 15, 2026

Harris & Associates

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____day of _____ 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the _____day of _____ 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART I – OVERVIEW

The City of Salinas (the "City") established the Salinas Airport Business Center Landscaping Assessment District No. 87-1 to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. Part II of this Report describes the improvements that are maintained by the District.

The District was created under Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972 of the State of California (the "1972 Act"). As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments. This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2026-27 for the Salinas Airport Business Center Landscaping Assessment District No. 87-1 (the "District").

Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIIID of the State Constitution, the District is a "grandfathered" assessment district by Section 5(a). As such it is not subject to the legal requirements of Proposition 218 so long as the assessments remain at rates that are equal to or less than the maximum assessment rates that were in place in 1996. As a result, the District does not have a built-in escalation factor to account for increasing maintenance costs resulting from inflation. Since the revenue generated through the levy of assessments has remained static while maintenance costs have increased annually, the District has had to draw upon assessment reserves to fund annual maintenance services.

The estimated cost of maintenance services for Fiscal Year 2026-27 are detailed in Part III of this Report. All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District.

A discussion of District benefits is provided in Part IV of this Report and the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report. Appendix B lists the assessment amount for each parcel in the District for Fiscal Year 2026-27. It is important to note that since the District assessments do not include a built-in inflationary factor, the revenue from assessments has remained at approximately $14,470 annually. However, maintenance costs have steadily risen each year. Annual maintenance costs within the District have been greater than assessment revenues for the last several years. The District has used reserves to offset the insufficiency of assessment revenues to pay for maintenance costs, however the District's reserves are depleted. Furthermore, maintenance service levels have been reduced to keep costs in line with revenue.

For Fiscal Year 2026-27, there would be a shortfall of approximately $3,562 between annual assessment revenues and estimated maintenance expenditures if desired services levels were to be maintained. Since District assessment revenue will not be sufficient to maintain desired service levels, maintenance levels will continue to be provided at a reduced level as needed to balance available revenues and expenditures. This includes a reduction in the watering of landscaped areas, as shown in Appendix A, and a reduction in the frequency of other maintenance activities. The landscaping maintenance contract agreement with Brightview Landscape Services for a reduced level of service was awarded June 18, 2024.

Maintenance levels will continue to decrease as costs increase as a result of inflation in coming years. The City has initiated discussions with District property owners regarding an assessment increase in order to increase services to the desired levels. It would require a mailed ballot property owner voting process to gain approval for the assessment increase, which would include a built-in annual inflation adjustment so that assessment rates could maintain pace with cost inflation in the future. The City expects to continue discussions with property owners as resources permit.

PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

The District assessments provide a dedicated source of funding for the maintenance and operation of and the furnishing of services and materials for the District improvements including maintenance, repair, and operation of all parkways, embankments, sprinkler systems, and landscaping, including curb and gutter damage from landscaping facilities that lie within the right-of-way of Moffett Street, La Guardia Street, and Vandenburg Street and associated improvements as allowed under the Salinas Municipal Code and the Lighting and Landscape Act of 1982 (the "Act").

The maintenance, servicing and operation is in accordance with NPDES requirements of the City of Salinas stormwater permit, as allowed under the Salinas Municipal Code. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

The improvements are located in three areas within the District with specific types of improvements in each area. Appendix A shows the location of all of the improvements in addition to the District boundaries, and the areas that will be maintained following a reduction in maintenance service levels.

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.

	Adopted Budget FY 2025-26	Amended Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES [1]					
Maintenance					
Landscaping and Other Maintenance [2]	**$5,500**	$5,500	$5,500	$5,500	$5,500
In-House Inspection	$3,010	$3,010	$3,100	$3,193	$3,289
Supplies, Printing, Postage	**$0**	$0	$0	$0	$0
Subtotal Maintenance:	$8,510	$8,510	$8,600	$8,693	$8,789
Utilities					
Water	**$2,700**	$2,700	$2,781	$2,864	$2,950
Electricity	**$812**	$812	$836	$861	$887
Subtotal Utilities:	$3,512	$3,512	$3,617	$3,726	$3,838
Administrative Expenses					
Agency Administration	**$1,300**	$1,300	$1,339	$1,379	$1,421
Professional Fees [3]	**$4,100**	**$4,100**	$4,223	$4,350	$4,480
City Collection Fee [4]	$0	$0	$390	$390	$390
Subtotal Administrative Expenses:	$5,400	$5,400	$5,952	$6,119	$6,291
Capital Improvements	$0	$0	$0	$0	$0
TOTAL EXPENDITURES:	**$17,422**	**$17,422**	**$18,170**	**$18,538**	**$18,917**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$14,468	$14,468	$14,468	$14,468	$14,468
Reserve From/(To)	$2,522	$2,522	$3,562	$4,070	$4,449
Estimated Interest Earnings	$432	$432	$140	$0	$0
TOTAL REVENUE AND LEVY ADJUSTMENTS	**$17,422**	**$17,422**	**$18,170**	**$18,538**	**$18,917**
DISTRICT STATISTICS					
Total Parcels	39	39	39	39	39
Total Parcels Levied	39	39	39	39	39
ASSESSMENT RATES					
Assessment Rate Per Acre	$217.49	$217.49	$217.49	$217.49	$217.49
Maximum Rate Per Acre [5]	$217.49	$217.49	$217.49	$217.49	$217.49
ASSESSMENT REVENUE					
Total Assessments Levied	$14,468	$14,468	$14,468	$14,468	$14,468
Assessment Revenue at Maximum Rates	$14,468	$14,468	$14,468	$14,468	$14,468
Capacity for Additional Revenue	$0	$0	$0	$0	$0
FUND BALANCE INFORMATION					
Reserve Fund					
Beginning Reserve Fund Balance	**$11,461**	**$11,461**	$9,339	$5,918	$1,847
Surplus/(Deficit)	($2,522)	($2,522)	($3,562)	($4,070)	($4,449)
Interest (1.5%)	$400	$400	$140	$0	$0
Projected Ending Reserve Fund Balance:	**$9,339**	**$9,339**	**$5,918**	**$1,847**	**($2,602)**

[1] Estimated expenditures for FY 26-27 through FY 28-29 are equal to the prior years' budgeted amount, increased by 3% unless noted otherwise.

[2] Landscaping and Other Maintenance costs include Brightview Landscape Services, Inc. agreement awarded on June 18, 2024 for a reduced level of service, and other anticipated maintenance costs.

[3] Professional Fees are based on Harris & Associates district administration contract.

[4] City Collection Fee is based on fee of $10 per assessed parcel.

[5] Maximum Rate Per Acre can't be increased unless approved by a property owner vote in compliance with Proposition 218.

Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- *Landscaping and Other Maintenance.* Includes all contracted labor, material and equipment required to properly maintain the landscaping and other improvements, such as parkways, embankments, and sprinkler systems within the District. Also included are curb and gutter related to damage from landscaping facilities.
- *In-House Inspection.* Costs related to Inspectors on City staff who provide services such as maintenance work monitoring, documentation, and inspection.

Utilities

- *Water.* The cost of water required for the operation and maintenance of landscaping facilities.
- *Electricity.* The cost of electricity required for the operation and maintenance ornamental lighting and irrigation facilities.

Administrative Expenses

- *Agency Administration.* The cost to the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and for time utilized for District purposes, the costs of resource materials or any other administrative expenses or fees associated with the District.
- *Professional Fees.* The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.
- *City Collection Fee.* The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is $10 per levied parcel.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in a Benefit Zone or in the District.

Reserve From/(To). The amount transferred from the Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Reserve Fund.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Operating Reserve Fund and the Capital Reserve Fund.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are assessed.

Assessment Rates

Assessment Rate per Acre. The rate per acre levied on Non-Single Family Residence Parcels.

Maximum Rate per Acre. The maximum rate per acre that can be levied on Non-Single Family Residence Parcels.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at maximum rates, this is the additional amount of revenue can be generated if the assessments are increased up to the maximum rates.

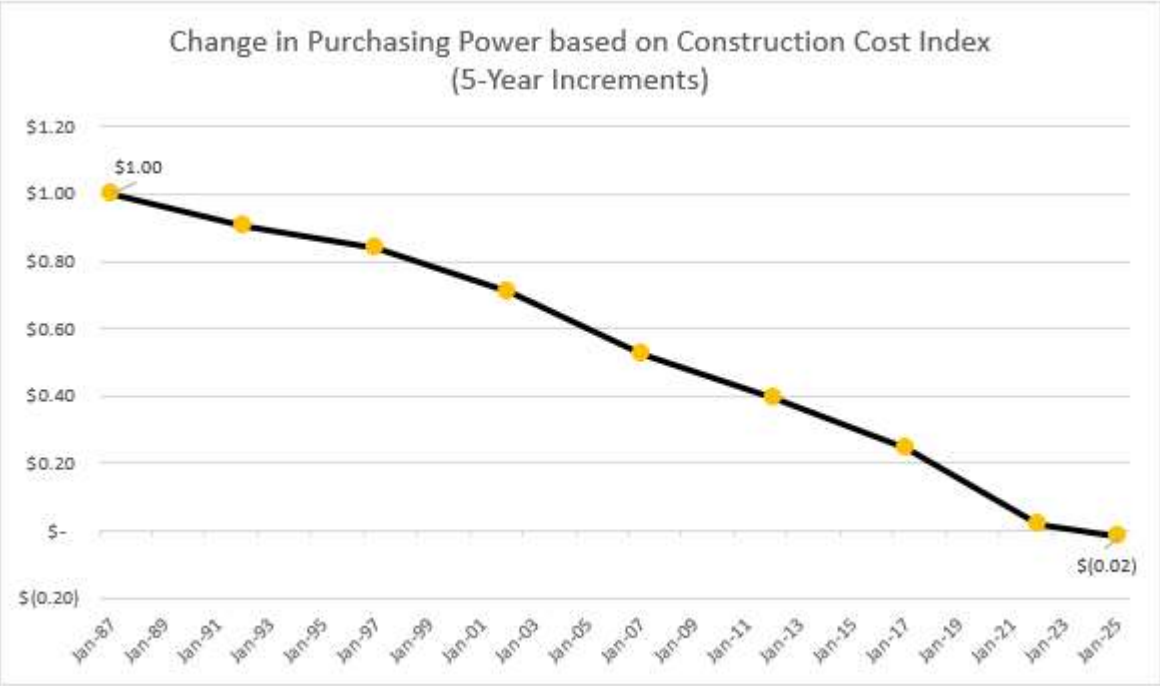
Fund Balance Information

Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year. The reserve fund is also utilized for capital replacement.

Level of Maintenance Service Provided

At the time of formation of the District, assessment rates were set so that assessment revenues were sufficient to fund the maintenance services required for the maintenance of the improvements within the District that provide a special benefit to parcels within the District. However, since 2003 when a provision for adjusting the assessment rates annually for inflation was not approved by property owners, the frequency and level of maintenance services which the District has been able to provide has gradually been reduced. While the cost of labor, materials, utilities, and other services have continued to increase annually, the assessment revenues have not increased.

The table and graph below reflect the estimated decline in purchasing power since the District was formed based on the increase in the Engineering News Record Construction Cost Index for the San Francisco Area (CCI) since 1987. Common labor costs and wages in dollars per hour are primary components of CCI and are reflections of the cost of providing services in the District.



The graph illustrates the fact that the level of maintenance services that the District can currently provide from assessment revenue funding only, is less than the level that could be provided in 1987. Maintenance levels have been significantly reduced to keep District costs in alignment with District revenue.

There are various methods which may be used to address this issue including continued reductions in maintenance service levels or submitting a Proposition 218 ballot measure to the property owners in order to adjust assessment rates to fully fund District expenditures which would include a provision for annual escalation of rates to account for inflation.

PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the "Act") allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include "sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service".

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> — Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements."

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels.

Proposition 218 – The Grandfather Clause

The District was established prior to the adoption of Proposition 218 which established July 1, 1997 as the effective date for assessments to meet all of the requirements of Article XIII D of the California State Constitution. As a result the Airport Business Center Landscaping Assessment District No. 87-1 is "grandfathered" under Section 5 of Article XIIID which states:

> *"Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article… …the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set fort… …any assessment… … sidewalks, streets, sewers, water, flood control, drainage systems or vector control…"*
>
> — Article XIID, Section 5

Section 5 further states that "subsequent increases in such assessments shall be subject to the procedures and approval process…" required by Proposition 218. In 2003, a proposed assessment rate increase was presented to the property owners in the District, and a majority protest was received for any increase in the assessment. Any proposed increase to the existing assessment rate will require that the District be brought into compliance with the requirements of Article XIII D and the approval of a majority of the property owners who return their assessment ballot weighted by assessment amount.

General Benefits

When the existing District assessments were established, the requirement that general benefits be separated from special benefits did not yet exist and the quantification of general benefits is not considered as it relates to the assessments. Any proposed increase in the assessment rates will require the separation of general benefits from special benefits and the quantification of general benefits.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development to serve the parcels within the District. The desirability of properties within the District are enhanced by the presence of well-maintained landscaping in close proximity to those properties. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and well-maintained landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessed Parcels

Within the boundaries of the District, there are several types of properties that are not assessed based upon the assessment methodology that was adopted when the District was formed. These parcels include:

- Publicly owned parcels that are reserved as Public Open Space or are developed for active recreation are maintained and serviced by the District.
- Publicly owned wetland parcels.
- Certain Public Utility parcels.
- Privately owned open space parcels.

Any proposed assessment rate increase in the future will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.

PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The Method of Assessment for the District follows:

The cost of maintenance, repair and operation for the District are distributed in proportion to the area properties within the District benefit. The area of each parcel is used to determine how much a property benefits from this District. The total assessable area of the District is 64.73 acres. This does not include acreage owned by governmental agencies.

The costs have been distributed to the properties within the District accordingly. All of the costs will be paid by the properties within the District, except property owned by the public agencies. APN 003-863-002, currently owned by the City of Salinas, and APN 003-863-009, currently owned by the County of Monterey, are assessed zero $0.00.

Assessments

The maximum allowed assessment rate is $217.49 per acre. Applying the maximum allowed assessment rates and adding the City Collection Fee determines the maximum assessment levy for the District:

Total Assessable Acreage	*64.73 Acres*	*x*	*$217.49 per Acre*	*=*	*$14,078.13*
City Collection Fee	*39 Parcels*	*x*	*$10.00 per Parcel*	*=*	*$390.00*
	Total Maximum Assessment Levy for the District:			***=***	***$14,468.19***

Each parcel may be levied up to the maximum assessment rate. The actual amount levied may be less than the maximum assessment rate.

PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Airport Business Center Landscaping Assessment District No. 87-1 Boundaries

Appendix A contains reduced copies of the Assessment Diagram, showing reduced maintenance area (A-1) and the full improvements (A-2).

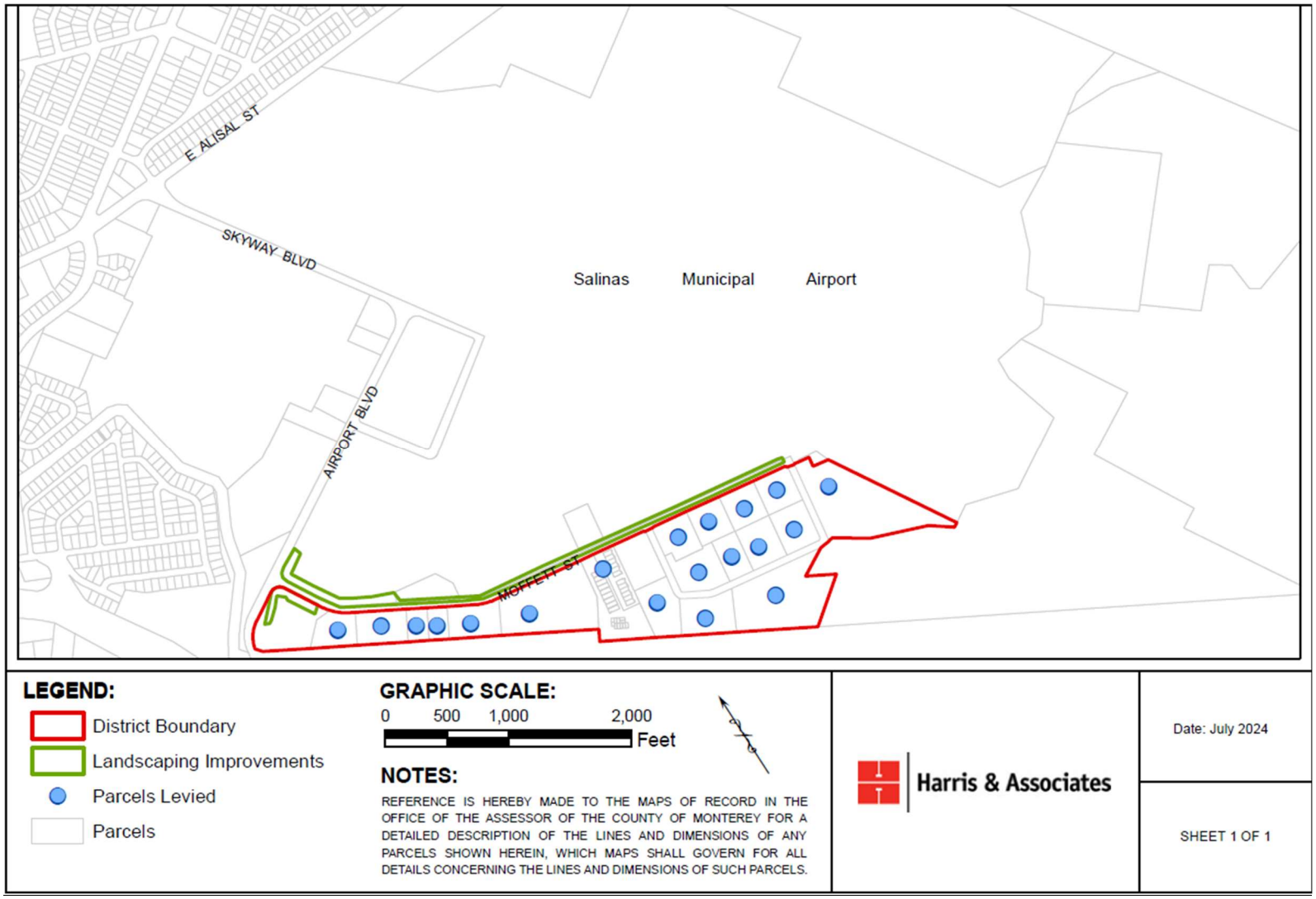
PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District is provided on the following pages and submitted separately, as "Assessment Roll for City of Salinas, Airport Business Center Landscaping Assessment District No. 87-1, Fiscal Year 2026-27", which is under separate cover, and is on file in the Office of the City Clerk.

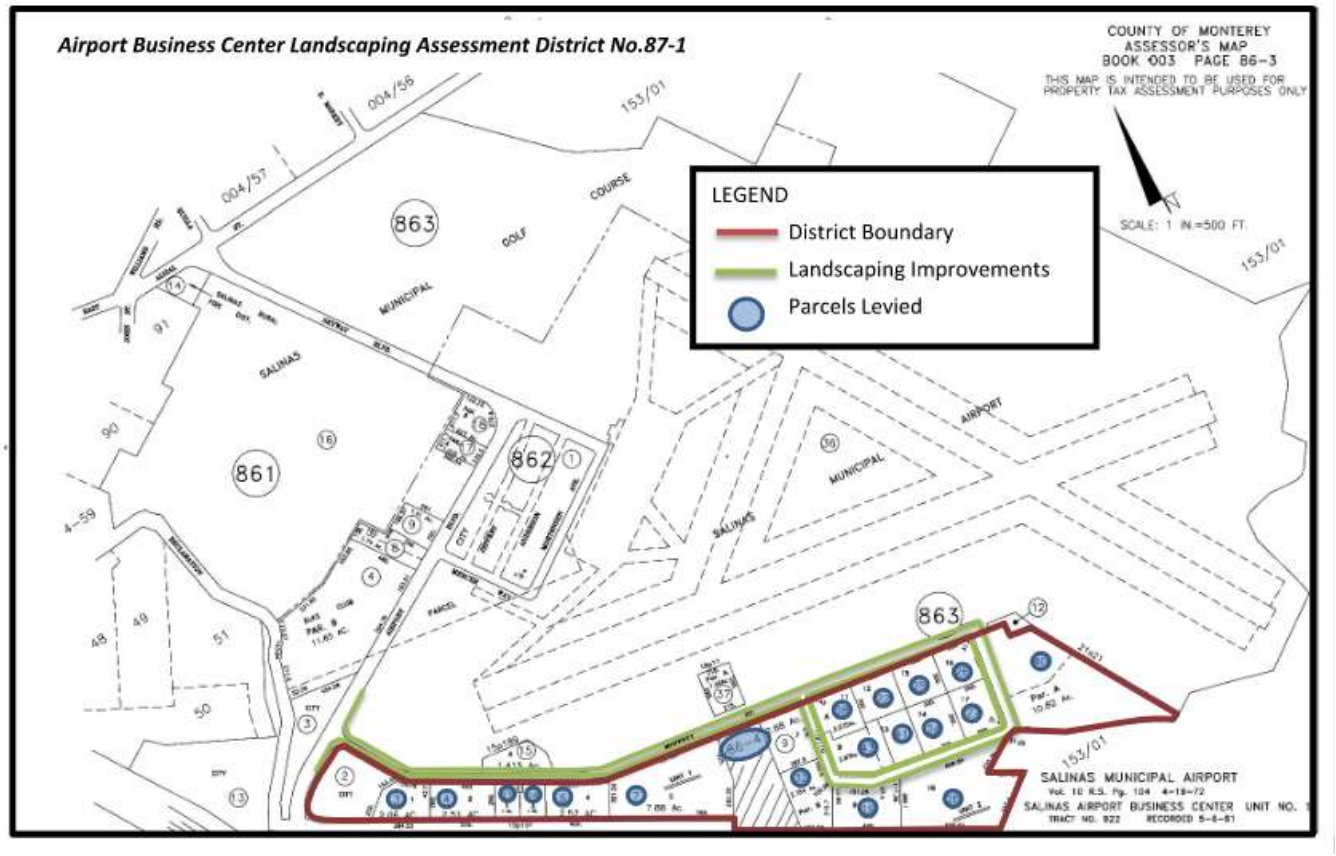
The Assessment Roll, shown in Appendix B, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – A-1 REDUCED MAINTENANCE SERVICE AREAS



APPENDIX A – A-2 BOUNDARY AND ALL IMPROVEMENT AREAS



APPENDIX B – ASSESSMENT ROLL

Assessor's Parcel Number	Parcel Acreage	Rate Per Acre	Assessment Amount	City Fee Amount	Total Levy Amount*
003-863-003-000	2.06	$217.49	$448.03	$10.00	$458.02
003-863-004-000	2.51	$217.49	545.90	10.00	555.90
003-863-006-000	2.57	$217.49	558.95	10.00	568.94
003-863-007-000	7.88	$217.49	1,713.83	10.00	1,723.82
003-863-013-000	1.00	$217.49	217.49	10.00	227.48
003-863-014-000	1.00	$217.49	217.49	10.00	227.48
003-863-019-000	3.15	$217.49	685.10	10.00	695.10
003-863-022-000	2.07	$217.49	450.21	10.00	460.20
003-863-024-000	2.41	$217.49	524.15	10.00	534.14
003-863-025-000	2.07	$217.49	450.21	10.00	460.20
003-863-026-000	2.06	$217.49	448.03	10.00	458.02
003-863-027-000	2.41	$217.49	524.15	10.00	534.14
003-863-028-000	8.71	$217.49	1,894.34	10.00	1,904.34
003-863-032-000	2.78	$217.49	604.62	10.00	614.62
003-863-038-000	2.10	$217.49	456.73	10.00	466.72
003-863-040-000	10.82	$217.49	2,353.19	10.00	2,363.18
003-863-041-000	2.41	$217.49	524.15	10.00	534.14
003-863-043-000	2.16	$217.49	469.78	10.00	479.78
003-864-003-000	1.76	$217.49	382.78	10.00	392.78
003-866-001-000	0.14	$217.49	30.45	10.00	40.44
003-866-002-000	0.14	$217.49	30.45	10.00	40.44
003-866-003-000	0.14	$217.49	30.45	10.00	40.44
003-866-004-000	0.14	$217.49	30.45	10.00	40.44
003-866-005-000	0.14	$217.49	30.45	10.00	40.44
003-866-006-000	0.14	$217.49	30.45	10.00	40.44
003-866-007-000	0.14	$217.49	30.45	10.00	40.44
003-866-008-000	0.14	$217.49	30.45	10.00	40.44
003-866-009-000	0.14	$217.49	30.45	10.00	40.44
003-867-001-000	0.14	$217.49	30.45	10.00	40.44
003-867-002-000	0.14	$217.49	30.45	10.00	40.44
003-867-003-000	0.14	$217.49	30.45	10.00	40.44
003-867-004-000	0.14	$217.49	30.45	10.00	40.44
003-867-005-000	0.14	$217.49	30.45	10.00	40.44
003-867-006-000	0.14	$217.49	30.45	10.00	40.44
003-867-007-000	0.14	$217.49	30.45	10.00	40.44
003-867-008-000	0.14	$217.49	30.45	10.00	40.44
003-867-009-000	0.14	$217.49	30.45	10.00	40.44
003-867-010-000	0.14	$217.49	30.45	10.00	40.44
003-867-011-000	0.14	$217.49	30.45	10.00	40.44
Totals for 39 Parcels:	**64.73**		**$14,078.13**	**$390.00**	**$14,467.80**

*Total levy amounts have been rounded down to meet the County requirement for enrollment amounts to be in even penny increments.

CITY OF SALINAS

PRELIMINARY ENGINEER'S REPORT
HARDEN RANCH MAINTENANCE ASSESSMENT DISTRICT NO. 2
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA

May 2026

PREPARED BY

Harris & Associates

101 Progress, Suite 250
Irvine, CA 92618
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF SALINAS**

PROJECT: **HARDEN RANCH MAINTENANCE ASSESSMENT DISTRICT NO. 2**

TO: **THE CITY COUNCIL OF THE**
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

HARDEN RANCH MAINTENANCE ASSESSMENT DISTRICT NO. 2

(Hereinafter referred to as the "District"),

I, Tamorah Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A Detention Basin Location Plat (McKinnon Park Site)
Appendix B Landscape Maintenance Services
Appendix C District Boundaries and Improvements
Appendix D Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 15, 2026

Harris & Associates

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____ 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the _____ day of _____ 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART I – OVERVIEW

The City of Salinas (the "City") established the Harden Ranch Maintenance District to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. The district was created under Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972 of the State of California (the "1972 Act"). As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2026-27 for the Harden Ranch Maintenance District (the "District"). Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIIID of the State Constitution, the District is a "grandfathered" assessment district by Section 5(a). As such it is not subject to the legal requirements of Proposition 218 so long as the assessments remain at rates that are equal to or less than the maximum assessment rates that were in place in 1996. As a result, the District does not have a built-in escalation factor to account for increasing maintenance costs resulting from inflation. In 1999, the City conducted a property owner assessment ballot in accordance to Proposition 218 to add an annual escalator based upon the annual change in the Consumer Price Index (CPI) which would allow the assessment rate to be increased annually to offset the impacts of inflation. A majority of the property owners voted against the increase in assessment rates that included the inflation factor. Since the revenue generated through the levy of assessments has remained static while maintenance costs have increased annually, the District has had to draw upon assessment reserves to fund annual maintenance services.

The estimated cost of maintenance services for Fiscal Year 2026-27 are detailed in Part III of this Report. All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District. A discussion of District benefits is provided in Part IV of this Report and the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix D lists the assessment amount for each parcel in the District for Fiscal Year 2026-27.

It is important to note that since the District assessments do not include a built-in inflationary factor, the revenue from assessments has remained at approximately $155,000 annually. However, maintenance costs have steadily risen each year. Annual maintenance costs within the District have been greater than assessment revenues for the last several years. The District has used reserves to offset the insufficiency of assessment revenues to pay for maintenance costs. The District maintains minimal reserves with the Reserve Fund balance, which is projected to be approximately $223,381 at the beginning of FY 2026-27. The Reserve Fund is used to cover the costs necessary to operate the District from the time period of July

1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills as well as the capital replacement of improvements.

Since District reserves are not expected to be sufficient to maintain current service levels at the desired level, maintenance levels have been reduced to balance available revenues with expenditures. A landscaping maintenance contract agreement with Brightview Landscape Services for a reduced level of service, including reductions in tree trimming and in the frequency of other maintenance activities, was awarded June 18, 2024.

As costs increase as a result of inflation in coming years, maintenance levels will be adjusted accordingly. In 2019, the City initiated discussions with District property owners regarding an assessment increase in order to increase services to the desired levels. Moving forward would require a mailed ballot property owner voting process to gain approval for the assessment increase. The City expects to continue discussions with property owners as resources permit.

PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

The assessments provide for the maintenance and operation of and the furnishing of services and materials for, masonry walls, detention basins, landscaping, irrigation systems, landscaping which includes trees, shrubs, grass, and other ornamental vegetation, and appurtenant facilities, including irrigation systems and drainage devices within the District. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

The improvements are located in three areas within the District with specific types of improvements in each area. Appendices B and C shows the location of all of the improvements in addition to the District boundaries.

District Boundary Area Improvements

The improvements consist of crosswalks, signs and median strips located along the following street segments:

Street	Segment
North Main Street	Cherokee Drive to San Juan Grade Road
San Juan Grade Road	North Main Street to Boronda Road
Natividad Road	Boronda Road to Emerald Way
Harden Parkway	The most westerly 925 feet of Harden Parkway
East Boronda Road	The most westerly 575 feet of East Boronda Road

District Interior Area Improvements

The improvements consist of walkways, crosswalks, masonry, walls, signs, and parkways, embankments, sprinkler systems, ornamental plantings including lawns, shrubs, and trees including all structures or other facilities necessary for parkway purposes that lie in this area. The improvements are located along the following street segments:

Street	Segment
El Dorado Drive	Boronda Road to Harden Parkway
McKinnon Drive	Boronda Road to 1,230 feet southerly of Harden Parkway
Natividad Road	Boronda Road to Emerald Way
Harden Parkway	The most westerly 925 feet of Harden Parkway located within District boundary

The District Interior Area Improvements were reviewed during a recent internal audit, which will allow the District to reduce expenses by removing several roadway segments from the landscape maintenance contract that were not in the above-listed segments.

Storm Water Detention Basin

The improvements include maintenance and clean up as a result of inundation by stormwater detention of a storm water detention basin located on a shared use site. Specific details regarding the site and the improvements are provided in Appendix A of this Report. A description and the location of the site is as follows:

Site	Description and Location
McKinnon Park Site	4.570 acres representing all of McKinnon Park which is located on the northeast corner of Harden Parkway and McKinnon Street

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.

	Adopted Budget FY 2025-26	Amended/Actual Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES [1]					
Maintenance					
Landscaping Contracting Services [2]	$67,000	$76,063	$78,344	$80,695	$83,116
In-House Inspection	$3,010	$3,010	$3,100	$3,193	$3,289
Supplies, Printing and Postage	$500	$500	$515	$530	$546
Subtotal Maintenance:	$70,510	$79,573	$81,960	$84,418	$86,951
Utilities					
Landscape Water [3]	$36,050	$36,050	$47,158	$48,572	$50,029
Landscape Lighting Controllers Electricity	$3,090	$3,090	$3,183	$3,278	$3,377
Subtotal Utilities:	$39,140	$39,140	$50,340	$51,850	$53,406
Administrative Expenses					
Professional Fees [4]	$7,500	$3,938	$4,056	$4,177	$4,303
City Collection Fee [5]	$15,000	$9,500	$14,980	$14,980	$14,980
Other Charges and Contigencies	$3,000	$3,000	$3,000	$3,000	$3,000
Subtotal Administrative Expenses:	$25,500	$16,438	$22,036	$22,157	$22,283
Capital Improvements	$0	$0	$0	$0	$0
TOTAL EXPENDITURES:	**$135,150**	**$135,150**	**$154,336**	**$158,426**	**$162,640**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$155,164	$155,164	$155,154	$155,154	$155,154
Reserve From/(To)	($22,914)	($22,914)	($4,169)	($192)	$3,967
Additional City Contribution	$0	$0	$0	$0	$0
Estimated Interest Earnings	$2,900	$2,900	$3,351	$3,464	$3,518
TOTAL REVENUE AND LEVY ADJUSTMENTS:	**$135,150**	**$135,150**	**$154,336**	**$158,426**	**$162,640**
DISTRICT STATISTICS					
Total Parcels	1,514	1,514	1,515	1,515	1,515
Total Parcels Levied	1,498	1,498	1,498	1,498	1,498
Total Single Family Residence Parcels	1,458	1,458	1,458	1,458	1,458
Total Non-Single Family Residence Parcels	39	39	40	40	40
Total Non-Single Family Residence Acreage	121.35	121.35	121.35	121.35	121.35
ASSESSMENT RATES [6]					
Assessment Rate per Single Family Unit	$66.72	$66.72	$66.72	$66.72	$66.72
Assessment Rate Per Acre	$353.66	$353.66	$353.66	$353.66	$353.66
Maximum Rate per Single Family Unit	$66.72	$66.72	$66.72	$66.72	$66.72
Maximum Rate Per Acre	$353.66	$353.66	$353.66	$353.66	$353.66
ASSESSMENT REVENUE					
Total Assessments Levied	$155,164	$155,164	$155,154	$155,154	$155,154
Assessment Revenue at Maximum Rates	$155,164	$155,164	$155,154	$155,154	$155,154
Capacity for Additional Revenue	$0	$0	$0	$0	$0
FUND BALANCE INFORMATION [7]					
Reserve Fund					
Beginning Reserve Fund Balance	$200,471	$200,471	$223,381	$230,901	$234,557
Surplus/(Deficit)	$22,914	$20,010	$4,169	$192	($3,967)
Interest (1.5%)	$2,900	$2,900	$3,351	$3,464	$3,518
Projected Ending Reserve Fund Balance:	**$226,285**	**$223,381**	**$230,901**	**$234,557**	**$234,108**

[1] Estimated expenditures for FY 26-27 through FY 28-29 equal the prior years' budgeted amount increased by 3% unless noted otherwise. Costs represent a reduced level of maintenance services.

[2] Landscaping and Other Maintenance costs are based on Brightview Landscaping Services, Inc. agreement awarded on June 18, 2024.

[3] Landscape water fees are based on FY2026-27 actual expense of $45,784, increased by 3%.

[4] Professional Fees are based on Harris & Associates district administration contract.

[5] City Collection Fee is based on fee of $10 per assessed parcel.

[6] Maximum Rates can't be increased unless approved by a property owner vote in compliance with Proposition 218.

[7] City will be requesting transfer of a portion of reserve balance to a capital reserve fund.

Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- *Landscaping Contracting and Extra Services.* Includes all contracted labor, material and equipment required to properly maintain the landscaping improvements within the District, including routine pruning services within the landscaped areas of the boulevards and local streets of the District.
- *In-House Inspection.* Costs related to Inspectors on City staff who provide services such as construction work monitoring, project documentation, inspection and testing during the construction phase of a project.
- *Supplies, Printing, and Postage .* Includes unforeseen costs of supplies and repairs that are not included in the yearly maintenance contracts. This may include repair of damaged amenities due to vandalism, storms, frost and planned upgrades of the improvements including all renovation costs. Examples of upgrades are replacement of plant materials and/or renovation of irrigation or ornamental lighting systems.

Utilities

- *Landscape Water.* The cost of water required for the operation and maintenance of landscaping facilities.
- *Landscape Lighting Controllers Electricity.* The cost of electricity required for the operation and maintenance ornamental lighting and irrigation facilities.

Administrative Expenses

- *Agency Administration.* The cost to the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and for time utilized for District purposes, the costs of resource materials or any other administrative expenses or fees associated with the District.
- *Professional Fees.* The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.
- *City Collection Fee.* The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is $10 per levied parcel.
- *Other Charges and Contingencies.* The amount budgeted to pay for unforeseen costs that are not included in the budget.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in a Benefit Zone or in the District.

Reserve From/(To). The amount transferred from the Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Reserve Fund.

Additional City Contribution. The amount, if any, that the City contributes to the District to help cover the cost of services in the District.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Reserve Fund and the Capital Reserve Fund.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are assessed.

Total Single Family Parcels Levied. The total number of parcels levied in the District that contain one or more single family residential unit(s).

Total Non-Single Family Parcels Levied. The total number of parcels levied in the District that are not Single Family Residence Parcels.

Total Non-Single Family Residence Acreage. The total combined acreage for Non-Single Family Residence Parcels.

Assessment Rates

Assessment Rate per Single Family Unit. The rate per residential unit levied on Single Family Residence Parcels.

Assessment Rate per Acre. The rate per acre levied on Non-Single Family Residence Parcels.

Maximum Rate per Single Family Unit. The maximum rate per residential unit that can be levied on Single Family Residence Parcels.

Maximum Rate per Acre. The maximum rate per acre that can be levied on Non-Single Family Residence Parcels.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at maximum rates, this is the additional amount of revenue can be generated if the assessments are increased up to the maximum rates.

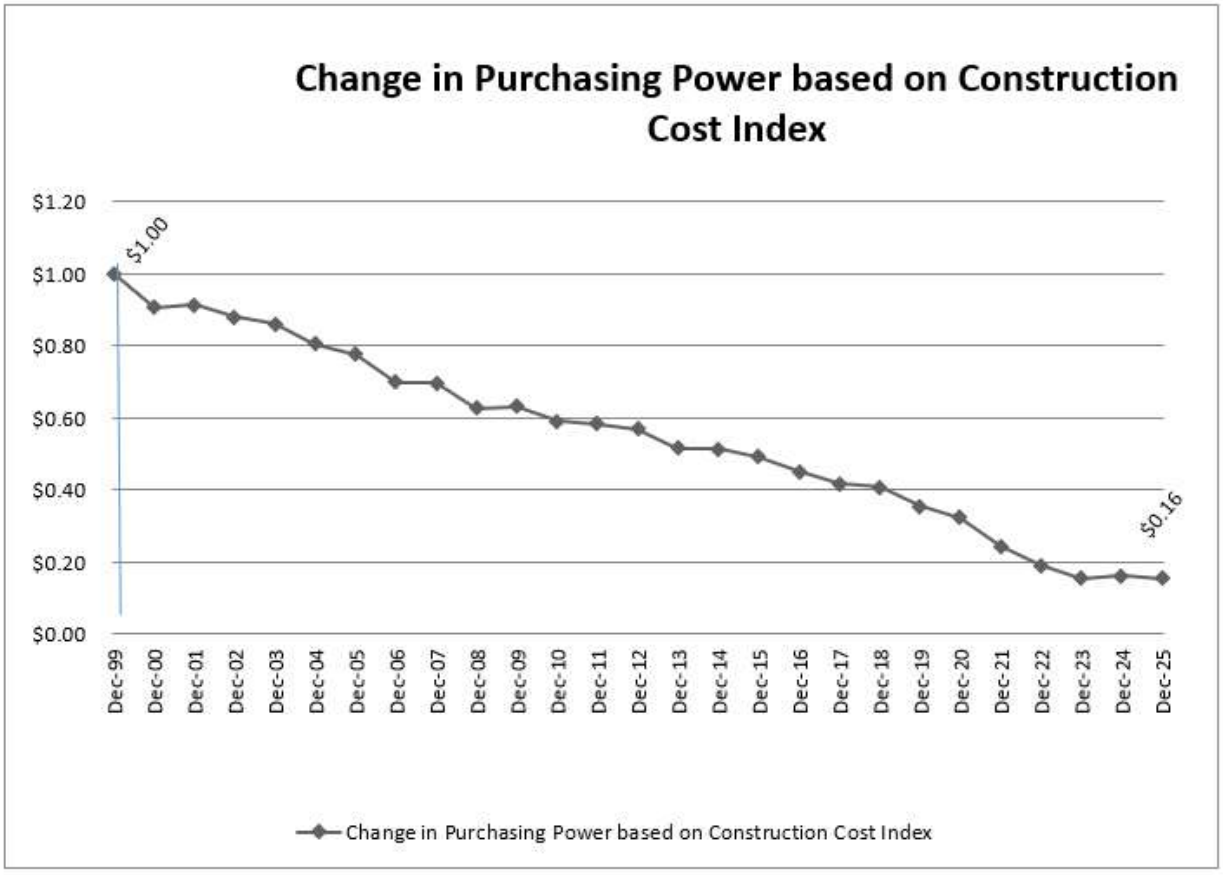
Fund Balance Information

Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year. The reserve fund is also utilized for capital replacement.

Level of Maintenance Service Provided

At the time of formation of the Harden Ranch Maintenance District, assessment rates were set so that assessment revenues were sufficient to fund the maintenance services required for the maintenance of the improvements within the District that provide a special benefit to parcels within the District. However, since 1999 when a provision for adjusting the assessment rates annually for inflation was not approved by property owners, the frequency and level of maintenance services which the District has been able to provide, has gradually been reduced. While the cost of labor, materials, utilities and other services have continued to increase annually, the assessment revenues have not increased. The District's landscape contract's area of maintenance included recreation areas (such as playgrounds, exercise courts, horseshoe pit courts), median islands in certain roadway segments. These items of work will be removed in an effort to bring costs down.

The table and graph on the next page reflect the estimated decline in purchasing power since the District was formed based on the increase in the Engineering News Record Construction Cost Index for the San Francisco Area (CCI) since 1999. Common labor costs and wages in dollars per hour are primary components of CCI and are reflections of the cost of providing services in the District.



The graph illustrates the fact that the level of maintenance services that the District can currently provide from assessment revenue funding only, is estimated to be approximately 13% of the level that could be provided in 1999.

If needed, further reductions in maintenance levels will occur in order to balance expenditures with assessment revenue. This will include reductions in the frequency of tree trimming and other maintenance activities. Since the District is required to maintain drainage and water quality basins under the City's NPDES permit, the reduction in maintenance service levels will occur in other areas and are expected to impact the appearance of landscaping, and other improvements within the District in coming years.

There are options available to address this issue. Reductions in maintenance service levels can continue or a Proposition 218 ballot measure can be submitted to the property owners. A ballot measure would include a provision for annual escalation of rates to account for inflation in order to fully fund future District expenditures.

PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the "Act") allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include "sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service".

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> — Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements."

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels.

Proposition 218 – The Grandfather Clause

The Harden Ranch Maintenance District was established prior to the adoption of Proposition 218 which established July 1, 1997 as the effective date for assessments to meet all of the requirements of Article XIII D of the California State Constitution. As a result, the Harden Ranch Maintenance District is "grandfathered" under Section 5 of Article XIIID which states:

> *"Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article… …the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set fort… …any assessment… … sidewalks, streets, sewers, water, flood control, drainage systems or vector control…"*
>
> — Article XIID, Section 5

Section 5 further states that "subsequent increases in such assessments shall be subject to the procedures and approval process…" required by Proposition 218. In 1999, a proposed assessment rate increase was presented to the property owners in Harden Ranch, and a majority protest was received for any increase in the assessment. Any proposed increase to the existing assessment rate will require that the District be brought into compliance with the requirements of Article XIII D. This requires majority approval of property owners that return their assessment ballots, which are weighted by assessment amount (one dollar = one vote).

General Benefits

When the existing District assessments were established, the requirement that general benefits be separated from special benefits did not yet exist and the quantification of general benefits was not considered as it related to the assessments. Any proposed increase in the assessment rates will require the separation of general benefits from special benefits and the quantification of general benefits.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development to serve the parcels within the District. The desirability of properties within the District are enhanced by the presence of well-maintained landscaping in close proximity to those properties. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and well maintained landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Increased sense of pride in ownership of property resulting from well-maintained improvements in proximity to the properties subject to the assessments.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessed Parcels

Within the boundaries of the District, there are several types of properties that are not assessed based upon the assessment methodology that was adopted when the District was formed. These parcels include:

- Publicly owned parcels that are reserved as Public Open Space or are developed as City Parks for active recreation and are maintained and serviced by the District.
- Publicly owned wetland parcels.
- Certain Public Utility parcels.
- Privately owned open space parcels.
- Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the Single-Family Unit rate.

Any proposed assessment rate increase in the future will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.

PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The Method of Assessment for the District follows:

Land Use Classification

All parcels within the District are classified as either a Single Family Residence Parcel, a Non-Single Family Residence Parcel or a Non-Assessed Parcel as defined below:

Single Family Residential Parcel. A parcel containing one or more single family residential unit(s).

Non-Single Family Residence Parcels. A parcel that is not a Single Family Residence Parcel.

Non-Assessed Parcels. A parcel that does not receive special benefit from the improvements as described on the previous page.

Single Family Residence Parcels and Non-Single Family Residence Parcels are deemed to receive special benefit from the improvements and have special benefit conferred upon them as a result of the maintenance and operation of the improvements.

Assessments

The maximum allowed annual assessment for Single Family Residential Parcels is $66.72 per residential unit and $353.66 per acre for Non-Single Family Residential Parcels. The maximum assessment rates are based on an average residential density of 5.3 residential units per acre ($66.72 x 5.3 = $353.66).

Applying the maximum allowed assessment rates and adding the City Collection Fee determines the maximum assessment levy for the District:

Single Family Residence Parcels	*1,458 Units*	*x $66.72 per Unit*	=	*$97,277.76*
Non-Single Family Residence Parcels	*121.347 Acres*	*x $353.66 per Acre*	=	*$42,915.58*
City Collection Fee	*1,498 Parcels*	*x $10.00 per Parcel*	=	*$14,980.00*
		Total Maximum Assessment Levy for the District:	=	***$155,173.34***

Each parcel may be levied up to the maximum assessment rate.

PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Harden Ranch Maintenance Assessment District No. 2 Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix C.

PART VII – ASSESSMENT ROLL

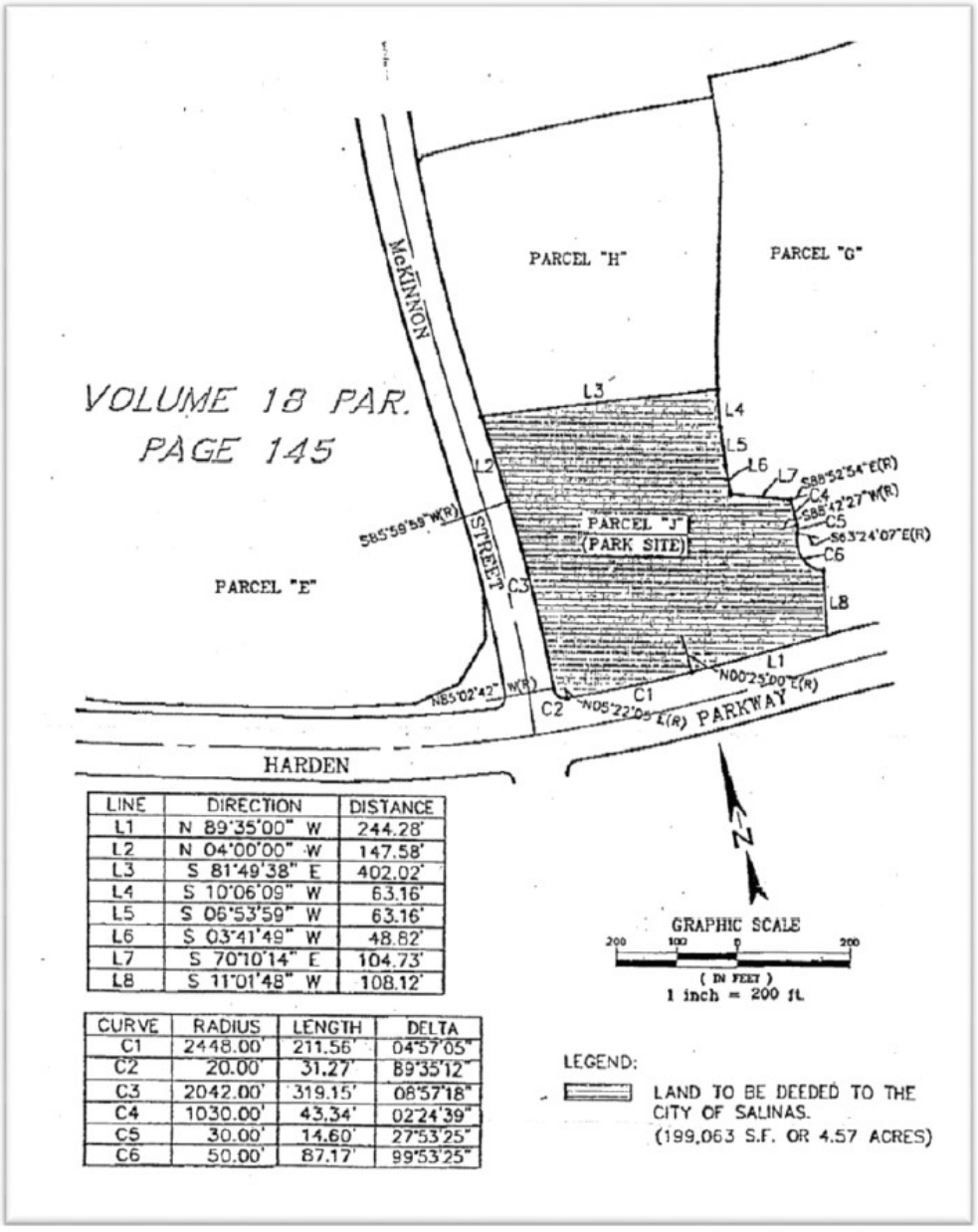
The assessment set forth for each parcel is shown on the Assessment Roll for the District is provided on the following pages and is submitted separately, as "Assessment Roll for City of Salinas, Harden Ranch Maintenance Assessment District No. 2, Fiscal Year 2026-27", which is under separate cover, and on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix D, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – DETENTION BASIN LOCATION PLAT (MCKINNON PARK SITE)

The location of the detention basin at the McKinnon Park site is the Real Property situated in the City of Salinas, Monterey County, California, described as Parcel "J" (4.57 ac.) as said parcel is shown and described in the parcel map recorded December 20, 1991, in Volume 18 of Parcel Maps at page 145, Official Records of Monterey County, California (APN 211-231-45) and illustrated below.



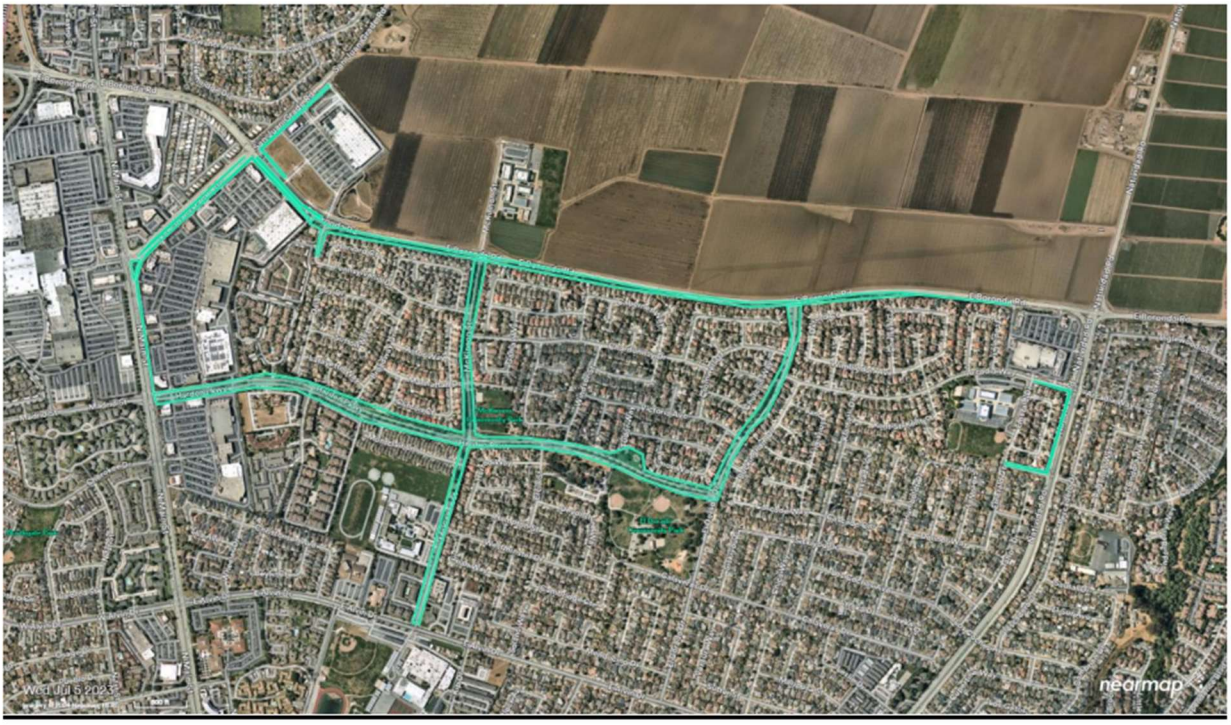
LINE	DIRECTION	DISTANCE
L1	N 89°35'00" W	244.28'
L2	N 04°00'00" W	147.58'
L3	S 81°49'38" E	402.02'
L4	S 10°06'09" W	63.16'
L5	S 06°53'59" W	63.16'
L6	S 03°41'49" W	48.82'
L7	S 70°10'14" E	104.73'
L8	S 11°01'48" W	108.12'

CURVE	RADIUS	LENGTH	DELTA
C1	2448.00'	211.56'	04°57'05"
C2	20.00'	31.27'	89°35'12"
C3	2042.00'	319.15'	08°57'18"
C4	1030.00'	43.34'	02°24'39"
C5	30.00'	14.60'	27°53'25"
C6	50.00'	87.17'	99°53'25"

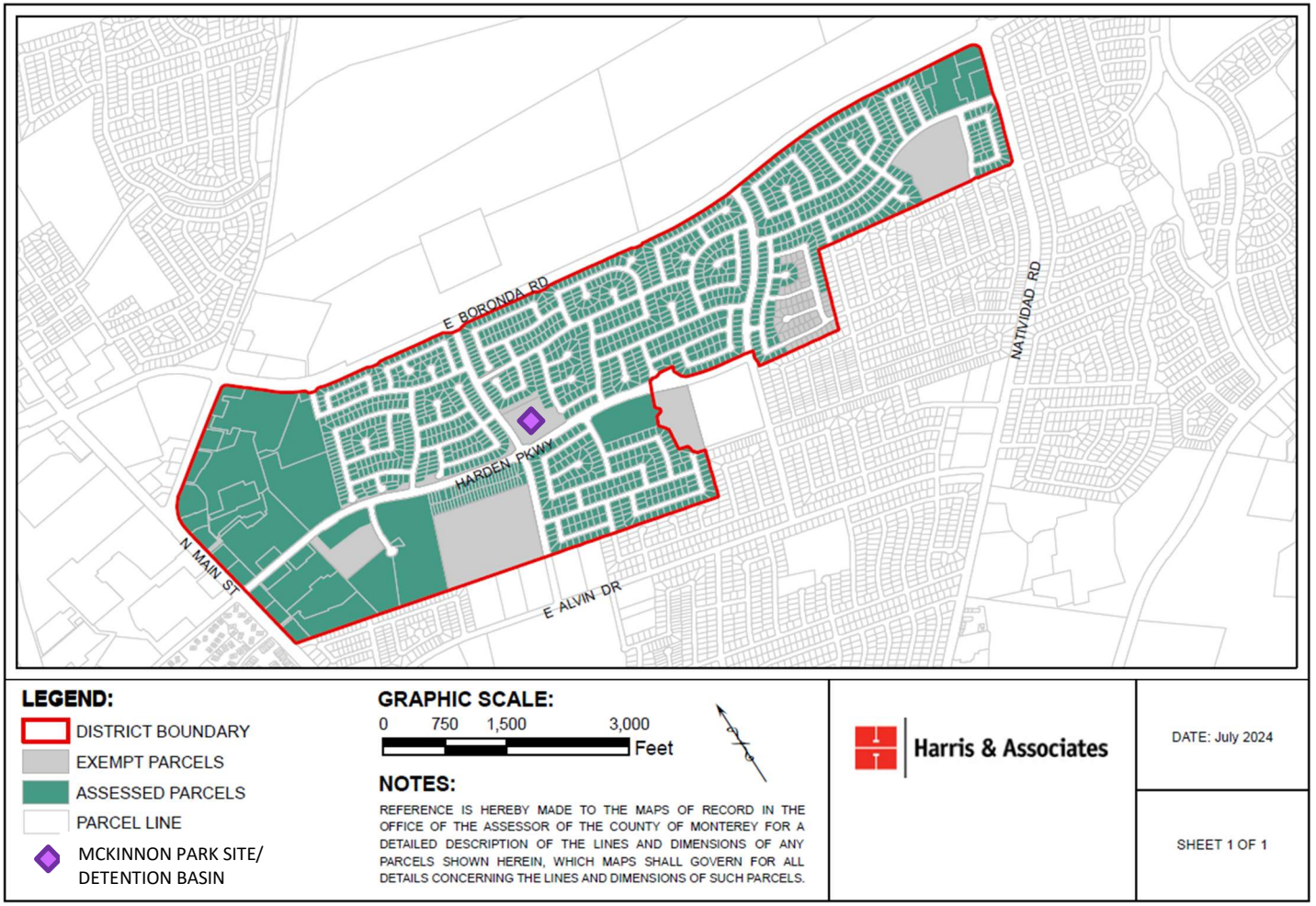
APPENDIX B – LANDSCAPE MAINTENANCE SERVICES

The landscaping services within the Harden Ranch Maintenance Assessment District No. 2 are provided per the agreement with Brightview Landscape Services, Inc. approved by the City in June, 2024 (https://salinas.legistar.com/View.ashx?M=F&ID=13035207&GUID=61525D24-2758-440C-8F0C-1896D48EF71A).

The following exhibit is shown for reference only, and includes landscaping maintenance services that are located in/near the District boundary. Only improvements located within the District boundary will be maintained by the District, and areas shown on the exhibit below that are outside of the District boundary will not be maintained by the District. The District boundary is included in Appendix C.



APPENDIX C – DISTRICT BOUNDARY MAP



APPENDIX D – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-231-055-000	Non-SFR	5.737	$2,028.95	$10.00	$2,038.94
211-232-002-000	Non-SFR	8.832	$3,123.53	10.00	$3,133.52
211-232-003-000	Non-SFR	1.076	$380.54	10.00	$390.54
211-232-004-000	Non-SFR	0.788	$278.68	10.00	$288.68
211-232-005-000	Non-SFR	1.078	$381.25	10.00	$391.24
211-232-007-000	Non-SFR	0.961	$339.87	10.00	$349.86
211-232-008-000	Non-SFR	1.039	$367.45	10.00	$377.44
211-232-009-000	Non-SFR	0.997	$352.60	10.00	$362.60
211-232-010-000	Non-SFR	0.826	$292.12	10.00	$302.12
211-232-011-000	Non-SFR	0.890	$314.76	10.00	$324.76
211-232-012-000	Non-SFR	4.842	$1,712.42	10.00	$1,722.42
211-232-015-000	Non-SFR	0.829	$293.18	10.00	$303.18
211-232-016-000	Non-SFR	2.186	$773.10	10.00	$783.10
211-232-017-000	Non-SFR	2.572	$909.61	10.00	$919.60
211-232-018-000	Non-SFR	0.966	$341.64	10.00	$351.64
211-232-019-000	Non-SFR	1.169	$413.43	10.00	$423.42
211-232-020-000	Non-SFR	1.796	$635.17	10.00	$645.16
211-232-021-000	Non-SFR	8.158	$2,885.16	10.00	$2,895.16
211-232-022-000	Non-SFR	1.031	$364.62	10.00	$374.62
211-232-023-000	Non-SFR	1.056	$373.46	10.00	$383.46
211-232-030-000	Non-SFR	1.010	$357.20	10.00	$367.20
211-232-031-000	Non-SFR	0.239	$84.52	10.00	$94.52
211-232-033-000	Non-SFR	4.196	$1,483.96	10.00	$1,493.96
211-232-034-000	Non-SFR	4.764	$1,684.84	10.00	$1,694.84
211-232-035-000	Non-SFR	9.530	$3,370.38	10.00	$3,380.38
211-232-038-000	Non-SFR	10.662	$3,770.72	10.00	$3,780.72
211-232-039-000	Non-SFR	6.000	$2,121.96	10.00	$2,131.96
211-232-040-000	Non-SFR	1.170	$413.78	10.00	$423.78
211-241-002-000	Non-SFR	5.490	$1,941.59	10.00	$1,951.58
211-241-005-000	Non-SFR	0.180	$63.66	10.00	$73.66
211-241-007-000	Non-SFR	13.860	$4,901.73	10.00	$4,911.72
211-241-010-000	Non-SFR	2.260	$799.27	10.00	$809.26
211-241-011-000	Non-SFR	2.690	$951.35	10.00	$961.34
211-241-012-000	Non-SFR	2.790	$986.71	10.00	$996.70
211-251-001-000	SFR		66.72	10.00	76.72
211-251-002-000	SFR		66.72	10.00	76.72
211-251-003-000	SFR		66.72	10.00	76.72
211-251-004-000	SFR		66.72	10.00	76.72
211-251-005-000	SFR		66.72	10.00	76.72
211-251-006-000	SFR		66.72	10.00	76.72
211-251-007-000	SFR		66.72	10.00	76.72
211-251-008-000	SFR		66.72	10.00	76.72
211-251-009-000	SFR		66.72	10.00	76.72
211-251-010-000	SFR		66.72	10.00	76.72
211-251-011-000	SFR		66.72	10.00	76.72
211-251-012-000	SFR		66.72	10.00	76.72
211-251-013-000	SFR		66.72	10.00	76.72
211-251-014-000	SFR		66.72	10.00	76.72
211-251-015-000	SFR		66.72	10.00	76.72
211-251-016-000	SFR		66.72	10.00	76.72
211-251-017-000	SFR		66.72	10.00	76.72
211-251-018-000	SFR		66.72	10.00	76.72
211-251-019-000	SFR		66.72	10.00	76.72
211-251-020-000	SFR		66.72	10.00	76.72
211-251-021-000	SFR		66.72	10.00	76.72
211-251-022-000	SFR		66.72	10.00	76.72
211-251-023-000	SFR		66.72	10.00	76.72
211-251-024-000	SFR		66.72	10.00	76.72
211-251-025-000	SFR		66.72	10.00	76.72
211-251-026-000	SFR		66.72	10.00	76.72
211-251-027-000	SFR		66.72	10.00	76.72
211-252-001-000	SFR		66.72	10.00	76.72
211-252-002-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-252-003-000	SFR		66.72	10.00	76.72
211-252-004-000	SFR		66.72	10.00	76.72
211-252-005-000	SFR		66.72	10.00	76.72
211-252-006-000	SFR		66.72	10.00	76.72
211-252-007-000	SFR		66.72	10.00	76.72
211-252-008-000	SFR		66.72	10.00	76.72
211-252-009-000	SFR		66.72	10.00	76.72
211-252-010-000	SFR		66.72	10.00	76.72
211-252-011-000	SFR		66.72	10.00	76.72
211-252-012-000	SFR		66.72	10.00	76.72
211-252-013-000	SFR		66.72	10.00	76.72
211-252-014-000	SFR		66.72	10.00	76.72
211-252-015-000	SFR		66.72	10.00	76.72
211-252-016-000	SFR		66.72	10.00	76.72
211-252-017-000	SFR		66.72	10.00	76.72
211-252-018-000	SFR		66.72	10.00	76.72
211-252-019-000	SFR		66.72	10.00	76.72
211-252-020-000	SFR		66.72	10.00	76.72
211-252-021-000	SFR		66.72	10.00	76.72
211-252-022-000	SFR		66.72	10.00	76.72
211-252-023-000	SFR		66.72	10.00	76.72
211-252-024-000	SFR		66.72	10.00	76.72
211-252-025-000	SFR		66.72	10.00	76.72
211-252-026-000	SFR		66.72	10.00	76.72
211-252-027-000	SFR		66.72	10.00	76.72
211-252-028-000	SFR		66.72	10.00	76.72
211-252-029-000	SFR		66.72	10.00	76.72
211-252-030-000	SFR		66.72	10.00	76.72
211-252-031-000	SFR		66.72	10.00	76.72
211-252-032-000	SFR		66.72	10.00	76.72
211-252-033-000	SFR		66.72	10.00	76.72
211-253-001-000	SFR		66.72	10.00	76.72
211-253-002-000	SFR		66.72	10.00	76.72
211-253-003-000	SFR		66.72	10.00	76.72
211-253-004-000	SFR		66.72	10.00	76.72
211-253-005-000	SFR		66.72	10.00	76.72
211-253-006-000	SFR		66.72	10.00	76.72
211-253-007-000	SFR		66.72	10.00	76.72
211-253-008-000	SFR		66.72	10.00	76.72
211-253-009-000	SFR		66.72	10.00	76.72
211-253-010-000	SFR		66.72	10.00	76.72
211-253-011-000	SFR		66.72	10.00	76.72
211-253-012-000	SFR		66.72	10.00	76.72
211-254-001-000	SFR		66.72	10.00	76.72
211-254-002-000	SFR		66.72	10.00	76.72
211-255-001-000	SFR		66.72	10.00	76.72
211-256-001-000	SFR		66.72	10.00	76.72
211-256-002-000	SFR		66.72	10.00	76.72
211-256-003-000	SFR		66.72	10.00	76.72
211-256-004-000	SFR		66.72	10.00	76.72
211-256-005-000	SFR		66.72	10.00	76.72
211-256-006-000	SFR		66.72	10.00	76.72
211-256-007-000	SFR		66.72	10.00	76.72
211-256-008-000	SFR		66.72	10.00	76.72
211-256-009-000	SFR		66.72	10.00	76.72
211-256-010-000	SFR		66.72	10.00	76.72
211-256-011-000	SFR		66.72	10.00	76.72
211-256-012-000	SFR		66.72	10.00	76.72
211-256-013-000	SFR		66.72	10.00	76.72
211-257-001-000	SFR		66.72	10.00	76.72
211-257-002-000	SFR		66.72	10.00	76.72
211-257-003-000	SFR		66.72	10.00	76.72
211-257-004-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-257-005-000	SFR		66.72	10.00	76.72
211-257-006-000	SFR		66.72	10.00	76.72
211-257-007-000	SFR		66.72	10.00	76.72
211-257-008-000	SFR		66.72	10.00	76.72
211-257-009-000	SFR		66.72	10.00	76.72
211-257-010-000	SFR		66.72	10.00	76.72
211-257-011-000	SFR		66.72	10.00	76.72
211-257-012-000	SFR		66.72	10.00	76.72
211-257-013-000	SFR		66.72	10.00	76.72
211-257-014-000	SFR		66.72	10.00	76.72
211-258-001-000	SFR		66.72	10.00	76.72
211-258-002-000	SFR		66.72	10.00	76.72
211-258-003-000	SFR		66.72	10.00	76.72
211-258-004-000	SFR		66.72	10.00	76.72
211-258-005-000	SFR		66.72	10.00	76.72
211-258-006-000	SFR		66.72	10.00	76.72
211-261-001-000	SFR		66.72	10.00	76.72
211-261-002-000	SFR		66.72	10.00	76.72
211-261-003-000	SFR		66.72	10.00	76.72
211-261-004-000	SFR		66.72	10.00	76.72
211-261-005-000	SFR		66.72	10.00	76.72
211-261-006-000	SFR		66.72	10.00	76.72
211-261-007-000	SFR		66.72	10.00	76.72
211-261-008-000	SFR		66.72	10.00	76.72
211-261-009-000	SFR		66.72	10.00	76.72
211-261-010-000	SFR		66.72	10.00	76.72
211-261-011-000	SFR		66.72	10.00	76.72
211-261-012-000	SFR		66.72	10.00	76.72
211-262-001-000	SFR		66.72	10.00	76.72
211-262-002-000	SFR		66.72	10.00	76.72
211-262-003-000	SFR		66.72	10.00	76.72
211-262-004-000	SFR		66.72	10.00	76.72
211-262-005-000	SFR		66.72	10.00	76.72
211-262-006-000	SFR		66.72	10.00	76.72
211-262-007-000	SFR		66.72	10.00	76.72
211-262-008-000	SFR		66.72	10.00	76.72
211-262-009-000	SFR		66.72	10.00	76.72
211-262-010-000	SFR		66.72	10.00	76.72
211-262-011-000	SFR		66.72	10.00	76.72
211-262-012-000	SFR		66.72	10.00	76.72
211-262-013-000	SFR		66.72	10.00	76.72
211-262-014-000	SFR		66.72	10.00	76.72
211-262-015-000	SFR		66.72	10.00	76.72
211-262-016-000	SFR		66.72	10.00	76.72
211-262-017-000	SFR		66.72	10.00	76.72
211-263-004-000	SFR		66.72	10.00	76.72
211-263-005-000	SFR		66.72	10.00	76.72
211-263-006-000	SFR		66.72	10.00	76.72
211-263-007-000	SFR		66.72	10.00	76.72
211-263-008-000	SFR		66.72	10.00	76.72
211-263-009-000	SFR		66.72	10.00	76.72
211-263-010-000	SFR		66.72	10.00	76.72
211-263-011-000	SFR		66.72	10.00	76.72
211-263-012-000	SFR		66.72	10.00	76.72
211-263-013-000	SFR		66.72	10.00	76.72
211-263-014-000	SFR		66.72	10.00	76.72
211-263-015-000	SFR		66.72	10.00	76.72
211-263-016-000	SFR		66.72	10.00	76.72
211-263-017-000	SFR		66.72	10.00	76.72
211-263-018-000	SFR		66.72	10.00	76.72
211-271-001-000	SFR		66.72	10.00	76.72
211-271-002-000	SFR		66.72	10.00	76.72
211-271-003-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-271-006-000	SFR		66.72	10.00	76.72
211-271-007-000	SFR		66.72	10.00	76.72
211-271-008-000	SFR		66.72	10.00	76.72
211-271-009-000	SFR		66.72	10.00	76.72
211-271-010-000	SFR		66.72	10.00	76.72
211-271-011-000	SFR		66.72	10.00	76.72
211-271-012-000	SFR		66.72	10.00	76.72
211-271-013-000	SFR		66.72	10.00	76.72
211-271-014-000	SFR		66.72	10.00	76.72
211-271-015-000	SFR		66.72	10.00	76.72
211-271-016-000	SFR		66.72	10.00	76.72
211-271-017-000	SFR		66.72	10.00	76.72
211-271-018-000	SFR		66.72	10.00	76.72
211-271-019-000	SFR		66.72	10.00	76.72
211-271-020-000	SFR		66.72	10.00	76.72
211-271-021-000	SFR		66.72	10.00	76.72
211-271-022-000	SFR		66.72	10.00	76.72
211-271-023-000	SFR		66.72	10.00	76.72
211-271-024-000	SFR		66.72	10.00	76.72
211-271-025-000	SFR		66.72	10.00	76.72
211-272-001-000	SFR		66.72	10.00	76.72
211-272-005-000	SFR		66.72	10.00	76.72
211-272-006-000	SFR		66.72	10.00	76.72
211-272-007-000	SFR		66.72	10.00	76.72
211-272-008-000	SFR		66.72	10.00	76.72
211-272-009-000	SFR		66.72	10.00	76.72
211-272-010-000	SFR		66.72	10.00	76.72
211-272-011-000	SFR		66.72	10.00	76.72
211-272-012-000	SFR		66.72	10.00	76.72
211-272-013-000	SFR		66.72	10.00	76.72
211-272-014-000	SFR		66.72	10.00	76.72
211-272-015-000	SFR		66.72	10.00	76.72
211-272-016-000	SFR		66.72	10.00	76.72
211-272-017-000	SFR		66.72	10.00	76.72
211-272-018-000	SFR		66.72	10.00	76.72
211-272-019-000	SFR		66.72	10.00	76.72
211-272-020-000	SFR		66.72	10.00	76.72
211-272-021-000	SFR		66.72	10.00	76.72
211-272-022-000	SFR		66.72	10.00	76.72
211-272-023-000	SFR		66.72	10.00	76.72
211-272-024-000	SFR		66.72	10.00	76.72
211-272-025-000	SFR		66.72	10.00	76.72
211-272-026-000	SFR		66.72	10.00	76.72
211-272-027-000	SFR		66.72	10.00	76.72
211-272-028-000	SFR		66.72	10.00	76.72
211-272-029-000	SFR		66.72	10.00	76.72
211-272-030-000	SFR		66.72	10.00	76.72
211-272-031-000	SFR		66.72	10.00	76.72
211-272-033-000	SFR		66.72	10.00	76.72
211-272-034-000	SFR		66.72	10.00	76.72
211-272-035-000	SFR		66.72	10.00	76.72
211-281-001-000	SFR		66.72	10.00	76.72
211-281-002-000	SFR		66.72	10.00	76.72
211-281-003-000	SFR		66.72	10.00	76.72
211-281-004-000	SFR		66.72	10.00	76.72
211-281-005-000	SFR		66.72	10.00	76.72
211-281-006-000	SFR		66.72	10.00	76.72
211-281-007-000	SFR		66.72	10.00	76.72
211-281-008-000	SFR		66.72	10.00	76.72
211-281-009-000	SFR		66.72	10.00	76.72
211-281-010-000	SFR		66.72	10.00	76.72
211-281-011-000	SFR		66.72	10.00	76.72
211-281-012-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-281-013-000	SFR		66.72	10.00	76.72
211-281-014-000	SFR		66.72	10.00	76.72
211-281-015-000	SFR		66.72	10.00	76.72
211-281-016-000	SFR		66.72	10.00	76.72
211-281-017-000	SFR		66.72	10.00	76.72
211-281-018-000	SFR		66.72	10.00	76.72
211-281-019-000	SFR		66.72	10.00	76.72
211-281-020-000	SFR		66.72	10.00	76.72
211-281-021-000	SFR		66.72	10.00	76.72
211-281-022-000	SFR		66.72	10.00	76.72
211-281-023-000	SFR		66.72	10.00	76.72
211-281-024-000	SFR		66.72	10.00	76.72
211-281-025-000	SFR		66.72	10.00	76.72
211-281-026-000	SFR		66.72	10.00	76.72
211-281-027-000	SFR		66.72	10.00	76.72
211-281-028-000	SFR		66.72	10.00	76.72
211-281-029-000	SFR		66.72	10.00	76.72
211-281-030-000	SFR		66.72	10.00	76.72
211-281-031-000	SFR		66.72	10.00	76.72
211-281-032-000	SFR		66.72	10.00	76.72
211-281-035-000	SFR		66.72	10.00	76.72
211-281-036-000	SFR		66.72	10.00	76.72
211-281-037-000	SFR		66.72	10.00	76.72
211-281-038-000	SFR		66.72	10.00	76.72
211-281-039-000	SFR		66.72	10.00	76.72
211-281-040-000	SFR		66.72	10.00	76.72
211-281-041-000	SFR		66.72	10.00	76.72
211-281-042-000	SFR		66.72	10.00	76.72
211-281-043-000	SFR		66.72	10.00	76.72
211-281-044-000	SFR		66.72	10.00	76.72
211-281-045-000	SFR		66.72	10.00	76.72
211-281-046-000	SFR		66.72	10.00	76.72
211-281-047-000	SFR		66.72	10.00	76.72
211-281-048-000	SFR		66.72	10.00	76.72
211-281-049-000	Non-Assessed		0.00	0.00	0.00
211-281-050-000	SFR		66.72	10.00	76.72
211-281-052-000	SFR		66.72	10.00	76.72
211-282-001-000	SFR		66.72	10.00	76.72
211-282-002-000	SFR		66.72	10.00	76.72
211-282-003-000	SFR		66.72	10.00	76.72
211-282-004-000	SFR		66.72	10.00	76.72
211-282-005-000	SFR		66.72	10.00	76.72
211-282-006-000	SFR		66.72	10.00	76.72
211-282-007-000	SFR		66.72	10.00	76.72
211-282-008-000	SFR		66.72	10.00	76.72
211-282-009-000	SFR		66.72	10.00	76.72
211-282-010-000	SFR		66.72	10.00	76.72
211-282-011-000	SFR		66.72	10.00	76.72
211-282-012-000	SFR		66.72	10.00	76.72
211-282-013-000	SFR		66.72	10.00	76.72
211-282-014-000	SFR		66.72	10.00	76.72
211-282-015-000	SFR		66.72	10.00	76.72
211-282-016-000	SFR		66.72	10.00	76.72
211-282-017-000	SFR		66.72	10.00	76.72
211-282-018-000	SFR		66.72	10.00	76.72
211-282-019-000	SFR		66.72	10.00	76.72
211-282-020-000	SFR		66.72	10.00	76.72
211-282-021-000	SFR		66.72	10.00	76.72
211-282-022-000	SFR		66.72	10.00	76.72
211-282-023-000	SFR		66.72	10.00	76.72
211-282-024-000	SFR		66.72	10.00	76.72
211-282-025-000	SFR		66.72	10.00	76.72
211-282-026-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-282-027-000	SFR		66.72	10.00	76.72
211-282-028-000	SFR		66.72	10.00	76.72
211-282-029-000	SFR		66.72	10.00	76.72
211-282-030-000	SFR		66.72	10.00	76.72
211-282-031-000	SFR		66.72	10.00	76.72
211-282-032-000	SFR		66.72	10.00	76.72
211-282-033-000	SFR		66.72	10.00	76.72
211-282-034-000	SFR		66.72	10.00	76.72
211-282-035-000	SFR		66.72	10.00	76.72
211-282-036-000	SFR		66.72	10.00	76.72
211-282-037-000	SFR		66.72	10.00	76.72
211-282-038-000	SFR		66.72	10.00	76.72
211-282-039-000	SFR		66.72	10.00	76.72
211-282-040-000	SFR		66.72	10.00	76.72
211-282-041-000	SFR		66.72	10.00	76.72
211-283-001-000	SFR		66.72	10.00	76.72
211-283-002-000	SFR		66.72	10.00	76.72
211-283-003-000	SFR		66.72	10.00	76.72
211-283-004-000	SFR		66.72	10.00	76.72
211-283-005-000	SFR		66.72	10.00	76.72
211-283-006-000	SFR		66.72	10.00	76.72
211-283-007-000	SFR		66.72	10.00	76.72
211-283-008-000	SFR		66.72	10.00	76.72
211-283-009-000	SFR		66.72	10.00	76.72
211-283-010-000	SFR		66.72	10.00	76.72
211-283-011-000	SFR		66.72	10.00	76.72
211-283-012-000	SFR		66.72	10.00	76.72
211-283-013-000	SFR		66.72	10.00	76.72
211-283-014-000	SFR		66.72	10.00	76.72
211-283-015-000	SFR		66.72	10.00	76.72
211-283-016-000	SFR		66.72	10.00	76.72
211-283-017-000	SFR		66.72	10.00	76.72
211-283-018-000	SFR		66.72	10.00	76.72
211-283-019-000	SFR		66.72	10.00	76.72
211-283-020-000	SFR		66.72	10.00	76.72
211-283-021-000	SFR		66.72	10.00	76.72
211-283-022-000	SFR		66.72	10.00	76.72
211-283-023-000	SFR		66.72	10.00	76.72
211-283-024-000	SFR		66.72	10.00	76.72
211-283-025-000	SFR		66.72	10.00	76.72
211-283-026-000	SFR		66.72	10.00	76.72
211-283-027-000	SFR		66.72	10.00	76.72
211-283-028-000	SFR		66.72	10.00	76.72
211-291-001-000	SFR		66.72	10.00	76.72
211-291-002-000	SFR		66.72	10.00	76.72
211-291-003-000	SFR		66.72	10.00	76.72
211-291-004-000	SFR		66.72	10.00	76.72
211-291-005-000	SFR		66.72	10.00	76.72
211-291-006-000	SFR		66.72	10.00	76.72
211-291-007-000	SFR		66.72	10.00	76.72
211-291-008-000	SFR		66.72	10.00	76.72
211-291-009-000	SFR		66.72	10.00	76.72
211-291-010-000	SFR		66.72	10.00	76.72
211-291-011-000	SFR		66.72	10.00	76.72
211-291-012-000	SFR		66.72	10.00	76.72
211-291-013-000	SFR		66.72	10.00	76.72
211-291-014-000	SFR		66.72	10.00	76.72
211-291-015-000	SFR		66.72	10.00	76.72
211-291-016-000	SFR		66.72	10.00	76.72
211-291-017-000	SFR		66.72	10.00	76.72
211-291-018-000	SFR		66.72	10.00	76.72
211-291-019-000	SFR		66.72	10.00	76.72
211-291-020-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-291-021-000	SFR		66.72	10.00	76.72
211-291-022-000	SFR		66.72	10.00	76.72
211-291-023-000	SFR		66.72	10.00	76.72
211-291-024-000	SFR		66.72	10.00	76.72
211-291-025-000	SFR		66.72	10.00	76.72
211-291-026-000	SFR		66.72	10.00	76.72
211-291-027-000	SFR		66.72	10.00	76.72
211-291-028-000	SFR		66.72	10.00	76.72
211-291-029-000	SFR		66.72	10.00	76.72
211-291-030-000	SFR		66.72	10.00	76.72
211-291-031-000	Non-Assessed		0.00	0.00	0.00
211-292-001-000	SFR		66.72	10.00	76.72
211-292-002-000	SFR		66.72	10.00	76.72
211-292-003-000	SFR		66.72	10.00	76.72
211-292-004-000	SFR		66.72	10.00	76.72
211-292-005-000	SFR		66.72	10.00	76.72
211-292-006-000	SFR		66.72	10.00	76.72
211-292-007-000	SFR		66.72	10.00	76.72
211-292-008-000	SFR		66.72	10.00	76.72
211-292-009-000	SFR		66.72	10.00	76.72
211-292-010-000	SFR		66.72	10.00	76.72
211-292-011-000	SFR		66.72	10.00	76.72
211-292-012-000	SFR		66.72	10.00	76.72
211-292-013-000	SFR		66.72	10.00	76.72
211-292-014-000	SFR		66.72	10.00	76.72
211-292-015-000	SFR		66.72	10.00	76.72
211-292-016-000	SFR		66.72	10.00	76.72
211-292-017-000	SFR		66.72	10.00	76.72
211-292-018-000	SFR		66.72	10.00	76.72
211-293-001-000	SFR		66.72	10.00	76.72
211-293-002-000	SFR		66.72	10.00	76.72
211-293-003-000	SFR		66.72	10.00	76.72
211-293-004-000	SFR		66.72	10.00	76.72
211-293-005-000	SFR		66.72	10.00	76.72
211-293-006-000	SFR		66.72	10.00	76.72
211-293-007-000	SFR		66.72	10.00	76.72
211-293-008-000	SFR		66.72	10.00	76.72
211-293-009-000	SFR		66.72	10.00	76.72
211-293-010-000	SFR		66.72	10.00	76.72
211-293-011-000	SFR		66.72	10.00	76.72
211-293-012-000	SFR		66.72	10.00	76.72
211-293-013-000	SFR		66.72	10.00	76.72
211-293-014-000	SFR		66.72	10.00	76.72
211-293-015-000	SFR		66.72	10.00	76.72
211-293-016-000	SFR		66.72	10.00	76.72
211-293-017-000	SFR		66.72	10.00	76.72
211-293-018-000	SFR		66.72	10.00	76.72
211-293-019-000	SFR		66.72	10.00	76.72
211-293-020-000	SFR		66.72	10.00	76.72
211-293-021-000	SFR		66.72	10.00	76.72
211-294-001-000	SFR		66.72	10.00	76.72
211-294-002-000	SFR		66.72	10.00	76.72
211-294-003-000	SFR		66.72	10.00	76.72
211-294-004-000	SFR		66.72	10.00	76.72
211-294-005-000	SFR		66.72	10.00	76.72
211-294-006-000	SFR		66.72	10.00	76.72
211-294-007-000	SFR		66.72	10.00	76.72
211-294-008-000	SFR		66.72	10.00	76.72
211-294-009-000	SFR		66.72	10.00	76.72
211-294-012-000	SFR		66.72	10.00	76.72
211-294-013-000	SFR		66.72	10.00	76.72
211-294-014-000	SFR		66.72	10.00	76.72
211-294-015-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-294-016-000	SFR		66.72	10.00	76.72
211-294-017-000	SFR		66.72	10.00	76.72
211-294-018-000	SFR		66.72	10.00	76.72
211-294-019-000	SFR		66.72	10.00	76.72
211-294-020-000	SFR		66.72	10.00	76.72
211-294-021-000	SFR		66.72	10.00	76.72
211-294-022-000	SFR		66.72	10.00	76.72
211-294-023-000	SFR		66.72	10.00	76.72
211-294-024-000	SFR		66.72	10.00	76.72
211-294-025-000	SFR		66.72	10.00	76.72
211-294-026-000	SFR		66.72	10.00	76.72
211-294-027-000	SFR		66.72	10.00	76.72
211-294-028-000	SFR		66.72	10.00	76.72
211-294-029-000	SFR		66.72	10.00	76.72
211-294-030-000	SFR		66.72	10.00	76.72
211-294-031-000	SFR		66.72	10.00	76.72
211-294-032-000	SFR		66.72	10.00	76.72
211-294-033-000	SFR		66.72	10.00	76.72
211-294-034-000	SFR		66.72	10.00	76.72
211-294-035-000	SFR		66.72	10.00	76.72
211-294-036-000	SFR		66.72	10.00	76.72
211-294-037-000	SFR		66.72	10.00	76.72
211-294-038-000	SFR		66.72	10.00	76.72
211-294-039-000	SFR		66.72	10.00	76.72
211-294-040-000	SFR		66.72	10.00	76.72
211-294-041-000	SFR		66.72	10.00	76.72
211-294-042-000	SFR		66.72	10.00	76.72
211-294-043-000	SFR		66.72	10.00	76.72
211-294-044-000	SFR		66.72	10.00	76.72
211-301-001-000	SFR		66.72	10.00	76.72
211-301-002-000	SFR		66.72	10.00	76.72
211-301-003-000	SFR		66.72	10.00	76.72
211-301-004-000	SFR		66.72	10.00	76.72
211-301-005-000	SFR		66.72	10.00	76.72
211-301-006-000	SFR		66.72	10.00	76.72
211-301-007-000	SFR		66.72	10.00	76.72
211-301-008-000	SFR		66.72	10.00	76.72
211-301-009-000	SFR		66.72	10.00	76.72
211-301-010-000	SFR		66.72	10.00	76.72
211-301-011-000	SFR		66.72	10.00	76.72
211-301-012-000	SFR		66.72	10.00	76.72
211-301-013-000	SFR		66.72	10.00	76.72
211-301-014-000	SFR		66.72	10.00	76.72
211-301-015-000	SFR		66.72	10.00	76.72
211-301-016-000	SFR		66.72	10.00	76.72
211-301-017-000	SFR		66.72	10.00	76.72
211-301-018-000	SFR		66.72	10.00	76.72
211-301-019-000	SFR		66.72	10.00	76.72
211-301-020-000	SFR		66.72	10.00	76.72
211-301-021-000	SFR		66.72	10.00	76.72
211-301-022-000	SFR		66.72	10.00	76.72
211-301-023-000	SFR		66.72	10.00	76.72
211-301-024-000	SFR		66.72	10.00	76.72
211-301-025-000	SFR		66.72	10.00	76.72
211-301-026-000	SFR		66.72	10.00	76.72
211-301-027-000	SFR		66.72	10.00	76.72
211-301-028-000	SFR		66.72	10.00	76.72
211-311-001-000	SFR		66.72	10.00	76.72
211-311-002-000	SFR		66.72	10.00	76.72
211-311-003-000	SFR		66.72	10.00	76.72
211-311-004-000	SFR		66.72	10.00	76.72
211-311-005-000	SFR		66.72	10.00	76.72
211-311-006-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-311-007-000	SFR		66.72	10.00	76.72
211-311-008-000	SFR		66.72	10.00	76.72
211-311-009-000	SFR		66.72	10.00	76.72
211-311-010-000	SFR		66.72	10.00	76.72
211-311-011-000	SFR		66.72	10.00	76.72
211-311-012-000	SFR		66.72	10.00	76.72
211-311-013-000	SFR		66.72	10.00	76.72
211-311-014-000	SFR		66.72	10.00	76.72
211-311-015-000	SFR		66.72	10.00	76.72
211-311-016-000	SFR		66.72	10.00	76.72
211-311-017-000	SFR		66.72	10.00	76.72
211-311-018-000	SFR		66.72	10.00	76.72
211-311-019-000	SFR		66.72	10.00	76.72
211-311-020-000	SFR		66.72	10.00	76.72
211-311-021-000	SFR		66.72	10.00	76.72
211-311-022-000	SFR		66.72	10.00	76.72
211-311-023-000	SFR		66.72	10.00	76.72
211-311-024-000	SFR		66.72	10.00	76.72
211-311-025-000	SFR		66.72	10.00	76.72
211-311-026-000	SFR		66.72	10.00	76.72
211-321-001-000	SFR		66.72	10.00	76.72
211-321-002-000	SFR		66.72	10.00	76.72
211-321-003-000	SFR		66.72	10.00	76.72
211-321-004-000	SFR		66.72	10.00	76.72
211-321-005-000	SFR		66.72	10.00	76.72
211-321-006-000	SFR		66.72	10.00	76.72
211-321-007-000	SFR		66.72	10.00	76.72
211-322-001-000	SFR		66.72	10.00	76.72
211-322-002-000	SFR		66.72	10.00	76.72
211-322-003-000	SFR		66.72	10.00	76.72
211-322-004-000	SFR		66.72	10.00	76.72
211-322-005-000	SFR		66.72	10.00	76.72
211-322-006-000	SFR		66.72	10.00	76.72
211-322-007-000	SFR		66.72	10.00	76.72
211-322-008-000	SFR		66.72	10.00	76.72
211-322-009-000	SFR		66.72	10.00	76.72
211-322-010-000	SFR		66.72	10.00	76.72
211-322-011-000	SFR		66.72	10.00	76.72
211-322-012-000	SFR		66.72	10.00	76.72
211-322-013-000	SFR		66.72	10.00	76.72
211-322-014-000	SFR		66.72	10.00	76.72
211-322-015-000	SFR		66.72	10.00	76.72
211-322-016-000	SFR		66.72	10.00	76.72
211-322-017-000	SFR		66.72	10.00	76.72
211-322-018-000	SFR		66.72	10.00	76.72
211-322-019-000	SFR		66.72	10.00	76.72
211-322-020-000	SFR		66.72	10.00	76.72
211-322-021-000	SFR		66.72	10.00	76.72
211-323-001-000	SFR		66.72	10.00	76.72
211-323-002-000	SFR		66.72	10.00	76.72
211-323-003-000	SFR		66.72	10.00	76.72
211-323-004-000	SFR		66.72	10.00	76.72
211-323-005-000	SFR		66.72	10.00	76.72
211-323-006-000	SFR		66.72	10.00	76.72
211-323-007-000	SFR		66.72	10.00	76.72
211-323-008-000	SFR		66.72	10.00	76.72
211-323-009-000	SFR		66.72	10.00	76.72
211-323-010-000	SFR		66.72	10.00	76.72
211-323-011-000	SFR		66.72	10.00	76.72
211-323-012-000	SFR		66.72	10.00	76.72
211-323-013-000	SFR		66.72	10.00	76.72
211-323-014-000	SFR		66.72	10.00	76.72
211-323-015-000	SFR		66.72	10.00	76.72

Appendix D

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Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-323-016-000	SFR		66.72	10.00	76.72
211-323-017-000	SFR		66.72	10.00	76.72
211-323-018-000	SFR		66.72	10.00	76.72
211-323-019-000	SFR		66.72	10.00	76.72
211-323-020-000	SFR		66.72	10.00	76.72
211-323-021-000	SFR		66.72	10.00	76.72
211-324-001-000	SFR		66.72	10.00	76.72
211-324-002-000	SFR		66.72	10.00	76.72
211-324-003-000	SFR		66.72	10.00	76.72
211-324-004-000	SFR		66.72	10.00	76.72
211-324-005-000	SFR		66.72	10.00	76.72
211-324-006-000	SFR		66.72	10.00	76.72
211-324-007-000	SFR		66.72	10.00	76.72
211-324-008-000	SFR		66.72	10.00	76.72
211-324-009-000	SFR		66.72	10.00	76.72
211-324-010-000	SFR		66.72	10.00	76.72
211-324-011-000	SFR		66.72	10.00	76.72
211-324-012-000	SFR		66.72	10.00	76.72
211-324-013-000	SFR		66.72	10.00	76.72
211-324-014-000	SFR		66.72	10.00	76.72
211-324-015-000	SFR		66.72	10.00	76.72
211-324-016-000	SFR		66.72	10.00	76.72
211-324-017-000	SFR		66.72	10.00	76.72
211-324-018-000	SFR		66.72	10.00	76.72
211-324-019-000	SFR		66.72	10.00	76.72
211-324-020-000	SFR		66.72	10.00	76.72
211-324-021-000	SFR		66.72	10.00	76.72
211-324-022-000	SFR		66.72	10.00	76.72
211-324-023-000	SFR		66.72	10.00	76.72
211-324-024-000	SFR		66.72	10.00	76.72
211-324-025-000	SFR		66.72	10.00	76.72
211-324-026-000	Non-Assessed		0.00	0.00	0.00
211-325-001-000	SFR		66.72	10.00	76.72
211-325-002-000	SFR		66.72	10.00	76.72
211-325-003-000	SFR		66.72	10.00	76.72
211-325-004-000	SFR		66.72	10.00	76.72
211-325-005-000	SFR		66.72	10.00	76.72
211-325-006-000	SFR		66.72	10.00	76.72
211-325-007-000	SFR		66.72	10.00	76.72
211-325-008-000	SFR		66.72	10.00	76.72
211-325-009-000	SFR		66.72	10.00	76.72
211-325-010-000	SFR		66.72	10.00	76.72
211-325-011-000	SFR		66.72	10.00	76.72
211-325-012-000	SFR		66.72	10.00	76.72
211-325-013-000	SFR		66.72	10.00	76.72
211-325-014-000	SFR		66.72	10.00	76.72
211-325-015-000	SFR		66.72	10.00	76.72
211-325-016-000	SFR		66.72	10.00	76.72
211-325-017-000	SFR		66.72	10.00	76.72
211-325-018-000	SFR		66.72	10.00	76.72
211-325-019-000	SFR		66.72	10.00	76.72
211-325-020-000	SFR		66.72	10.00	76.72
211-331-001-000	SFR		66.72	10.00	76.72
211-331-002-000	SFR		66.72	10.00	76.72
211-331-003-000	SFR		66.72	10.00	76.72
211-331-004-000	SFR		66.72	10.00	76.72
211-331-005-000	SFR		66.72	10.00	76.72
211-331-006-000	SFR		66.72	10.00	76.72
211-331-007-000	SFR		66.72	10.00	76.72
211-331-008-000	SFR		66.72	10.00	76.72
211-331-009-000	SFR		66.72	10.00	76.72
211-331-010-000	SFR		66.72	10.00	76.72
211-331-011-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-331-012-000	SFR		66.72	10.00	76.72
211-331-013-000	SFR		66.72	10.00	76.72
211-331-014-000	SFR		66.72	10.00	76.72
211-331-015-000	SFR		66.72	10.00	76.72
211-331-016-000	SFR		66.72	10.00	76.72
211-331-017-000	SFR		66.72	10.00	76.72
211-331-018-000	SFR		66.72	10.00	76.72
211-331-019-000	SFR		66.72	10.00	76.72
211-331-020-000	SFR		66.72	10.00	76.72
211-331-021-000	SFR		66.72	10.00	76.72
211-331-022-000	SFR		66.72	10.00	76.72
211-331-023-000	SFR		66.72	10.00	76.72
211-331-024-000	SFR		66.72	10.00	76.72
211-331-025-000	SFR		66.72	10.00	76.72
211-331-026-000	SFR		66.72	10.00	76.72
211-331-027-000	SFR		66.72	10.00	76.72
211-331-028-000	SFR		66.72	10.00	76.72
211-331-029-000	SFR		66.72	10.00	76.72
211-331-030-000	SFR		66.72	10.00	76.72
211-331-031-000	SFR		66.72	10.00	76.72
211-331-032-000	SFR		66.72	10.00	76.72
211-331-033-000	SFR		66.72	10.00	76.72
211-331-034-000	SFR		66.72	10.00	76.72
211-331-035-000	SFR		66.72	10.00	76.72
211-331-036-000	SFR		66.72	10.00	76.72
211-331-037-000	SFR		66.72	10.00	76.72
211-331-038-000	Non-Assessed		0.00	0.00	0.00
211-332-001-000	SFR		66.72	10.00	76.72
211-332-002-000	SFR		66.72	10.00	76.72
211-332-003-000	SFR		66.72	10.00	76.72
211-332-004-000	SFR		66.72	10.00	76.72
211-332-005-000	SFR		66.72	10.00	76.72
211-332-006-000	SFR		66.72	10.00	76.72
211-332-007-000	SFR		66.72	10.00	76.72
211-332-008-000	SFR		66.72	10.00	76.72
211-332-009-000	SFR		66.72	10.00	76.72
211-332-010-000	SFR		66.72	10.00	76.72
211-332-011-000	SFR		66.72	10.00	76.72
211-332-012-000	SFR		66.72	10.00	76.72
211-332-013-000	SFR		66.72	10.00	76.72
211-332-014-000	SFR		66.72	10.00	76.72
211-332-015-000	SFR		66.72	10.00	76.72
211-332-016-000	SFR		66.72	10.00	76.72
211-332-017-000	SFR		66.72	10.00	76.72
211-332-018-000	SFR		66.72	10.00	76.72
211-332-019-000	SFR		66.72	10.00	76.72
211-332-020-000	SFR		66.72	10.00	76.72
211-332-021-000	SFR		66.72	10.00	76.72
211-332-022-000	SFR		66.72	10.00	76.72
211-333-001-000	SFR		66.72	10.00	76.72
211-333-002-000	SFR		66.72	10.00	76.72
211-333-003-000	SFR		66.72	10.00	76.72
211-333-004-000	SFR		66.72	10.00	76.72
211-333-005-000	SFR		66.72	10.00	76.72
211-333-006-000	SFR		66.72	10.00	76.72
211-333-007-000	SFR		66.72	10.00	76.72
211-333-008-000	SFR		66.72	10.00	76.72
211-333-009-000	SFR		66.72	10.00	76.72
211-333-010-000	SFR		66.72	10.00	76.72
211-333-011-000	SFR		66.72	10.00	76.72
211-341-001-000	SFR		66.72	10.00	76.72
211-342-001-000	SFR		66.72	10.00	76.72
211-343-001-000	SFR		66.72	10.00	76.72

Appendix D

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Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-343-002-000	SFR		66.72	10.00	76.72
211-343-003-000	SFR		66.72	10.00	76.72
211-343-004-000	SFR		66.72	10.00	76.72
211-343-005-000	SFR		66.72	10.00	76.72
211-343-006-000	SFR		66.72	10.00	76.72
211-343-007-000	SFR		66.72	10.00	76.72
211-343-008-000	SFR		66.72	10.00	76.72
211-343-009-000	SFR		66.72	10.00	76.72
211-343-010-000	SFR		66.72	10.00	76.72
211-343-011-000	SFR		66.72	10.00	76.72
211-343-012-000	SFR		66.72	10.00	76.72
211-343-013-000	SFR		66.72	10.00	76.72
211-343-014-000	SFR		66.72	10.00	76.72
211-343-015-000	SFR		66.72	10.00	76.72
211-344-001-000	SFR		66.72	10.00	76.72
211-344-002-000	SFR		66.72	10.00	76.72
211-344-003-000	SFR		66.72	10.00	76.72
211-344-004-000	SFR		66.72	10.00	76.72
211-344-005-000	SFR		66.72	10.00	76.72
211-344-006-000	SFR		66.72	10.00	76.72
211-344-007-000	SFR		66.72	10.00	76.72
211-344-008-000	SFR		66.72	10.00	76.72
211-344-009-000	SFR		66.72	10.00	76.72
211-344-010-000	SFR		66.72	10.00	76.72
211-344-011-000	SFR		66.72	10.00	76.72
211-344-012-000	SFR		66.72	10.00	76.72
211-344-013-000	SFR		66.72	10.00	76.72
211-344-014-000	SFR		66.72	10.00	76.72
211-344-015-000	SFR		66.72	10.00	76.72
211-344-016-000	SFR		66.72	10.00	76.72
211-345-001-000	SFR		66.72	10.00	76.72
211-345-002-000	SFR		66.72	10.00	76.72
211-345-003-000	SFR		66.72	10.00	76.72
211-345-004-000	SFR		66.72	10.00	76.72
211-345-005-000	SFR		66.72	10.00	76.72
211-345-006-000	SFR		66.72	10.00	76.72
211-345-007-000	SFR		66.72	10.00	76.72
211-345-008-000	SFR		66.72	10.00	76.72
211-345-009-000	SFR		66.72	10.00	76.72
211-345-010-000	SFR		66.72	10.00	76.72
211-345-011-000	SFR		66.72	10.00	76.72
211-345-012-000	SFR		66.72	10.00	76.72
211-345-013-000	SFR		66.72	10.00	76.72
211-345-014-000	SFR		66.72	10.00	76.72
211-345-015-000	SFR		66.72	10.00	76.72
211-351-001-000	SFR		66.72	10.00	76.72
211-351-002-000	SFR		66.72	10.00	76.72
211-351-003-000	SFR		66.72	10.00	76.72
211-351-004-000	SFR		66.72	10.00	76.72
211-351-005-000	SFR		66.72	10.00	76.72
211-351-006-000	SFR		66.72	10.00	76.72
211-351-007-000	SFR		66.72	10.00	76.72
211-351-008-000	SFR		66.72	10.00	76.72
211-351-009-000	SFR		66.72	10.00	76.72
211-351-010-000	SFR		66.72	10.00	76.72
211-351-011-000	SFR		66.72	10.00	76.72
211-351-012-000	SFR		66.72	10.00	76.72
211-351-013-000	SFR		66.72	10.00	76.72
211-351-014-000	SFR		66.72	10.00	76.72
211-351-015-000	SFR		66.72	10.00	76.72
211-351-016-000	SFR		66.72	10.00	76.72
211-352-001-000	SFR		66.72	10.00	76.72
211-352-002-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-352-003-000	SFR		66.72	10.00	76.72
211-352-004-000	SFR		66.72	10.00	76.72
211-352-005-000	SFR		66.72	10.00	76.72
211-352-006-000	SFR		66.72	10.00	76.72
211-352-007-000	SFR		66.72	10.00	76.72
211-352-008-000	SFR		66.72	10.00	76.72
211-352-009-000	SFR		66.72	10.00	76.72
211-352-010-000	SFR		66.72	10.00	76.72
211-352-011-000	SFR		66.72	10.00	76.72
211-352-012-000	SFR		66.72	10.00	76.72
211-352-013-000	SFR		66.72	10.00	76.72
211-352-014-000	SFR		66.72	10.00	76.72
211-352-015-000	SFR		66.72	10.00	76.72
211-352-016-000	SFR		66.72	10.00	76.72
211-352-017-000	SFR		66.72	10.00	76.72
211-352-018-000	SFR		66.72	10.00	76.72
211-352-019-000	SFR		66.72	10.00	76.72
211-352-020-000	SFR		66.72	10.00	76.72
211-352-021-000	SFR		66.72	10.00	76.72
211-352-022-000	SFR		66.72	10.00	76.72
211-352-023-000	SFR		66.72	10.00	76.72
211-352-024-000	SFR		66.72	10.00	76.72
211-352-025-000	SFR		66.72	10.00	76.72
211-352-026-000	SFR		66.72	10.00	76.72
211-352-027-000	SFR		66.72	10.00	76.72
211-352-028-000	SFR		66.72	10.00	76.72
211-352-029-000	SFR		66.72	10.00	76.72
211-352-030-000	SFR		66.72	10.00	76.72
211-352-031-000	SFR		66.72	10.00	76.72
211-352-032-000	SFR		66.72	10.00	76.72
211-352-033-000	SFR		66.72	10.00	76.72
211-352-034-000	SFR		66.72	10.00	76.72
211-352-035-000	SFR		66.72	10.00	76.72
211-352-036-000	SFR		66.72	10.00	76.72
211-352-037-000	SFR		66.72	10.00	76.72
211-352-038-000	SFR		66.72	10.00	76.72
211-352-039-000	SFR		66.72	10.00	76.72
211-352-040-000	SFR		66.72	10.00	76.72
211-371-001-000	SFR		66.72	10.00	76.72
211-371-002-000	SFR		66.72	10.00	76.72
211-371-003-000	SFR		66.72	10.00	76.72
211-371-004-000	SFR		66.72	10.00	76.72
211-371-005-000	SFR		66.72	10.00	76.72
211-371-006-000	SFR		66.72	10.00	76.72
211-371-007-000	SFR		66.72	10.00	76.72
211-371-008-000	SFR		66.72	10.00	76.72
211-371-009-000	SFR		66.72	10.00	76.72
211-371-010-000	SFR		66.72	10.00	76.72
211-371-011-000	SFR		66.72	10.00	76.72
211-371-012-000	SFR		66.72	10.00	76.72
211-371-013-000	SFR		66.72	10.00	76.72
211-371-014-000	SFR		66.72	10.00	76.72
211-371-015-000	SFR		66.72	10.00	76.72
211-371-016-000	SFR		66.72	10.00	76.72
211-371-017-000	SFR		66.72	10.00	76.72
211-371-018-000	SFR		66.72	10.00	76.72
211-371-019-000	SFR		66.72	10.00	76.72
211-371-020-000	SFR		66.72	10.00	76.72
211-371-021-000	SFR		66.72	10.00	76.72
211-371-022-000	SFR		66.72	10.00	76.72
211-371-023-000	SFR		66.72	10.00	76.72
211-371-024-000	SFR		66.72	10.00	76.72
211-371-025-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-371-026-000	SFR		66.72	10.00	76.72
211-371-027-000	SFR		66.72	10.00	76.72
211-371-028-000	SFR		66.72	10.00	76.72
211-371-029-000	SFR		66.72	10.00	76.72
211-371-030-000	SFR		66.72	10.00	76.72
211-372-001-000	SFR		66.72	10.00	76.72
211-372-002-000	SFR		66.72	10.00	76.72
211-372-003-000	SFR		66.72	10.00	76.72
211-372-004-000	SFR		66.72	10.00	76.72
211-372-005-000	SFR		66.72	10.00	76.72
211-372-006-000	SFR		66.72	10.00	76.72
211-372-007-000	SFR		66.72	10.00	76.72
211-372-008-000	SFR		66.72	10.00	76.72
211-372-009-000	SFR		66.72	10.00	76.72
211-372-010-000	SFR		66.72	10.00	76.72
211-373-001-000	SFR		66.72	10.00	76.72
211-373-002-000	SFR		66.72	10.00	76.72
211-373-003-000	SFR		66.72	10.00	76.72
211-373-004-000	SFR		66.72	10.00	76.72
211-373-005-000	SFR		66.72	10.00	76.72
211-373-006-000	SFR		66.72	10.00	76.72
211-373-007-000	SFR		66.72	10.00	76.72
211-373-008-000	SFR		66.72	10.00	76.72
211-373-009-000	SFR		66.72	10.00	76.72
211-373-010-000	SFR		66.72	10.00	76.72
211-373-011-000	SFR		66.72	10.00	76.72
211-373-012-000	SFR		66.72	10.00	76.72
211-373-013-000	SFR		66.72	10.00	76.72
211-373-014-000	SFR		66.72	10.00	76.72
211-373-015-000	SFR		66.72	10.00	76.72
211-373-016-000	SFR		66.72	10.00	76.72
211-373-017-000	SFR		66.72	10.00	76.72
211-373-018-000	SFR		66.72	10.00	76.72
211-373-019-000	SFR		66.72	10.00	76.72
211-373-020-000	SFR		66.72	10.00	76.72
211-373-021-000	SFR		66.72	10.00	76.72
211-373-022-000	SFR		66.72	10.00	76.72
211-373-023-000	SFR		66.72	10.00	76.72
211-373-024-000	SFR		66.72	10.00	76.72
211-381-001-000	SFR		66.72	10.00	76.72
211-381-002-000	SFR		66.72	10.00	76.72
211-381-003-000	SFR		66.72	10.00	76.72
211-381-004-000	SFR		66.72	10.00	76.72
211-381-005-000	SFR		66.72	10.00	76.72
211-381-006-000	SFR		66.72	10.00	76.72
211-381-007-000	SFR		66.72	10.00	76.72
211-381-008-000	SFR		66.72	10.00	76.72
211-381-009-000	SFR		66.72	10.00	76.72
211-381-010-000	SFR		66.72	10.00	76.72
211-381-011-000	SFR		66.72	10.00	76.72
211-381-012-000	SFR		66.72	10.00	76.72
211-381-013-000	SFR		66.72	10.00	76.72
211-381-014-000	SFR		66.72	10.00	76.72
211-381-015-000	SFR		66.72	10.00	76.72
211-381-016-000	SFR		66.72	10.00	76.72
211-381-017-000	SFR		66.72	10.00	76.72
211-381-018-000	SFR		66.72	10.00	76.72
211-381-019-000	SFR		66.72	10.00	76.72
211-381-020-000	SFR		66.72	10.00	76.72
211-381-021-000	SFR		66.72	10.00	76.72
211-381-022-000	SFR		66.72	10.00	76.72
211-382-001-000	SFR		66.72	10.00	76.72
211-382-002-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-382-003-000	SFR		66.72	10.00	76.72
211-382-004-000	SFR		66.72	10.00	76.72
211-382-005-000	SFR		66.72	10.00	76.72
211-382-006-000	SFR		66.72	10.00	76.72
211-382-007-000	SFR		66.72	10.00	76.72
211-382-008-000	SFR		66.72	10.00	76.72
211-382-009-000	SFR		66.72	10.00	76.72
211-382-010-000	SFR		66.72	10.00	76.72
211-382-011-000	SFR		66.72	10.00	76.72
211-382-012-000	SFR		66.72	10.00	76.72
211-382-013-000	SFR		66.72	10.00	76.72
211-382-014-000	SFR		66.72	10.00	76.72
211-382-015-000	SFR		66.72	10.00	76.72
211-382-016-000	SFR		66.72	10.00	76.72
211-383-004-000	Non-SFR	0.960	$339.51	10.00	$349.50
211-383-011-000	Non-SFR	0.608	$215.03	10.00	$225.02
211-383-012-000	Non-SFR	4.140	$1,464.15	10.00	$1,474.14
211-383-013-000	Non-SFR	0.670	$236.95	10.00	$246.94
211-383-016-000	Non-SFR	1.951	$689.99	10.00	$699.98
211-383-017-000	Non-SFR	1.348	$476.74	10.00	$486.74
211-391-001-000	SFR		66.72	10.00	76.72
211-391-002-000	SFR		66.72	10.00	76.72
211-391-003-000	SFR		66.72	10.00	76.72
211-391-004-000	SFR		66.72	10.00	76.72
211-391-005-000	SFR		66.72	10.00	76.72
211-391-006-000	SFR		66.72	10.00	76.72
211-391-007-000	SFR		66.72	10.00	76.72
211-391-008-000	SFR		66.72	10.00	76.72
211-391-009-000	SFR		66.72	10.00	76.72
211-391-010-000	SFR		66.72	10.00	76.72
211-391-011-000	SFR		66.72	10.00	76.72
211-391-012-000	SFR		66.72	10.00	76.72
211-391-013-000	SFR		66.72	10.00	76.72
211-391-014-000	SFR		66.72	10.00	76.72
211-391-015-000	SFR		66.72	10.00	76.72
211-391-016-000	SFR		66.72	10.00	76.72
211-391-017-000	SFR		66.72	10.00	76.72
211-391-018-000	SFR		66.72	10.00	76.72
211-391-019-000	SFR		66.72	10.00	76.72
211-391-020-000	SFR		66.72	10.00	76.72
211-391-021-000	SFR		66.72	10.00	76.72
211-391-022-000	SFR		66.72	10.00	76.72
211-391-023-000	SFR		66.72	10.00	76.72
211-391-024-000	SFR		66.72	10.00	76.72
211-391-025-000	SFR		66.72	10.00	76.72
211-391-026-000	SFR		66.72	10.00	76.72
211-391-027-000	Non-Assessed		0.00	0.00	0.00
211-391-028-000	Non-Assessed		0.00	0.00	0.00
211-401-001-000	SFR		66.72	10.00	76.72
211-401-002-000	SFR		66.72	10.00	76.72
211-401-003-000	SFR		66.72	10.00	76.72
211-401-004-000	SFR		66.72	10.00	76.72
211-401-005-000	SFR		66.72	10.00	76.72
211-401-006-000	SFR		66.72	10.00	76.72
211-401-007-000	SFR		66.72	10.00	76.72
211-402-001-000	SFR		66.72	10.00	76.72
211-403-001-000	SFR		66.72	10.00	76.72
211-403-002-000	SFR		66.72	10.00	76.72
211-403-003-000	SFR		66.72	10.00	76.72
211-403-004-000	SFR		66.72	10.00	76.72
211-403-005-000	SFR		66.72	10.00	76.72
211-403-006-000	SFR		66.72	10.00	76.72
211-403-007-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-403-008-000	SFR		66.72	10.00	76.72
211-403-009-000	SFR		66.72	10.00	76.72
211-403-010-000	SFR		66.72	10.00	76.72
211-403-011-000	SFR		66.72	10.00	76.72
211-403-012-000	SFR		66.72	10.00	76.72
211-403-013-000	SFR		66.72	10.00	76.72
211-403-014-000	SFR		66.72	10.00	76.72
211-403-015-000	SFR		66.72	10.00	76.72
211-403-016-000	SFR		66.72	10.00	76.72
211-403-017-000	SFR		66.72	10.00	76.72
211-403-018-000	SFR		66.72	10.00	76.72
211-403-019-000	SFR		66.72	10.00	76.72
211-403-020-000	SFR		66.72	10.00	76.72
211-403-021-000	SFR		66.72	10.00	76.72
211-403-022-000	SFR		66.72	10.00	76.72
211-403-023-000	SFR		66.72	10.00	76.72
211-403-024-000	SFR		66.72	10.00	76.72
211-403-025-000	SFR		66.72	10.00	76.72
211-403-026-000	SFR		66.72	10.00	76.72
211-403-027-000	SFR		66.72	10.00	76.72
211-403-028-000	SFR		66.72	10.00	76.72
211-404-001-000	SFR		66.72	10.00	76.72
211-404-002-000	SFR		66.72	10.00	76.72
211-404-003-000	SFR		66.72	10.00	76.72
211-404-004-000	SFR		66.72	10.00	76.72
211-404-005-000	SFR		66.72	10.00	76.72
211-404-006-000	SFR		66.72	10.00	76.72
211-404-007-000	SFR		66.72	10.00	76.72
211-404-008-000	SFR		66.72	10.00	76.72
211-404-009-000	SFR		66.72	10.00	76.72
211-404-010-000	SFR		66.72	10.00	76.72
211-404-011-000	SFR		66.72	10.00	76.72
211-404-012-000	SFR		66.72	10.00	76.72
211-404-013-000	SFR		66.72	10.00	76.72
211-404-014-000	SFR		66.72	10.00	76.72
211-404-015-000	SFR		66.72	10.00	76.72
211-404-016-000	SFR		66.72	10.00	76.72
211-404-017-000	SFR		66.72	10.00	76.72
211-404-018-000	SFR		66.72	10.00	76.72
211-404-019-000	SFR		66.72	10.00	76.72
211-404-020-000	SFR		66.72	10.00	76.72
211-404-021-000	SFR		66.72	10.00	76.72
211-404-022-000	SFR		66.72	10.00	76.72
211-404-023-000	SFR		66.72	10.00	76.72
211-404-024-000	SFR		66.72	10.00	76.72
211-405-001-000	SFR		66.72	10.00	76.72
211-405-002-000	SFR		66.72	10.00	76.72
211-405-003-000	SFR		66.72	10.00	76.72
211-405-004-000	SFR		66.72	10.00	76.72
211-405-005-000	SFR		66.72	10.00	76.72
211-405-006-000	SFR		66.72	10.00	76.72
211-405-007-000	SFR		66.72	10.00	76.72
211-405-008-000	SFR		66.72	10.00	76.72
211-405-009-000	SFR		66.72	10.00	76.72
211-405-010-000	SFR		66.72	10.00	76.72
211-405-011-000	SFR		66.72	10.00	76.72
211-405-012-000	SFR		66.72	10.00	76.72
211-405-015-000	SFR		66.72	10.00	76.72
211-405-016-000	SFR		66.72	10.00	76.72
211-405-017-000	SFR		66.72	10.00	76.72
211-405-018-000	SFR		66.72	10.00	76.72
211-405-019-000	SFR		66.72	10.00	76.72
211-405-020-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-405-021-000	SFR		66.72	10.00	76.72
211-405-022-000	SFR		66.72	10.00	76.72
211-405-023-000	SFR		66.72	10.00	76.72
211-405-024-000	SFR		66.72	10.00	76.72
211-405-025-000	SFR		66.72	10.00	76.72
211-405-026-000	SFR		66.72	10.00	76.72
211-405-027-000	SFR		66.72	10.00	76.72
211-405-028-000	SFR		66.72	10.00	76.72
211-406-001-000	SFR		66.72	10.00	76.72
211-406-002-000	SFR		66.72	10.00	76.72
211-406-003-000	SFR		66.72	10.00	76.72
211-406-004-000	SFR		66.72	10.00	76.72
211-406-005-000	SFR		66.72	10.00	76.72
211-406-006-000	SFR		66.72	10.00	76.72
211-406-007-000	SFR		66.72	10.00	76.72
211-406-008-000	SFR		66.72	10.00	76.72
211-406-009-000	SFR		66.72	10.00	76.72
211-406-010-000	SFR		66.72	10.00	76.72
211-406-011-000	SFR		66.72	10.00	76.72
211-406-012-000	SFR		66.72	10.00	76.72
211-406-013-000	SFR		66.72	10.00	76.72
211-406-014-000	SFR		66.72	10.00	76.72
211-406-015-000	SFR		66.72	10.00	76.72
211-406-016-000	SFR		66.72	10.00	76.72
211-406-017-000	SFR		66.72	10.00	76.72
211-406-018-000	SFR		66.72	10.00	76.72
211-406-019-000	SFR		66.72	10.00	76.72
211-406-020-000	SFR		66.72	10.00	76.72
211-406-021-000	SFR		66.72	10.00	76.72
211-406-022-000	SFR		66.72	10.00	76.72
211-406-023-000	SFR		66.72	10.00	76.72
211-406-024-000	SFR		66.72	10.00	76.72
211-406-025-000	Non-Assessed		0.00	0.00	0.00
211-406-026-000	Non-Assessed		0.00	0.00	0.00
211-407-001-000	SFR		66.72	10.00	76.72
211-407-002-000	SFR		66.72	10.00	76.72
211-407-003-000	SFR		66.72	10.00	76.72
211-407-004-000	SFR		66.72	10.00	76.72
211-407-005-000	SFR		66.72	10.00	76.72
211-407-006-000	SFR		66.72	10.00	76.72
211-407-007-000	SFR		66.72	10.00	76.72
211-407-008-000	SFR		66.72	10.00	76.72
211-407-009-000	SFR		66.72	10.00	76.72
211-407-010-000	SFR		66.72	10.00	76.72
211-407-011-000	SFR		66.72	10.00	76.72
211-407-012-000	SFR		66.72	10.00	76.72
211-408-001-000	SFR		66.72	10.00	76.72
211-408-002-000	SFR		66.72	10.00	76.72
211-408-003-000	SFR		66.72	10.00	76.72
211-408-004-000	SFR		66.72	10.00	76.72
211-408-005-000	SFR		66.72	10.00	76.72
211-408-006-000	SFR		66.72	10.00	76.72
211-408-007-000	SFR		66.72	10.00	76.72
211-411-001-000	SFR		66.72	10.00	76.72
211-411-002-000	SFR		66.72	10.00	76.72
211-411-003-000	SFR		66.72	10.00	76.72
211-411-004-000	SFR		66.72	10.00	76.72
211-411-005-000	SFR		66.72	10.00	76.72
211-411-006-000	SFR		66.72	10.00	76.72
211-411-007-000	SFR		66.72	10.00	76.72
211-411-008-000	SFR		66.72	10.00	76.72
211-411-009-000	SFR		66.72	10.00	76.72
211-411-010-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-412-001-000	SFR		66.72	10.00	76.72
211-412-002-000	SFR		66.72	10.00	76.72
211-412-003-000	SFR		66.72	10.00	76.72
211-412-004-000	SFR		66.72	10.00	76.72
211-412-005-000	SFR		66.72	10.00	76.72
211-412-006-000	SFR		66.72	10.00	76.72
211-412-007-000	SFR		66.72	10.00	76.72
211-412-008-000	SFR		66.72	10.00	76.72
211-412-009-000	SFR		66.72	10.00	76.72
211-412-010-000	SFR		66.72	10.00	76.72
211-412-011-000	SFR		66.72	10.00	76.72
211-412-012-000	SFR		66.72	10.00	76.72
211-412-013-000	SFR		66.72	10.00	76.72
211-412-014-000	SFR		66.72	10.00	76.72
211-412-015-000	SFR		66.72	10.00	76.72
211-412-016-000	SFR		66.72	10.00	76.72
211-412-017-000	SFR		66.72	10.00	76.72
211-412-018-000	SFR		66.72	10.00	76.72
211-412-019-000	SFR		66.72	10.00	76.72
211-413-001-000	SFR		66.72	10.00	76.72
211-413-002-000	SFR		66.72	10.00	76.72
211-413-003-000	SFR		66.72	10.00	76.72
211-413-004-000	SFR		66.72	10.00	76.72
211-413-005-000	SFR		66.72	10.00	76.72
211-413-006-000	SFR		66.72	10.00	76.72
211-413-007-000	SFR		66.72	10.00	76.72
211-413-008-000	SFR		66.72	10.00	76.72
211-413-009-000	SFR		66.72	10.00	76.72
211-413-010-000	SFR		66.72	10.00	76.72
211-413-011-000	SFR		66.72	10.00	76.72
211-413-012-000	SFR		66.72	10.00	76.72
211-413-013-000	SFR		66.72	10.00	76.72
211-413-014-000	SFR		66.72	10.00	76.72
211-413-015-000	SFR		66.72	10.00	76.72
211-413-016-000	SFR		66.72	10.00	76.72
211-413-017-000	SFR		66.72	10.00	76.72
211-413-018-000	SFR		66.72	10.00	76.72
211-413-019-000	SFR		66.72	10.00	76.72
211-413-020-000	SFR		66.72	10.00	76.72
211-413-021-000	SFR		66.72	10.00	76.72
211-413-022-000	SFR		66.72	10.00	76.72
211-413-023-000	SFR		66.72	10.00	76.72
211-413-024-000	SFR		66.72	10.00	76.72
211-413-025-000	SFR		66.72	10.00	76.72
211-413-026-000	SFR		66.72	10.00	76.72
211-413-027-000	SFR		66.72	10.00	76.72
211-413-028-000	SFR		66.72	10.00	76.72
211-413-029-000	SFR		66.72	10.00	76.72
211-413-030-000	SFR		66.72	10.00	76.72
211-414-001-000	SFR		66.72	10.00	76.72
211-414-002-000	SFR		66.72	10.00	76.72
211-414-003-000	SFR		66.72	10.00	76.72
211-414-004-000	SFR		66.72	10.00	76.72
211-414-005-000	SFR		66.72	10.00	76.72
211-414-006-000	SFR		66.72	10.00	76.72
211-414-007-000	SFR		66.72	10.00	76.72
211-414-008-000	SFR		66.72	10.00	76.72
211-414-009-000	SFR		66.72	10.00	76.72
211-414-010-000	SFR		66.72	10.00	76.72
211-414-011-000	SFR		66.72	10.00	76.72
211-414-012-000	SFR		66.72	10.00	76.72
211-414-013-000	SFR		66.72	10.00	76.72
211-414-014-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-414-015-000	SFR		66.72	10.00	76.72
211-414-016-000	SFR		66.72	10.00	76.72
211-414-017-000	SFR		66.72	10.00	76.72
211-414-018-000	SFR		66.72	10.00	76.72
211-414-019-000	SFR		66.72	10.00	76.72
211-414-020-000	SFR		66.72	10.00	76.72
211-414-021-000	SFR		66.72	10.00	76.72
211-414-022-000	SFR		66.72	10.00	76.72
211-414-023-000	SFR		66.72	10.00	76.72
211-415-001-000	SFR		66.72	10.00	76.72
211-415-002-000	SFR		66.72	10.00	76.72
211-415-003-000	SFR		66.72	10.00	76.72
211-415-004-000	SFR		66.72	10.00	76.72
211-415-005-000	SFR		66.72	10.00	76.72
211-415-006-000	SFR		66.72	10.00	76.72
211-415-007-000	SFR		66.72	10.00	76.72
211-415-008-000	SFR		66.72	10.00	76.72
211-415-009-000	SFR		66.72	10.00	76.72
211-415-010-000	SFR		66.72	10.00	76.72
211-415-011-000	SFR		66.72	10.00	76.72
211-415-012-000	SFR		66.72	10.00	76.72
211-415-013-000	SFR		66.72	10.00	76.72
211-415-014-000	SFR		66.72	10.00	76.72
211-415-015-000	SFR		66.72	10.00	76.72
211-415-016-000	SFR		66.72	10.00	76.72
211-415-017-000	SFR		66.72	10.00	76.72
211-415-018-000	SFR		66.72	10.00	76.72
211-415-019-000	SFR		66.72	10.00	76.72
211-415-020-000	SFR		66.72	10.00	76.72
211-415-021-000	SFR		66.72	10.00	76.72
211-415-022-000	SFR		66.72	10.00	76.72
211-415-023-000	SFR		66.72	10.00	76.72
211-415-024-000	SFR		66.72	10.00	76.72
211-415-025-000	SFR		66.72	10.00	76.72
211-415-026-000	SFR		66.72	10.00	76.72
211-415-027-000	SFR		66.72	10.00	76.72
211-415-028-000	SFR		66.72	10.00	76.72
211-415-029-000	SFR		66.72	10.00	76.72
211-415-030-000	SFR		66.72	10.00	76.72
211-415-031-000	SFR		66.72	10.00	76.72
211-415-032-000	SFR		66.72	10.00	76.72
211-415-033-000	SFR		66.72	10.00	76.72
211-415-034-000	SFR		66.72	10.00	76.72
211-415-035-000	SFR		66.72	10.00	76.72
211-415-036-000	SFR		66.72	10.00	76.72
211-415-037-000	SFR		66.72	10.00	76.72
211-415-038-000	SFR		66.72	10.00	76.72
211-415-039-000	SFR		66.72	10.00	76.72
211-415-040-000	SFR		66.72	10.00	76.72
211-415-041-000	Non-Assessed		0.00	0.00	0.00
211-415-042-000	Non-Assessed		0.00	0.00	0.00
211-421-001-000	SFR		66.72	10.00	76.72
211-421-002-000	SFR		66.72	10.00	76.72
211-421-003-000	SFR		66.72	10.00	76.72
211-421-004-000	SFR		66.72	10.00	76.72
211-421-005-000	SFR		66.72	10.00	76.72
211-421-006-000	SFR		66.72	10.00	76.72
211-421-007-000	SFR		66.72	10.00	76.72
211-421-008-000	SFR		66.72	10.00	76.72
211-421-009-000	SFR		66.72	10.00	76.72
211-421-010-000	SFR		66.72	10.00	76.72
211-421-011-000	SFR		66.72	10.00	76.72
211-421-012-000	SFR		66.72	10.00	76.72

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Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-421-013-000	SFR		66.72	10.00	76.72
211-421-014-000	SFR		66.72	10.00	76.72
211-421-015-000	SFR		66.72	10.00	76.72
211-421-016-000	SFR		66.72	10.00	76.72
211-421-017-000	SFR		66.72	10.00	76.72
211-421-018-000	SFR		66.72	10.00	76.72
211-421-019-000	SFR		66.72	10.00	76.72
211-421-020-000	SFR		66.72	10.00	76.72
211-421-021-000	SFR		66.72	10.00	76.72
211-421-022-000	SFR		66.72	10.00	76.72
211-421-023-000	SFR		66.72	10.00	76.72
211-421-024-000	SFR		66.72	10.00	76.72
211-421-025-000	SFR		66.72	10.00	76.72
211-421-026-000	SFR		66.72	10.00	76.72
211-421-027-000	SFR		66.72	10.00	76.72
211-421-028-000	SFR		66.72	10.00	76.72
211-421-029-000	SFR		66.72	10.00	76.72
211-421-030-000	SFR		66.72	10.00	76.72
211-421-031-000	SFR		66.72	10.00	76.72
211-421-032-000	Non-Assessed		0.00	0.00	0.00
211-421-033-000	Non-Assessed		0.00	0.00	0.00
211-421-035-000	SFR		66.72	10.00	76.72
211-421-036-000	SFR		66.72	10.00	76.72
211-421-037-000	SFR		66.72	10.00	76.72
211-421-038-000	SFR		66.72	10.00	76.72
211-421-039-000	SFR		66.72	10.00	76.72
211-421-040-000	SFR		66.72	10.00	76.72
211-421-041-000	SFR		66.72	10.00	76.72
211-421-042-000	SFR		66.72	10.00	76.72
211-421-043-000	SFR		66.72	10.00	76.72
211-421-044-000	SFR		66.72	10.00	76.72
211-421-045-000	SFR		66.72	10.00	76.72
211-421-046-000	SFR		66.72	10.00	76.72
211-421-047-000	SFR		66.72	10.00	76.72
211-421-048-000	SFR		66.72	10.00	76.72
211-421-049-000	SFR		66.72	10.00	76.72
211-421-050-000	SFR		66.72	10.00	76.72
211-421-051-000	SFR		66.72	10.00	76.72
211-421-052-000	SFR		66.72	10.00	76.72
211-421-053-000	SFR		66.72	10.00	76.72
211-421-054-000	SFR		66.72	10.00	76.72
211-421-055-000	SFR		66.72	10.00	76.72
211-421-056-000	SFR		66.72	10.00	76.72
211-421-057-000	SFR		66.72	10.00	76.72
211-421-058-000	SFR		66.72	10.00	76.72
211-421-059-000	SFR		66.72	10.00	76.72
211-421-060-000	SFR		66.72	10.00	76.72
211-421-061-000	SFR		66.72	10.00	76.72
211-421-062-000	SFR		66.72	10.00	76.72
211-421-063-000	SFR		66.72	10.00	76.72
211-421-064-000	SFR		66.72	10.00	76.72
211-421-065-000	SFR		66.72	10.00	76.72
211-421-066-000	SFR		66.72	10.00	76.72
211-421-067-000	SFR		66.72	10.00	76.72
211-421-068-000	SFR		66.72	10.00	76.72
211-421-069-000	Non-Assessed		0.00	0.00	0.00
211-421-070-000	Non-Assessed		0.00	0.00	0.00
211-422-001-000	SFR		66.72	10.00	76.72
211-422-002-000	SFR		66.72	10.00	76.72
211-422-003-000	SFR		66.72	10.00	76.72
211-422-006-000	SFR		66.72	10.00	76.72
211-422-007-000	SFR		66.72	10.00	76.72
211-422-008-000	SFR		66.72	10.00	76.72

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Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-422-009-000	SFR		66.72	10.00	76.72
211-422-012-000	SFR		66.72	10.00	76.72
211-422-013-000	SFR		66.72	10.00	76.72
211-422-014-000	SFR		66.72	10.00	76.72
211-422-015-000	SFR		66.72	10.00	76.72
211-422-016-000	SFR		66.72	10.00	76.72
211-422-017-000	SFR		66.72	10.00	76.72
211-422-018-000	SFR		66.72	10.00	76.72
211-422-019-000	SFR		66.72	10.00	76.72
211-422-020-000	SFR		66.72	10.00	76.72
211-422-021-000	SFR		66.72	10.00	76.72
211-422-022-000	SFR		66.72	10.00	76.72
211-422-023-000	SFR		66.72	10.00	76.72
211-422-024-000	SFR		66.72	10.00	76.72
211-422-025-000	SFR		66.72	10.00	76.72
211-422-026-000	SFR		66.72	10.00	76.72
211-422-027-000	SFR		66.72	10.00	76.72
211-422-028-000	SFR		66.72	10.00	76.72
211-422-029-000	SFR		66.72	10.00	76.72
211-422-030-000	SFR		66.72	10.00	76.72
211-423-001-000	SFR		66.72	10.00	76.72
211-423-002-000	SFR		66.72	10.00	76.72
211-423-003-000	SFR		66.72	10.00	76.72
211-423-004-000	SFR		66.72	10.00	76.72
211-423-005-000	SFR		66.72	10.00	76.72
211-423-006-000	SFR		66.72	10.00	76.72
211-423-007-000	SFR		66.72	10.00	76.72
211-423-008-000	SFR		66.72	10.00	76.72
211-423-009-000	SFR		66.72	10.00	76.72
211-423-010-000	SFR		66.72	10.00	76.72
211-423-011-000	SFR		66.72	10.00	76.72
211-423-012-000	SFR		66.72	10.00	76.72
211-423-013-000	SFR		66.72	10.00	76.72
211-424-001-000	SFR		66.72	10.00	76.72
211-424-002-000	SFR		66.72	10.00	76.72
211-424-003-000	SFR		66.72	10.00	76.72
211-424-004-000	SFR		66.72	10.00	76.72
211-424-005-000	SFR		66.72	10.00	76.72
211-424-006-000	SFR		66.72	10.00	76.72
211-424-007-000	SFR		66.72	10.00	76.72
211-424-008-000	SFR		66.72	10.00	76.72
211-424-009-000	SFR		66.72	10.00	76.72
211-424-010-000	SFR		66.72	10.00	76.72
211-424-011-000	SFR		66.72	10.00	76.72
211-424-012-000	SFR		66.72	10.00	76.72
211-424-013-000	SFR		66.72	10.00	76.72
211-424-014-000	SFR		66.72	10.00	76.72
211-424-015-000	SFR		66.72	10.00	76.72
211-424-016-000	SFR		66.72	10.00	76.72
211-424-017-000	SFR		66.72	10.00	76.72
211-424-018-000	SFR		66.72	10.00	76.72
211-424-019-000	SFR		66.72	10.00	76.72
211-424-020-000	SFR		66.72	10.00	76.72
211-424-021-000	SFR		66.72	10.00	76.72
211-424-022-000	SFR		66.72	10.00	76.72
211-424-023-000	SFR		66.72	10.00	76.72
211-424-024-000	SFR		66.72	10.00	76.72
211-424-025-000	SFR		66.72	10.00	76.72
211-424-026-000	SFR		66.72	10.00	76.72
211-424-027-000	SFR		66.72	10.00	76.72
211-424-028-000	SFR		66.72	10.00	76.72
211-424-029-000	SFR		66.72	10.00	76.72
211-431-001-000	SFR		66.72	10.00	76.72

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Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-431-002-000	SFR		66.72	10.00	76.72
211-431-003-000	SFR		66.72	10.00	76.72
211-431-004-000	SFR		66.72	10.00	76.72
211-431-005-000	SFR		66.72	10.00	76.72
211-431-006-000	SFR		66.72	10.00	76.72
211-431-007-000	Non-Assessed		0.00	0.00	0.00
211-432-001-000	SFR		66.72	10.00	76.72
211-433-001-000	SFR		66.72	10.00	76.72
211-433-002-000	SFR		66.72	10.00	76.72
211-433-003-000	SFR		66.72	10.00	76.72
211-433-004-000	SFR		66.72	10.00	76.72
211-433-005-000	SFR		66.72	10.00	76.72
211-433-006-000	SFR		66.72	10.00	76.72
211-433-007-000	SFR		66.72	10.00	76.72
211-433-008-000	SFR		66.72	10.00	76.72
211-433-009-000	SFR		66.72	10.00	76.72
211-433-010-000	SFR		66.72	10.00	76.72
211-433-011-000	SFR		66.72	10.00	76.72
211-433-012-000	SFR		66.72	10.00	76.72
211-433-013-000	SFR		66.72	10.00	76.72
211-433-014-000	SFR		66.72	10.00	76.72
211-433-015-000	SFR		66.72	10.00	76.72
211-433-016-000	SFR		66.72	10.00	76.72
211-434-001-000	SFR		66.72	10.00	76.72
211-434-002-000	SFR		66.72	10.00	76.72
211-434-003-000	SFR		66.72	10.00	76.72
211-434-004-000	SFR		66.72	10.00	76.72
211-434-005-000	SFR		66.72	10.00	76.72
211-434-006-000	SFR		66.72	10.00	76.72
211-434-007-000	SFR		66.72	10.00	76.72
211-434-008-000	SFR		66.72	10.00	76.72
211-434-014-000	SFR		66.72	10.00	76.72
211-434-015-000	SFR		66.72	10.00	76.72
211-434-016-000	SFR		66.72	10.00	76.72
211-434-017-000	SFR		66.72	10.00	76.72
211-434-018-000	SFR		66.72	10.00	76.72
211-434-019-000	SFR		66.72	10.00	76.72
211-434-020-000	SFR		66.72	10.00	76.72
211-434-021-000	SFR		66.72	10.00	76.72
211-434-022-000	SFR		66.72	10.00	76.72
211-434-023-000	SFR		66.72	10.00	76.72
211-434-024-000	SFR		66.72	10.00	76.72
211-434-025-000	SFR		66.72	10.00	76.72
211-434-026-000	SFR		66.72	10.00	76.72
211-434-027-000	SFR		66.72	10.00	76.72
211-434-028-000	SFR		66.72	10.00	76.72
211-434-029-000	SFR		66.72	10.00	76.72
211-434-030-000	SFR		66.72	10.00	76.72
211-435-001-000	SFR		66.72	10.00	76.72
211-435-002-000	SFR		66.72	10.00	76.72
211-435-003-000	SFR		66.72	10.00	76.72
211-435-004-000	SFR		66.72	10.00	76.72
211-435-005-000	SFR		66.72	10.00	76.72
211-435-006-000	SFR		66.72	10.00	76.72
211-435-007-000	SFR		66.72	10.00	76.72
211-435-008-000	SFR		66.72	10.00	76.72
211-435-009-000	SFR		66.72	10.00	76.72
211-435-010-000	SFR		66.72	10.00	76.72
211-435-011-000	SFR		66.72	10.00	76.72
211-436-001-000	SFR		66.72	10.00	76.72
211-436-002-000	SFR		66.72	10.00	76.72
211-436-003-000	SFR		66.72	10.00	76.72
211-436-006-000	SFR		66.72	10.00	76.72

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Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-436-007-000	SFR		66.72	10.00	76.72
211-436-008-000	SFR		66.72	10.00	76.72
211-436-009-000	SFR		66.72	10.00	76.72
211-436-040-000	SFR		66.72	10.00	76.72
211-436-041-000	SFR		66.72	10.00	76.72
211-437-001-000	SFR		66.72	10.00	76.72
211-437-002-000	SFR		66.72	10.00	76.72
211-437-003-000	SFR		66.72	10.00	76.72
211-437-004-000	SFR		66.72	10.00	76.72
211-437-005-000	SFR		66.72	10.00	76.72
211-437-006-000	SFR		66.72	10.00	76.72
211-437-007-000	SFR		66.72	10.00	76.72
211-437-008-000	SFR		66.72	10.00	76.72
211-437-009-000	SFR		66.72	10.00	76.72
211-437-010-000	SFR		66.72	10.00	76.72
211-441-001-000	SFR		66.72	10.00	76.72
211-441-002-000	SFR		66.72	10.00	76.72
211-441-003-000	SFR		66.72	10.00	76.72
211-441-004-000	SFR		66.72	10.00	76.72
211-441-005-000	SFR		66.72	10.00	76.72
211-441-006-000	SFR		66.72	10.00	76.72
211-441-007-000	SFR		66.72	10.00	76.72
211-441-008-000	SFR		66.72	10.00	76.72
211-441-009-000	SFR		66.72	10.00	76.72
211-441-010-000	SFR		66.72	10.00	76.72
211-441-011-000	SFR		66.72	10.00	76.72
211-441-012-000	SFR		66.72	10.00	76.72
211-441-013-000	SFR		66.72	10.00	76.72
211-441-014-000	SFR		66.72	10.00	76.72
211-442-001-000	SFR		66.72	10.00	76.72
211-442-002-000	SFR		66.72	10.00	76.72
211-442-003-000	SFR		66.72	10.00	76.72
211-442-004-000	SFR		66.72	10.00	76.72
211-442-005-000	SFR		66.72	10.00	76.72
211-442-006-000	SFR		66.72	10.00	76.72
211-443-001-000	SFR		66.72	10.00	76.72
211-443-002-000	SFR		66.72	10.00	76.72
211-443-003-000	SFR		66.72	10.00	76.72
211-443-004-000	SFR		66.72	10.00	76.72
211-443-005-000	SFR		66.72	10.00	76.72
211-443-006-000	SFR		66.72	10.00	76.72
211-443-007-000	SFR		66.72	10.00	76.72
211-443-008-000	SFR		66.72	10.00	76.72
211-443-009-000	SFR		66.72	10.00	76.72
211-443-010-000	SFR		66.72	10.00	76.72
211-443-011-000	SFR		66.72	10.00	76.72
211-443-012-000	SFR		66.72	10.00	76.72
211-443-013-000	SFR		66.72	10.00	76.72
211-443-014-000	SFR		66.72	10.00	76.72
211-443-015-000	SFR		66.72	10.00	76.72
211-443-016-000	SFR		66.72	10.00	76.72
211-443-017-000	SFR		66.72	10.00	76.72
211-443-018-000	SFR		66.72	10.00	76.72
211-443-019-000	SFR		66.72	10.00	76.72
211-443-020-000	SFR		66.72	10.00	76.72
211-443-021-000	SFR		66.72	10.00	76.72
211-443-022-000	SFR		66.72	10.00	76.72
211-443-023-000	SFR		66.72	10.00	76.72
211-444-001-000	SFR		66.72	10.00	76.72
211-444-002-000	SFR		66.72	10.00	76.72
211-444-003-000	SFR		66.72	10.00	76.72
211-444-004-000	SFR		66.72	10.00	76.72
211-444-005-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-444-006-000	SFR		66.72	10.00	76.72
211-444-007-000	SFR		66.72	10.00	76.72
211-444-008-000	SFR		66.72	10.00	76.72
211-444-009-000	SFR		66.72	10.00	76.72
211-444-010-000	SFR		66.72	10.00	76.72
211-444-011-000	SFR		66.72	10.00	76.72
211-444-012-000	SFR		66.72	10.00	76.72
211-444-013-000	SFR		66.72	10.00	76.72
211-444-014-000	SFR		66.72	10.00	76.72
211-444-015-000	SFR		66.72	10.00	76.72
211-444-016-000	SFR		66.72	10.00	76.72
211-444-017-000	SFR		66.72	10.00	76.72
211-444-018-000	SFR		66.72	10.00	76.72
211-444-019-000	SFR		66.72	10.00	76.72
211-444-020-000	SFR		66.72	10.00	76.72
211-444-021-000	SFR		66.72	10.00	76.72
211-444-022-000	SFR		66.72	10.00	76.72
211-444-023-000	SFR		66.72	10.00	76.72
211-445-001-000	SFR		66.72	10.00	76.72
211-445-002-000	SFR		66.72	10.00	76.72
211-445-003-000	SFR		66.72	10.00	76.72
211-445-004-000	SFR		66.72	10.00	76.72
211-445-005-000	SFR		66.72	10.00	76.72
211-445-006-000	SFR		66.72	10.00	76.72
211-445-007-000	SFR		66.72	10.00	76.72
211-445-008-000	SFR		66.72	10.00	76.72
211-445-009-000	SFR		66.72	10.00	76.72
211-445-010-000	SFR		66.72	10.00	76.72
211-445-011-000	SFR		66.72	10.00	76.72
211-445-012-000	SFR		66.72	10.00	76.72
211-445-013-000	SFR		66.72	10.00	76.72
211-445-014-000	SFR		66.72	10.00	76.72
211-445-015-000	SFR		66.72	10.00	76.72
211-445-016-000	SFR		66.72	10.00	76.72
211-445-017-000	SFR		66.72	10.00	76.72
211-445-018-000	SFR		66.72	10.00	76.72
211-445-019-000	SFR		66.72	10.00	76.72
211-445-020-000	SFR		66.72	10.00	76.72
211-445-021-000	SFR		66.72	10.00	76.72
211-445-022-000	SFR		66.72	10.00	76.72
211-445-023-000	SFR		66.72	10.00	76.72
211-445-024-000	SFR		66.72	10.00	76.72
211-445-025-000	SFR		66.72	10.00	76.72
211-445-026-000	SFR		66.72	10.00	76.72
211-445-027-000	SFR		66.72	10.00	76.72
211-445-028-000	SFR		66.72	10.00	76.72
211-445-029-000	SFR		66.72	10.00	76.72
211-445-030-000	SFR		66.72	10.00	76.72
211-445-031-000	SFR		66.72	10.00	76.72
211-445-032-000	Non-Assessed		0.00	0.00	0.00
211-445-033-000	Non-Assessed		0.00	0.00	0.00
211-446-001-000	SFR		66.72	10.00	76.72
211-446-002-000	SFR		66.72	10.00	76.72
211-446-003-000	SFR		66.72	10.00	76.72
211-446-004-000	SFR		66.72	10.00	76.72
211-446-005-000	SFR		66.72	10.00	76.72
211-446-006-000	SFR		66.72	10.00	76.72
211-446-007-000	SFR		66.72	10.00	76.72
211-446-008-000	SFR		66.72	10.00	76.72
211-446-009-000	SFR		66.72	10.00	76.72
211-446-010-000	SFR		66.72	10.00	76.72
211-446-011-000	SFR		66.72	10.00	76.72
211-446-012-000	SFR		66.72	10.00	76.72

Appendix D

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Parcel Acreage	Assessment Amount	City Fee Amount	Total Levy Amount*
211-446-013-000	SFR		66.72	10.00	76.72
211-446-014-000	SFR		66.72	10.00	76.72
211-446-015-000	SFR		66.72	10.00	76.72
Totals:	**1515 Parcels**		**$140,193.34**	**$14,980.00**	**$155,173.16**

Summary Information	Total Parcels	Total Acreage	Total Assessment	Total City Fee	Total Levy Amount*
Non-SFR Parcels	40	121.347	$42,915.58	$400.00	$43,315.40
SFR Parcels	1,458	N/A	97,277.76	14,580.00	111,857.76
Non-Assessed Parcels	17	N/A	0.00	0.00	0.00
Totals:	**1,515**	**121.347**	**$140,193.34**	**$14,980.00**	**$155,173.16**

*Total levy amounts have been rounded down to meet the County requirement for enrollment amounts to be in even penny increments.

CITY OF SALINAS

PRELIMINARY ENGINEER'S REPORT
VISTA NUEVA MAINTENANCE
ASSESSMENT DISTRICT NO. 97-2
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA

May 2026

PREPARED BY

Harris & Associates

101 Progress, Suite 250
Irvine, CA 92618
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF SALINAS**

PROJECT: **VISTA NUEVA MAINTENANCE ASSESSMENT DISTRICT NO. 97-2**

TO: **THE CITY COUNCIL OF THE**
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2024-2

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act, and provisions of the Landscaping and Lighting Act of 1972 (the "Act"), and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

VISTA NUEVA MAINTENANCE ASSESSMENT DISTRICT NO. 97-2

(Hereinafter referred to as the "District"),

I, Tamorah Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A Planned Capital Improvements
Appendix B District Boundaries and Improvements
Appendix C Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 15, 2026

Harris & Associates

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____day of _____, 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the _____day of _____, 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART I – OVERVIEW

The City of Salinas (the "City") established the Vista Nueva Maintenance District to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. The district was created under Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972 of the State of California (the "1972 Act"). As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2026-27 for the Vista Nueva Maintenance District (the "District"). Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIIID of the State Constitution, the District is a "grandfathered" assessment district by Section 5(a). As such it is not subject to the legal requirements of Proposition 218 so long as the assessments remain at rates that are equal to or less than the maximum assessment rates that were in place in 1996.

At the time the Vista Nueva District was created, a flat $12 increase per year (not to exceed a maximum total assessment of $600 per year) was incorporated in the assessment formula. The maximum assessment of $600 per year was reached in 2011 when the rate increased from $592 to $600 per year. Therefore, the assessment rate will not increase this year as the annual assessment has reached its cap.

The estimated cost of maintenance services for Fiscal Year 2026-27 are detailed in Part III of this Report. As shown in the proposed Fiscal Year 2026-27 budget, assessment revenues will be approximately $4,445 less than budgeted expenses, which will be drawn from the reserve fund. With this draw, the reserve fund will decrease to be approximately $109,048. The City has prepared a capital improvement plan for Fiscal Year 2026-27 and beyond, which is anticipated to further reduce the reserve fund balance.

All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District. A discussion of District benefits is provided in Part IV of this Report and the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix C lists the assessment amount for each parcel in the District for Fiscal Year 2026-27.

PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained are generally described as follows:

The assessments provide for the installation and maintenance of a telephone/alarm system for the Sanitary Sewer Pump Station; monitor and maintain a sanitary sewer pump station twice a week, and a sanitary sewer main four times a year with City forces, or as needed; adjust manhole and flushing inlet covers to existing street grade; maintain street pavement by public works contract; provide maintenance and power for a new street light system; and maintain subdivision fence.

In addition, the District also funds all maintenance, servicing and operation in accordance with NPDES requirements of the City of Salinas storm water permit. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in Table 1.

Table 1: Multi-Year Budget

	Adopted Budget FY 2025-26	Amended Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES [1]					
Maintenance					
Equipment and Other Maintenance	$6,500	$6,500	$6,695	$6,896	$7,103
Other Outside Services	$1,000	$1,000	$1,030	$1,061	$1,093
Equipment Rental	$5,000	$5,000	$5,150	$5,305	$5,464
Supplies, Printing, Postage	$0	$0	$0	$0	$0
Subtotal Maintenance:	$12,500	$12,500	$12,875	$13,261	$13,659
Utilities					
Electricity - Street Lights	$1,000	$1,000	$1,030	$1,061	$1,093
Electricity	$1,200	$1,200	$1,236	$1,273	$1,311
Subtotal Utilities:	$2,200	$2,200	$2,266	$2,334	$2,404
Administrative Expenses					
Agency Administration	$3,000	$3,000	$3,090	$3,183	$3,278
Professional Fees [2]	$5,450	$5,450	$5,614	$5,782	$5,955
Subtotal Administrative Expenses:	$8,450	$8,450	$8,704	$8,965	$9,234
Capital Improvements	$15,000	$15,000	$10,000	$10,000	$10,000
TOTAL EXPENDITURES:	**$38,150**	**$38,150**	**$33,845**	**$34,560**	**$35,297**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$29,890	$29,890	$29,890	$29,890	$29,890
Reserve From/(To)	$1,560	$1,560	$2,129	$3,027	$4,034
Estimated Interest Earnings	$6,700	$6,700	$1,825	$1,643	$1,373
TOTAL REVENUE AND LEVY ADJUSTMENTS:	**$38,150**	**$38,150**	**$33,845**	**$34,560**	**$35,297**
DISTRICT STATISTICS					
Total Parcels	49	49	49	49	49
Total Parcels Levied	49	49	49	49	49
ASSESSMENT RATES [3]					
Assessment Rate per Parcel	$610.00	$610.00	$610.00	$610.00	$610.00
Maximum Rate per Parcel [4]	$610.00	$610.00	$610.00	$610.00	$610.00
ASSESSMENT REVENUE [5]					
Total Assessments Levied	$29,890	$29,890	$29,890	$29,890	$29,890
Assessment Revenue at Maximum Rates	$29,890	$29,890	$29,890	$29,890	$29,890
Capacity for Additional Revenue	$0	$0	$0	$0	$0
FUND BALANCE INFORMATION					
Reserve Fund					
Estimated Beginning Reserve Fund Balance	$193,117	$193,117	$121,667	$109,538	$91,511
Transfers In/(Out)	($11,150)	($69,890)	($10,000)	($15,000)	($15,000)
Surplus/(Deficit)	(1,560)	(1,560)	(2,129)	(3,027)	(4,034)
Projected Ending Reserve Fund Balance:	**$180,407**	**$121,667**	**$109,538**	**$91,511**	**$72,477**

[1] Estimated expenditures for FY 26-27 are equal to the greater of the prior years' budgeted amount or amended amount, increased by 3% unless noted otherwise. Estimated expenditures for FY 27-28 and 28-29 are equal to the previous years' amount, increased by 3% unless noted otherwise.

[2] Professional Fees are based on Harris & Associates district administration contract.

[3] Assessment Rates do not include the City Collection Fee which is $10 per assessed parcel and in addition to the assessment rate.

[4] Maximum Rate Per Parcel can't be increased unless approved by a property owner vote in compliance with Proposition 218.

[5] Assessment Revenue includes the City Collection Fee which is $10 per assessed parcel in addition to the assessment rate.

Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- *Equipment and Other Maintenance.* Includes all contracted labor, material and equipment required to properly maintain the Sanitary Sewer Pump Station within the District.
- *Other Outside Services.* Costs related to additional services in addition to City staff who provide services such as monitoring, project documentation, inspection and testing of the Sewer Pump Station.
- *Equipment Rental.* Includes costs related to the rental of equipment to maintain the Sanitary Sewer Pump Station.
- *Contingencies.* This item is to allow for unforeseen expenses related to facilities and improvements needing additional services or replacement.

Utilities

- *Leased Lines.* The cost of leased lines for the telephone/alarm system that monitors the Pump station.
- *Electricity – Street Lights.* The cost of electricity required for the operation and maintenance of the streetlights.
- *Electricity.* The cost of electricity for the equipment that monitors the Pump Station.

Administrative Expenses

- *Agency Administration.* The cost to the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and for time utilized for District purposes, the costs of resource materials or any other administrative expenses or fees associated with the District.
- *Professional Fees.* The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.
- *City Collection Fee.* The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is $10 per levied parcel.
- *Capital Improvements.* The amount planned for constructing, repairing or replacing capital items in the District based on the City's FY 2023-24 Adopted CIP Budget Document, which is included in Appendix A.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in the District.

Reserve From/(To). The amount transferred from the Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Reserve Fund.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Reserve Fund.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are assessed.

Assessment Rates

Assessment Rate per Single Family Unit. The rate per residential unit levied on Single Family Residence Parcels.

Maximum Rate per Single Family Unit. The maximum rate per residential unit that can be levied on Single Family Residence Parcels.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at maximum rates, this is the additional amount of revenue can be generated if the assessments are increased up to the maximum rates.

Fund Balance Information

Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.

PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the "Act") allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include "sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service."

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> — Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements."

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels.

Proposition 218 – The Grandfather Clause

The Vista Nueva Maintenance District was established prior to the adoption of Proposition 218 which established July 1, 1997 as the effective date for assessments to meet all of the requirements of Article XIII D of the California State Constitution. As a result, the Vista Nueva Maintenance District is "grandfathered" under Section 5 of Article XIIID which states:

> *"Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article… …the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set fort… …any assessment… … sidewalks, streets, sewers, water, flood control, drainage systems or vector control…"*
>
> — Article XIID, Section 5

Section 5 further states that "subsequent increases in such assessments shall be subject to the procedures and approval process…" required by Proposition 218.

General Benefits

Since the District improvements are entirely located within the Vista Nueva Subdivision or immediately adjacent to the benefited parcels, it has been determined that there is little or no general benefit to the public at large.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development to serve the parcels within the District. The special benefits associated with the improvements are:

- Increased sewer reliability to the properties due to minimized disruption in sewer disposal.
- Increased functioning, minimized disruption, and early detection of issues through the pump station alarm system.
- Enhanced desirability of properties through association with the improvements within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Increased sense of pride in ownership of property resulting from well-maintained improvements associated with the properties.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.

Property enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution. All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessed Parcels

Within the boundaries of the District, there are types of properties that are not assessed based upon the assessment methodology that was adopted when the District was formed. These parcels include:

- Common areas owned by the Home-Owners Association

Any proposed assessment rate increase in the future will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.

PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The Method of Assessment for the District based on the methodology established when the district was formed is as follows:

Assessments

The assessment will be spread equally to each parcel. Beginning with fiscal Year 1997/98, each parcel's assessment was $480 per year ($40 per month) and escalated $12 each year to the maximum allowed payment of $600 per year ($50/month), including administrative fees. Each parcel may be levied up to the maximum assessment rate.

PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Vista Nueva Maintenance Assessment District No. 97-2 Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix B.

PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District is provided on the following pages, and is submitted separately, as "Assessment Roll for City of Salinas, Vista Nueva Maintenance Assessment District No. 97-2, Fiscal Year 2026-27", which is under separate cover, and on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix C, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within the District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – PLANNED CAPITAL IMPROVEMENTS

Capital Improvement Program 2024 *thru* 2029

City of Salinas, California

Project # 9056
Project Name Vista Nueva Subdivision Improvements

Start Date 07/01/15 **Council District** 1
Completion Date 06/30/29

Department 50 - Public Works
Contact Victor Baez
Type Maintenance
Useful Life
Category Urban Forestry
Priority 3 Low/Desirable

Total Project Cost: $217,093

Description

Maintain telephone/alarm system for Sanitary Sewer Pump Station/ongoing monitoring cost (SCADA monitoring): Future pump station upgrades, replacement of fence. Maintain/resurface residential traffic striping, signs, curb & gutter, sidewalks. Maintain/repair street light equipment and power.

Justification

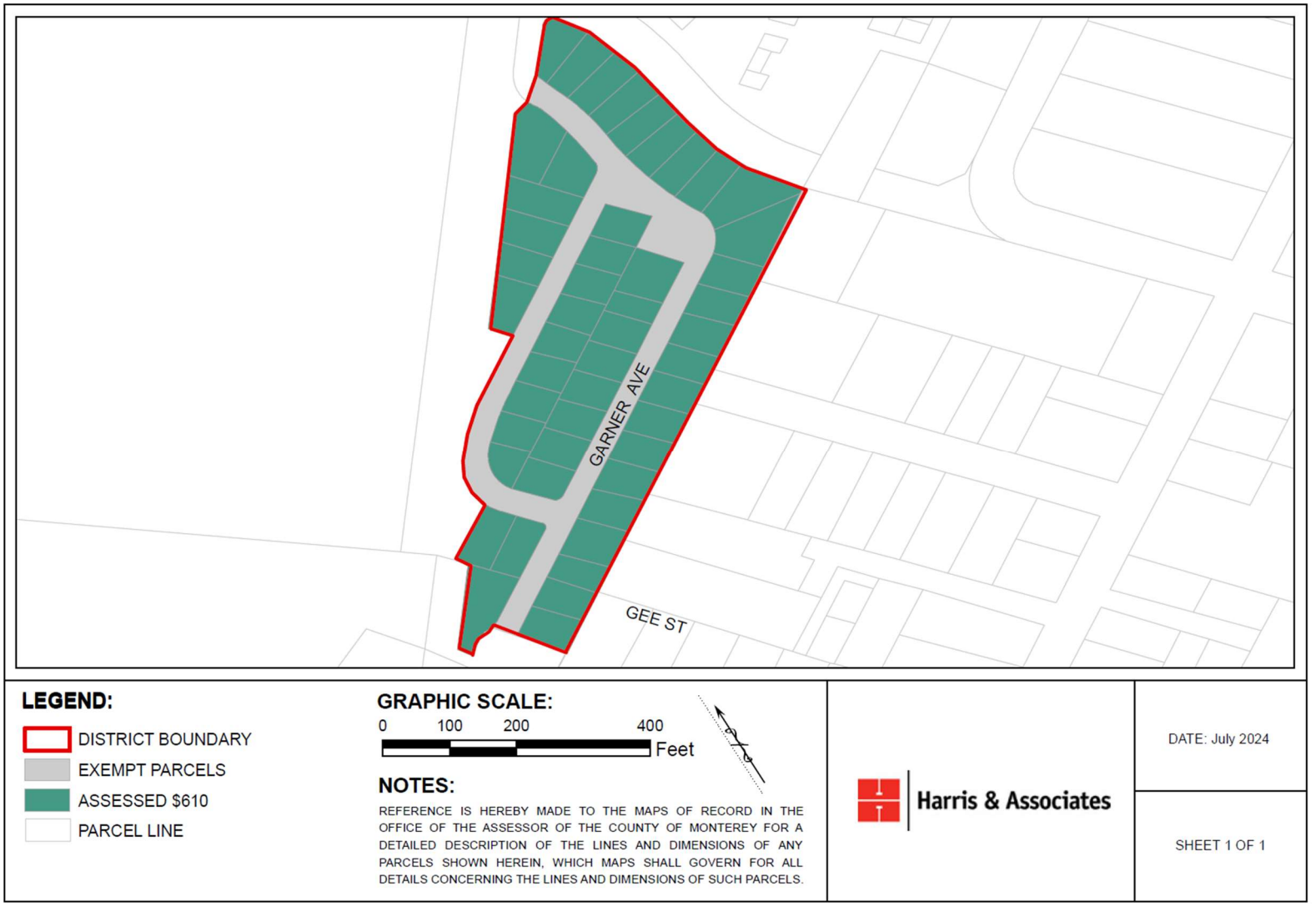
Funds are available in the Vista Nueva Maintenance District CIP Reserve account. This project does not affect the General Fund.

Expenditures	2024	2025	2026	2027	2028	2029	Total
63.6010 - Other Outside Svc	150,000	10,000	10,000	15,000	15,000	15,000	215,000
Total	150,000	10,000	10,000	15,000	15,000	15,000	215,000

Funding Sources	2024	2025	2026	2027	2028	2029	Total
2107 - Vista Nueva Maintenance District	150,000	10,000	10,000	15,000	15,000	15,000	215,000
Total	150,000	10,000	10,000	15,000	15,000	15,000	215,000

Note: The funding of $150,000 for Capital Improvement Project 9056 was applied as an expenditure in FY23-24, and the FY24-25 expenditure has been revised to $10,000.

APPENDIX B – DISTRICT BOUNDARIES & IMPROVEMENTS



APPENDIX C – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.

Assessor's Parcel Number	Rate Per Parcel	Assessment Amount	City Fee Amount	Total Levy Amount
004-342-001-000	$600.00	$600.00	$10.00	$610.00
004-342-002-000	$600.00	$600.00	$10.00	$610.00
004-342-003-000	$600.00	$600.00	$10.00	$610.00
004-342-004-000	$600.00	$600.00	$10.00	$610.00
004-342-005-000	$600.00	$600.00	$10.00	$610.00
004-342-006-000	$600.00	$600.00	$10.00	$610.00
004-342-007-000	$600.00	$600.00	$10.00	$610.00
004-342-008-000	$600.00	$600.00	$10.00	$610.00
004-342-009-000	$600.00	$600.00	$10.00	$610.00
004-342-010-000	$600.00	$600.00	$10.00	$610.00
004-342-011-000	$600.00	$600.00	$10.00	$610.00
004-342-012-000	$600.00	$600.00	$10.00	$610.00
004-342-013-000	$600.00	$600.00	$10.00	$610.00
004-342-014-000	$600.00	$600.00	$10.00	$610.00
004-342-015-000	$600.00	$600.00	$10.00	$610.00
004-342-016-000	$600.00	$600.00	$10.00	$610.00
004-342-017-000	$600.00	$600.00	$10.00	$610.00
004-342-018-000	$600.00	$600.00	$10.00	$610.00
004-342-019-000	$600.00	$600.00	$10.00	$610.00
004-342-020-000	$600.00	$600.00	$10.00	$610.00
004-342-021-000	$600.00	$600.00	$10.00	$610.00
004-342-022-000	$600.00	$600.00	$10.00	$610.00
004-342-023-000	$600.00	$600.00	$10.00	$610.00
004-342-024-000	$600.00	$600.00	$10.00	$610.00
004-342-029-000	$600.00	$600.00	$10.00	$610.00
004-342-030-000	$600.00	$600.00	$10.00	$610.00
004-342-031-000	$600.00	$600.00	$10.00	$610.00
004-342-032-000	$600.00	$600.00	$10.00	$610.00
004-342-033-000	$600.00	$600.00	$10.00	$610.00
004-342-034-000	$600.00	$600.00	$10.00	$610.00
004-342-035-000	$600.00	$600.00	$10.00	$610.00
004-342-036-000	$600.00	$600.00	$10.00	$610.00
004-342-037-000	$600.00	$600.00	$10.00	$610.00
004-342-038-000	$600.00	$600.00	$10.00	$610.00
004-342-039-000	$600.00	$600.00	$10.00	$610.00
004-342-040-000	$600.00	$600.00	$10.00	$610.00
004-342-041-000	$600.00	$600.00	$10.00	$610.00
004-342-042-000	$600.00	$600.00	$10.00	$610.00
004-342-043-000	$600.00	$600.00	$10.00	$610.00
004-342-044-000	$600.00	$600.00	$10.00	$610.00
004-342-045-000	$600.00	$600.00	$10.00	$610.00
004-342-046-000	$600.00	$600.00	$10.00	$610.00
004-342-047-000	$600.00	$600.00	$10.00	$610.00
004-342-048-000	$600.00	$600.00	$10.00	$610.00
004-342-049-000	$600.00	$600.00	$10.00	$610.00
004-342-052-000	$600.00	$600.00	$10.00	$610.00
004-342-053-000	$600.00	$600.00	$10.00	$610.00
004-342-054-000	$600.00	$600.00	$10.00	$610.00
004-342-055-000	$600.00	$600.00	$10.00	$610.00
Totals for 49 Parcels:		**$29,400.00**	**$490.00**	**$29,890.00**

CITY OF SALINAS

PRELIMINARY ENGINEER'S REPORT
NORTH/EAST AREA MAINTENANCE DISTRICT
LANDSCAPE AND LIGHTING DISTRICT NO. 1
LANDSCAPING ASSESSMENT DISTRICT 88-3
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA

May 2026

PREPARED BY

Harris & Associates

101 Progress, Suite 250
Irvine, CA 92618
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF SALINAS**

PROJECT: **NORTH/EAST AREA MAINTENANCE DISTRICT**
LANDSCAPE AND LIGHTING DISTRICT NO. 1
LANDSCAPING ASSESSMENT DISTRICT 88-3

TO: **THE CITY COUNCIL OF THE**
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

NORTH/EAST AREA MAINTENANCE DISTRICT
LANDSCAPE AND LIGHTING DISTRICT NO. 1
LANDSCAPING ASSESSMENT DISTRICT 88-3

(Hereinafter referred to as the "District"),

I, Tamorah Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates, and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterrey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A	Planned Capital Improvements
Appendix B	Landscape Maintenance Services
Appendix C	Special Benefit Zones
Appendix D	District Boundaries and Improvements
Appendix E	Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 15, 2026

Harris & Associates

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the _____ day of _____, 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the _____ day of _____, 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART I – OVERVIEW

The City of Salinas (the "City") established the North/East Area Maintenance District to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. The District was created under Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972 of the State of California (the "1972 Act"). As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2026-27 for the North/East Area Maintenance District (the "District"). Since the District was created prior to the passage of Proposition 218 in 1996, which established Article XIIID of the State Constitution, the District was "grandfathered" meaning it was not subject to the legal requirements of Proposition 218 as long as the assessments remained at rates equal to or less than the maximum assessment rates that were in place in 1996.

The assessment rate that was levied in 1996 would not be adequate in future years to maintain the desired levels of maintenance services as a result of inflation and the increasing age of the improvements within the District. In 1999, the City conducted a property owner assessment ballot, in accordance with Proposition 218, to increase rates and add an annual rate escalator. The annual rate escalator was based on the annual change in the cost of construction (20-city average as published in the Engineering News Record ("ENR")). This allowed the assessment rate to be increased annually to offset the impacts of inflation. A majority of the property owners voted in favor of the assessment rates and the inflation factor was included, thus permitting the annual escalation of rates. **For Fiscal Year 2026-27, the maximum assessment rates are increasing from FY 2025-26 maximum assessment rates by the inflation factor of 2.61%.** Part V of this Report provides a discussion of the inflation factor in more detail.

The estimated cost of maintenance services for Fiscal Year 2026-27 is detailed in the preliminary budget table presented in Part III of this Report. Assessment revenue in the proposed FY 2026-27 budget provided in the Preliminary Engineer's Report was based on assessments levied at maximum assessment rates. A portion of the surplus funds will be deposited into the Capital Reserve Fund, which was projected to have a FY 2026-27 year-end balance of approximately $1,876,974 if the assessments were levied at the maximum assessment rates.

As the Capital Reserve Fund continues to grow, the City will be developing a capital improvement plan (CIP) to identify specific projects and timing for replacement of improvements within the District. Appendix A contains estimates of probable costs for replacement of authorized improvements at the end of their useful life. Although the current assessment allows for an annual increase in the Capital Reserve Fund, the City will first develop a detailed Capital Improvement Program based on assessed needs.

All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. For Park/Open Spaces Landscaping, the general benefit and special benefit attributed to parcels within the service area and outside of the District will be funded by the City's general fund, and not from the assessment.

The funds collected from the assessments are dispersed and used for the services and operation provided within the District. A discussion of District benefits is provided in Part IV of this Report, the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix E lists the assessment amount for each parcel in the District for Fiscal Year 2026-27.

PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

> *The assessments provide a dedicated source of funding for the maintenance and operation of and the furnishing of services and materials for the District improvements including any and all public landscaping and irrigation improvements on landscaped medians islands within the District, including the 30-foot wide park strips of land between the curb and right-of-way, cul-de-sac median landscaping, jogging paths, planter walls and associated improvements as allowed under the Salinas Municipal Code and the Lighting and Landscape Act of 1972 (the "Act").*

In addition, the District also funds the maintenance of the channel improvements within Gabilan Creek and Natividad Channel in accordance with NPDES requirements of the City of Salinas stormwater permit, as allowed under the Salinas Municipal Code. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

Appendix D shows the location of the improvements, which are summarized below.

Open Space and Right-of-Way Improvements

The improvements consist of crosswalks, signs and median strips located as shown in Table 1.

Table 1: Open Space and Right-of-Way Improvements

Site	Description and Location
Gabilan Creek Right-of-Way	The right-of-way is 100 linear feet in width and 9,200 linear feet in length beginning 3,800 linear feet northerly of East Laurel Drive going northerly to Boronda Road.
Community Park/Open Space	Includes the storm water detention facility, open space bluff and sloping ground areas including all open space easement areas, which have been landscaped and granted to the City of Salinas a permanent open space easement.
Tower Line Right-of-Way	Includes PG&E tower line right-of-way from approximately Constitution Boulevard to Boronda Road subsequent to landscaping and granting of an open space easement to the City of Salinas over lands for public use.

Based area/frontage, it is estimated that Open Space and Right-of-Way Improvements comprise 31% of the total North/East Area Maintenance costs.

Landscaping Improvements

Landscaping improvements, include landscaping, such as trees, shrubs, grass and ornamental vegetation and appurtenant facilities, irrigation and drainage devices located on medians, appurtenant strips of land that are approximately 30 feet wide and planter walls along both sides of the roadway except for Williams Road which includes the medians improvements on the west side of the roadway only. The street segments are described in Table 2 below. Distances given in linear feet are approximate.

Table 2: Landscaping Improvements

Street	Segment
Constitution Boulevard	From 450 feet south of Manchester Drive/Circle northerly 7,200 feet to Boronda Road
Independence Boulevard	From Constitution Boulevard northerly 5,700 feet to Boronda Road
Nantucket Boulevard	From Independence Boulevard easterly to Constitution Boulevard
Boronda Road	From 870 feet east of Natividad Road easterly 13,630 feet to Williams Road
Freedom Parkway	From Constitution Boulevard easterly 6,800 feet to Williams Road
Nogal Drive	From a line 800 feet south of Freedom Parkway north 400 feet
Rider Avenue	Starting 1,200 feet south of Freedom Parkway northerly 3,700 feet to Boronda Road
North Sanborn Road	Starting 1,900 feet south of Freedom Parkway northerly 3,700 feet to Boronda Road
Towt Street	From Freedom Parkway westerly 900 feet to Mae Avenue
Williams Road	Starting 600 feet south of Freedom Parkway northerly 2,700 feet to Boronda Road
Buckhorn Drive	On the southwest side of road, from Mesquite Drive southerly 2,000 feet to Falcon Drive

Only landscaping improvements located within the district boundaries are included. Landscaping on Constitution Boulevard outside of the District boundary has been removed from the FY 24/25 landscape maintenance contract. Based on area/frontage, it is estimated that Landscaping Improvements comprise 69% of the total North/East Area Maintenance costs.

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown on Table 3 on the following page.

Table 3: Multi-Year Budget

	Adopted Budget FY 2025-26	Amended/Actual Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES [1]					
Maintenance					
Landscaping and Other Maintenance [2]	$394,000	$394,000	$405,820	$417,995	$430,534
Other Outside Services	$30,000	$30,000	$30,900	$31,827	$32,782
In-House Inspection - Open Space and Creek Maintenance	$74,850	$74,850	$77,096	$79,408	$81,791
Supplies and Contingencies	$3,200	$3,200	$3,296	$3,395	$3,497
Subtotal Maintenance:	$502,050	$502,050	$517,112	$532,625	$548,604
Utilities					
Landscape Water	$180,000	$180,000	$185,400	$190,962	$196,691
Landscape Lighting Controllers/Electricity	$1,000	$1,000	$1,030	$1,061	$1,093
Subtotal Utilities:	$181,000	$181,000	$186,430	$192,023	$197,784
Administrative Expenses					
Agency Administration	$73,590	$73,590	$75,798	$78,072	$80,414
Professional Fees [3]	$5,450	$5,450	$5,614	$5,782	$5,955
City Collection Fee [4]	$41,410	$41,410	$41,430	$41,430	$41,430
Subtotal Administrative Expenses:	$120,450	$120,450	$122,841	$125,284	$127,799
Capital Improvements	$0	$0	$10,000	$15,000	$15,000
TOTAL EXPENDITURES:	**$803,500**	**$803,500**	**$836,383**	**$864,931**	**$889,186**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$807,526	$807,526	$821,060	$837,481	$854,231
Operating Reserve From/(To)	($8,406)	($8,406)	($10,092)	($7,803)	$132,421
Capital Reserve From/(To)	($96,214)	($96,214)	($78,828)	($72,653)	($209,038)
General Fund Contribution to Parks	$83,814	$83,814	$86,540	$89,136	$91,810
Estimated Interest Earnings	$16,780	$16,780	$17,703	$18,770	$19,762
TOTAL REVENUE AND LEVY ADJUSTMENTS	**$803,500**	**$803,500**	**$836,383**	**$864,931**	**$889,186**
DISTRICT STATISTICS					
Total Parcels	4,219	4,219	4,219	4,219	4,219
Total Parcels Levied	4,141	4,141	4,143	4,143	4,143
ASSESSMENTS [5]					
Low-Density Assessment Levy	$217.00	$217.00	$222.39	$226.84	$231.37
Medium-Density Assessment Levy	$134.19	$134.19	$137.42	$140.17	$142.97
High-Density Assessment Levy	$92.78	$94.84	$94.93	$96.83	$98.77
Low-Density Maximum Assessment	$247.91	$247.91	$254.37	$259.46	$264.65
Medium-Density Maximum Assessment	$148.75	$148.75	$152.62	$155.68	$158.79
High-Density Maximum Assessment	$99.17	$99.17	$101.75	$103.78	$105.86
ASSESSMENT REVENUE					
Total Assessments Levied	$801,282	$801,282	$821,060	$837,481	$854,231
Assessment Revenue at Maximum Rates	$962,602	$962,602	$987,681	$1,007,435	$1,027,583
Capacity for Additional Revenue	$161,320	$161,320	$166,621	$169,953	$173,352
FUND BALANCE INFORMATION					
Operating Reserve Fund					
Estimated Beginning Operating Reserve Fund Balance	$401,750	$401,750	$418,191	$432,466	$444,593
Operating Reserve Adjustment [6]	8,406	8,406	10,092	7,803	(132,421)
Interest (1.0%) [7]	**4,018**	**4,018**	4,182	4,325	4,446
Projected Year Ending Operating Reserve Fund Balance:	**$414,174**	**$414,174**	**$432,466**	**$444,593**	**$316,618**
Capital Reserve Fund					
Estimated Beginning Capital Reserve Fund Balance [10]	$1,276,252	$1,276,252	$1,352,158	$1,444,508	$1,531,606
Capital Reserve Fund Adjustment	63,144	$63,144	78,828	72,653	209,038
Interest (1.0%)	12,763	$12,763	13,522	14,445	15,316
Projected Year Ending Capital Reserve Fund Balance: [8]	**$1,352,158**	**$1,352,158**	**$1,444,508**	**$1,531,606**	**$1,755,960**
Projected Year Ending Combined Fund Balance:	**$1,766,332**	**$1,766,332**	**$1,876,974**	**$1,976,199**	**$2,072,577**

Table footnotes:

[1] Estimated expenditures for FY 2026-27 are equal to the greater of the prior year's budgeted amount or amended amount increased by 3% unless noted otherwise. Estimated expenditures for FY 2027-28 and FY 2028-29 are equal to the previous year's amount increased by 3% unless noted otherwise.

[2] Landscaping and other maintenance costs are based on the Smith & Enright agreement approved by City Council on June 25, 2024. Includes $50,000 for maintenance of the Tower Line Right-of-Way Fire Prevention Clean up.

[3] Professional fees are based on the Harris & Associates district administration contract.

[4] The budgeted city collection fee amount for FY 2026-27 through FY 2027-28 is based on the current number of assessed parcels in the district at a rate of $10 per assessed parcel .

[5] For FY 2026-27, maximum assessment rates are increased by 2.61%, which is equal to the change in the Engineering News Record Construction Cost Index 20-City Average from April 2025 to April 2026. For FY 2027-28 and FY 2028-29, maximum assessment rates are increased by 2% from the previous year.

[6] The operating reserve adjustment is calculated so that the resulting year-ending balance in the operating reserve fund equals 50% of projected expenditures for the following year.

[7] Interest earnings from the capital reserve fund and the operating reserve fund are combined and reported in the operating reserve fund.

8 City has plans to develop a CIP for this district in order to allocate money available in the capital reserve fund.

Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- *Landscaping and Other Maintenance.* Includes all contracted labor, material and equipment required to properly maintain the landscaping, and other improvements, such as irrigation systems, drainage systems, water features, crosswalks, signs, and ornamental lighting systems within the District.
- Tree Trimming. Includes all labor, material and equipment required to provide routine tree pruning services within the landscaping improvements within the District
- *In-House Inspection – Open Space and Creek Maintenance.* Costs related to maintenance crew on City staff who provide services such as maintenance work monitoring, and ongoing inspection.
- *Supplies and Contingencies.* Includes unforeseen costs of supplies and repairs that are not included in the yearly maintenance contracts. This may include repair of damaged amenities due to vandalism, storms, frost, and planned upgrades of the improvements including all renovation costs. Examples of upgrades are replacement of plant materials and/or renovation of irrigation or ornamental lighting systems.

Utilities

- *Landscape Water.* The cost of water required for the operation and maintenance of landscaping facilities.
- *Landscape Lighting Controllers/Electricity.* The cost of electricity required for the operation and maintenance and irrigation facilities.

Administrative Expenses

- *Agency Administration.* The cost to the City for providing the coordination for District service,

operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and time utilized for District purposes, the costs of resource materials or any other administrative expenses or fees associated with the District.

- *Professional Fees.* The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal, or engineering services specific to the District.

- *City Collection Fee.* The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is $10 per levied parcel.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in the District.

Operating Reserve From/(To). The amount transferred from the Operating Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Operating Reserve Fund.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Operating Reserve Fund and the Capital Reserve Fund.

General Fund Contribution for Parks: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the District boundary.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District but inside a two half mile radius of the parks, as well as the general benefit portion.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are Assessed Parcels.

Assessments

Low-Density Parcel Assessment Levy. The assessment levied on Low-Density Parcels.

Medium-Density Parcel Assessment Levy. The assessment levied on Medium-Density Parcels.

High-Density Parcel Assessment Levy. The assessment levied on High-Density Parcels.

Low-Density Parcel Maximum Assessment. The maximum assessment that can be levied on Low-Density Parcels.

Medium-Density Parcel Maximum Assessment. The maximum assessment that can be levied on Medium-Density Parcels.

High-Density Parcel Maximum Assessment. The maximum assessment that can be levied on High-Density Parcels.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the assessment levy rate is less than the maximum assessment rate, this is the additional amount of revenue that would be generated if the assessment rate is increased up to the maximum assessment rate.

Fund Balance Information

Operating Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.

Capital Reserve Fund. The fund used to collect a portion of the total cost of a major improvement over several years, thereby reducing the short-term financial impact to the property owners.

PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the "Act") allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include "sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service."

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> — Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements."

Proposition 218

On November 5, 1996, Proposition 218, the "Right to Vote on Taxes Act," was approved by California voters on the statewide ballot, which added Article XIIID to the California Constitution requiring that a parcel's assessment must not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Proposition 218 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. In addition, Proposition 218 requires that publicly owned property be assessed if it benefits from the improvements. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

In 1999, based upon Section 5 which states that "subsequent increases in such assessments shall be subject to the procedures and approval process…" required by Proposition 218, a proposed assessment rate increase was presented to the property owners in the North/East Area Maintenance District. The assessment increase was approved including the addition of an escalator to offset the impact of inflation. Any future assessment rate increase greater than the maximum as allowed will require the approval of property owners.

General Benefits

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development and are designed for the benefit of those properties. Since the District improvements related to street landscaping and street maintenance are entirely located within the District or immediately adjacent to the benefited parcels, it has been determined that there is little or no general benefit to the public at large.

The City will contribute funds from the general fund to account for park usage by residents living outside the District. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks.

Previous public outreach efforts by agencies in California[1] have reported that in general, the most-used park is also the closest, typically a 15 minute walk which equates to an approximately half-mile radius. A general benefit from use of the park is received by the public and parcels located beyond the special benefit area. Surveys and studies provide insights into park usage, however specific percentages can vary. In general, it has been suggested that 20 to 40% of park visitors may travel from greater than a half-mile (15 minute walk or 5 minute car ride). This general benefit must be identified and funded by a revenue source outside of the assessment. As shown in Part III, the City will contribute funds from the general fund to account for park usage by residents living outside the District. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks.

Special Benefits

The method of apportionment (assessment methodology), approved at the time the assessments were increased in 1999, is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development and increase the desirability of properties within the District based upon the presence of well-maintained landscaping and other improvements which serve or are in close proximity to those properties.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. It could be inferred that the parcels could not exist had the condition not been met and receive a special benefit from the construction of the park. The proximity and access to parks serve as an extension of the useable land area for property within the service radius, and the parcels within the service area clearly receive a direct advantage and special benefit from the improvements. The Parks confer a special benefit to the parcels within a half-mile radius, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special

[1] City of Ontario (2021), *Recreation & Parks Master Plan*; City of Salinas (2019), *Parks, Rec & Libraries Master Plan*

benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

The special benefits associated with maintenance of open space and community park improvements are specifically:

- Condition of development.
- Proximity and access to Park amenities.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessed Parcels

Within the boundaries of the District, there are several types of properties that are not assessed based upon the assessment methodology that was adopted when the District was formed. These parcels include:

- Publicly owned parcels that are reserved as Public Open Space or are developed as City Parks for active recreation and are maintained and serviced by the District.
- Publicly owned wetland parcels.
- Certain Public Utility parcels.
- Privately owned open space parcels.
- Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the Single-Family Unit rate.

Any future assessment rate increases will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.

PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. District costs associated with the maintenance and operation of the landscaping and irrigation improvements including the preparation of the Engineer's Report, printing and mailing legal assessment notices, County collection fees and legal fees and appurtenances are spread to all developed and undeveloped parcels on a proportional basis.

Development Classification

Assessed parcels are classified as either developed or undeveloped based on the following definitions:

Developed Parcels. All assessed parcels with roadway and public street improvements that have been completed or bonded and in which a final map has been filed as of the January 1st date prior to commencement of the current fiscal year are classified as Developed Parcels.

Undeveloped Parcels. All other assessed parcels are classified as Undeveloped Parcels.

Residential Development Density

Based upon the approved density for residential parcels when each subdivision was approved, residential parcels are assigned to a density category based on the following:

Low-Density Parcels. All parcels approved with a density of less than six residential units per acre are categorized as Low-Density Parcels ("LOW") and will be assigned 1.0 Benefit Unit per parcel.

Medium-Density Parcels. All parcels approved with no less than six residential units per acre and no more than 15 residential units per acre are categorized as Medium-Density Parcels ("MED") and will be assigned 0.6 Benefit Units per parcel.

High-Density Parcels. All parcels that are zoned or developed with no less than 16 residential units per acre and no more than 22 residential units per acre are categorized as High-Density Parcels ("HIGH") and will be assigned 0.4 Benefit Units per parcel.

Non-Assessed Parcels

Non-Assessed Parcels ("NON") include proposed and existing community open space or neighborhood parklands, open space, creek, flood control or utility easement parcels and common area parcels within condominium developments since they will not receive a special benefit from the improvements.

Parks and Open Spaces Landscaping

For Parks and Open Space Landscaping, the apportionment of General versus Specific Benefit requires further consideration. As discussed in the previous section, it can be inferred that parks and open space landscaping provide benefits as presented in Table 4.

Table 4: Parks and Open Spaces General and Specific Benefits

	Benefit	General
1	The general public and parcels located beyond the half mile benefit area of the park receive a benefit from use of the park.	
	Percentage	25%

	Benefit	Special (Benefit to Property)
1	All parcels within the District receive a special benefit from being able to develop due to meeting the condition of development.	1
2	Parcels located within half a mile receive a special benefit due to proximity and access to the park.	1
	TOTAL	2
	Percentage	75%

Zones of Benefit. Three special benefit zones have been identified: Zone A – parcels located in the district and within half a mile of the park, Zone B – parcels located in the District greater than half a mile of the park, and Zone C – parcels located outside of the district and within half a mile of the park.

Benefit Factor. Zone A: Parcels located in the district and within half a mile of the park receive special benefits #1, and #2 as listed above, and have a benefit factor of 100% (2 out of 2 special benefits). Zone B: Parcels located in the district and greater than a half mile of the park receive benefit #2 as listed above, and have a benefit factor of 50% (1 out of 2 special benefits). Zone C: Parcels located outside of the district and within half a mile of the park receive special benefit #2 as listed above, and have a benefit factor of 50%.

Zone C includes parcels located outside of the district, and there for must be funded by a source other than the assessment. The funding for Zone C will be provided by the City's General Fund.

Proportional Benefit Unit. A Proportional Benefit Unit is created by applying the appropriate benefit factor to the number of parcels in each benefit zone.

Table 5 presents the proportionality of special and general benefit based on the number of parcels.

Table 5: Proportion of Special and General Benefit Units

	North East Area Maintenance District			
	Number of Parcels	Benefit Factor	Proportional Benefit Units	Percentage of Assessment
Special Benefit				**75%**
Benefit Zone A: Parcels located within 0 - 0.5 mile radius Service Area, located within the District	2636	1	2636	49%
Benefit Zone B: Parcels located beyond the 0.5 mile radius Service Area, located within the District	1829	0.5	915	17%
Benefit Zone C: Parcels located within 0 - 0.5 mile radius Service Area, located outside of the District	918	0.5	459	9%
General Benefit				**25%**

Funding for the General Benefit proportion (25%) and Benefit Zone C (9% based on number of parcels x benefit factor) must be provided by a source other than the assessment. The Benefit Zone A proportion (49%) and Benefit Zone B proportion (17%) can be applied to the EBUs identified within the District. Assessment totals for General and Specific Benefit proportion are summarized in Table 6.

Table 6: Assessment Totals based on Special and General Benefit Units

Parks & Open Space Landscaping	
Gross Assessment	$254,528
*General Benefit 25%**	$63,632
Special Benefit 75%	$170,534
Zone A 49%	$122,174
Zone B 17%	$43,270
*Zone C 9%**	$22,908

As previously discussed, funding for the General Benefit portion and Benefit Zone C must be from a funding source outside of the assessment. The City's general fund will provide funding in the amount of $86,540 2. The proportion of the assessment attributable to Benefit Zone A of $122,174 and Benefit Zone B of $43,270 will be distributed across the Total Equivalent Benefit Units identified for the District.

Equivalent Benefit Units

In accordance with the methodology in the original Engineer's Report, we determined the benefit units for each parcel. Developed Parcels and Undeveloped Parcels are deemed to receive special benefit from the improvements and have special benefit conferred upon them as a result of the maintenance and operation of the improvements. Benefit units are assigned to all assessed parcels in the following manner:

Developed Parcels. Benefit units are assigned to Developed Parcels as follows:

Low-Density Parcel = 1.0 Benefit Unit per parcel

Medium-Density Parcel = 0.6 Benefit Unit per parcel

High-Density Parcel = 0.4 Benefit Unit per parcel

Undeveloped Parcels. Each Undeveloped Parcel is assigned benefit units based on the parcel's approved tentative map. If a tentative map has not been filed, then assigned benefit units are based on maximum allowable units per net acre. The formula for calculating benefit units for Undeveloped Parcels is as follows:

Benefit Units = Parcel Square Footage x Floor Area Ratio ÷ Equivalent Residential Unit Area

Benefit Units = Parcel Square Footage x 32% ÷ 4,000 square feet

Assessments

The maximum assessment rate is subject to annual escalation to account for inflation.

Annual Inflation Factor. The annual inflation factor for the District is indexed based on the Engineering News Record's (ENR) average construction cost index for twenty (20) cities, which is published each April in ENR's construction economics issue. The Fiscal Year 2026-27 the annual inflation factor is calculated based on the 1.85% increase in the ENR index from April 2024 to April 2026 (March 2026 Index was used as April 2026 data was not available at the time of preparing this preliminary report) as follows:

April 2026 Index ÷ April 2025 Index = Annual Inflation Factor

14,157.77 ÷ 13,798.28 = 1.0261

Maximum Assessment Rate. The maximum assessment rate for Fiscal Year 2026-27 is calculated by the following formula:

FY 2026-27 Maximum Assessment Rate x Annual Inflation Factor = FY 2026-27 Maximum Assessment Rate

$247.91 x 1.0261 = $254.37

Maximum Assessments for Developed Parcels. The maximum assessments for Developed Parcels in Fiscal Year 2026-27 are as follows:

Developed Parcel Maximum Assessment = Benefit Unit x Maximum Assessment Rate

Low-Density Maximum Assessment = 1.0 x $254.37 = $254.37 per parcel

Medium-Density Maximum Assessment = 0.6 x $254.37 = $152.62 per parcel

High-Density Maximum Assessment = 0.4 x $254.37 = $101.75 per parcel

Maximum Assessments for Undeveloped Parcels. The maximum assessments for Undeveloped Parcels in Fiscal Year 2026-27 are calculated based on the following formula:

Undeveloped Parcel Maximum Assessment = Parcel Benefit Units x Maximum Assessment Rate

Assessment Levy Summary. Table 7 provides a summary of the FY 2026-27 assessments:

Table 7: Assessment Levy Summary

Parcel Classification	Total Parcels	Maximum per Parcel	Assessment per Parcel	Total Assessment	City Collection Fee	Total Levy Amount
Developed						
Low-Density Parcels	2,413	$ 254.37	$ 222.39	$ 496,922.72	$ 24,130.00	$ 521,052.72
Medium-Density Parcels	1,668	$ 152.62	$ 137.42	$ 201,196.01	$ 16,680.00	$ 217,876.01
High-Density Parcels	25	$ 101.75	$ 94.93	$ 1,931.97	$ 250.00	$ 2,181.97
Total Developed	**4,106**	--	--	**$ 700,050.70**	**$ 41,060.00**	**$ 741,110.70**

Parcel Classification	Total Parcels	Maximum per Benefit Unit	Assessment per Benefit Unit	Total Assessment	City Collection Fee	Total Levy Amount
Undeveloped						
Low-Density Parcels	32	$ 254.37	$ 222.39	$ 71,824.36	$ 320.00	$ 72,144.36
Medium-Density Parcels	3	$ 152.62	$ 137.42	$ 4,168.37	$ 30.00	$ 4,198.37
High-Density Parcels	2	$ 101.75	$ 94.93	$ 3,586.71	$ 20.00	$ 3,606.71
Total Undeveloped	**37**	--	--	**$ 79,579.44**	**$ 370.00**	**$ 79,949.44**
TOTAL	**4,143**	--	--	**$ 779,630.14**	**$ 41,430.00**	**$ 821,060.14**

PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

North/East Area Maintenance District Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix D.

PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District is provided on the following pages and submitted separately, as "Assessment Roll for City of Salinas, North/East Area Maintenance District, Fiscal Year 2026-27", which is provided under separate cover, and is on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix E, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – PLANNED CAPITAL IMPROVEMENTS

Capital Improvement Program 2024 *thru* 2029

City of Salinas, California

Project # 9053
Project Name North/East Maint Improvement District

Start Date 07/01/18 **Council District** 1,6
Completion Date 06/30/29

Department 50 - Public Works
Contact Victor Baez
Type Maintenance
Useful Life
Category Urban Forestry
Priority 3 Low/Desirable

Total Project Cost: $125,000

Description

Maintain public landscaping & irrigation at park strip, cul-de-sac median islands, jogging paths, planter walls, riprap, detention ponds, bank protection, bridge, appurtenant water mains & irrigation systems, ornamental water, electric current, spraying and debris removal.

Justification

Funds are available in the North/East Maintenance District CIP Reserves account. This project does not affect the General Fund.

Expenditures	2024	2025	2026	2027	2028	2029	Total
63.6010 - Other Outside Svc	10,000	10,000	10,000	15,000	15,000	15,000	75,000
Total	**10,000**	**10,000**	**10,000**	**15,000**	**15,000**	**15,000**	**75,000**

Funding Sources	2024	2025	2026	2027	2028	2029	Total
2105 - NE Salinas Landscape District	10,000	10,000	10,000	15,000	15,000	15,000	75,000
Total	**10,000**	**10,000**	**10,000**	**15,000**	**15,000**	**15,000**	**75,000**

In addition to the Capital Improvement Project identified above, the following capital replacement needs have been identified for future implementation:

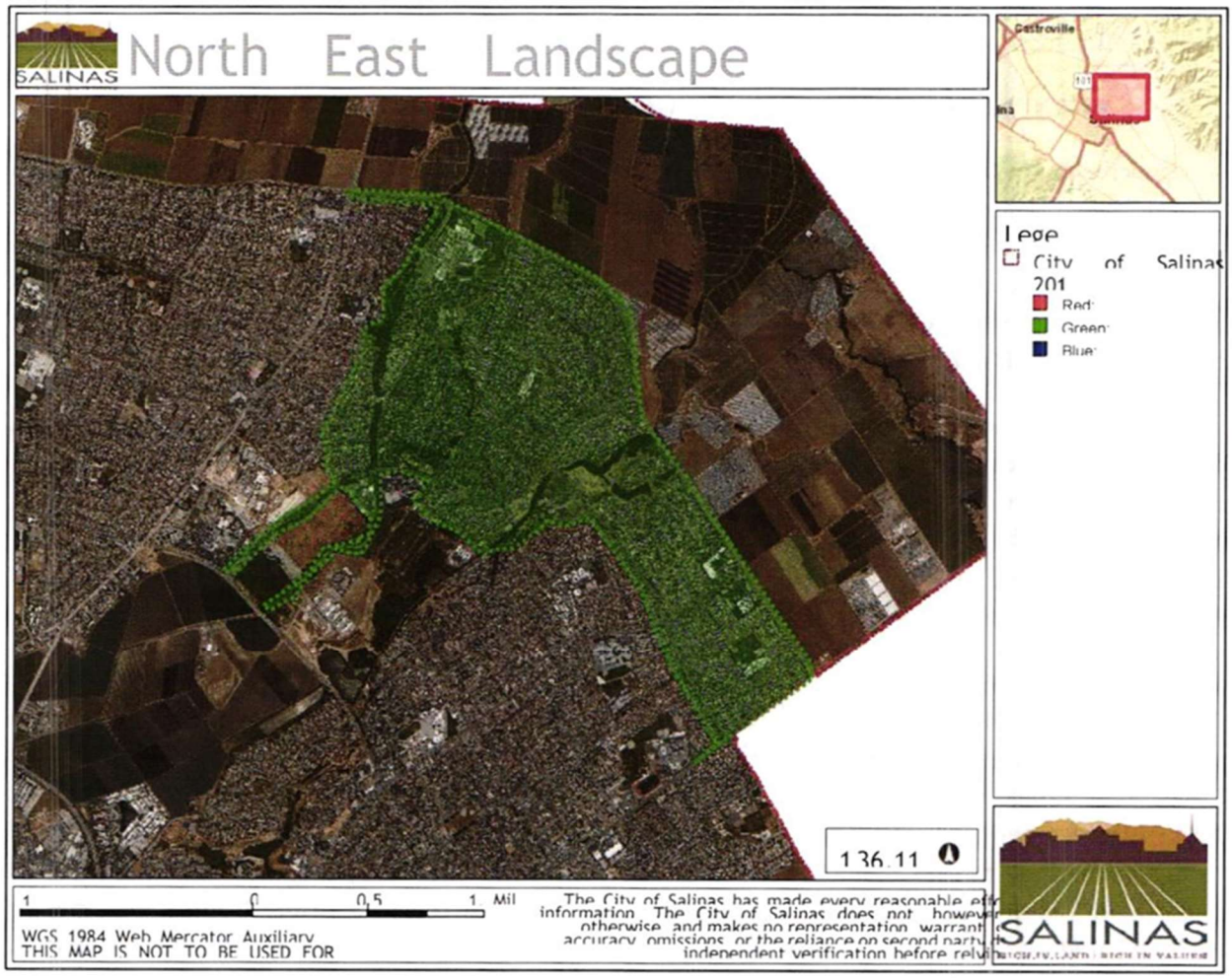
Improvement	Quantity	Unit of Measure	Capital Replacement Unit Cost[1,2]	Total Cost
Open Space and Right-of-Way Improvements[3,4]				
Landscaping (including Irrigation System)	1,453,296	LF	$ 11.76	$ 17,090,763
Landscaping Improvements[3,4]				
Landscaping (including Irrigation System)	3,279,197	LF	$ 11.76	$ 38,563,354
Total District Improvements Estimate Capital Replacement Cost				**$ 55,654,118**

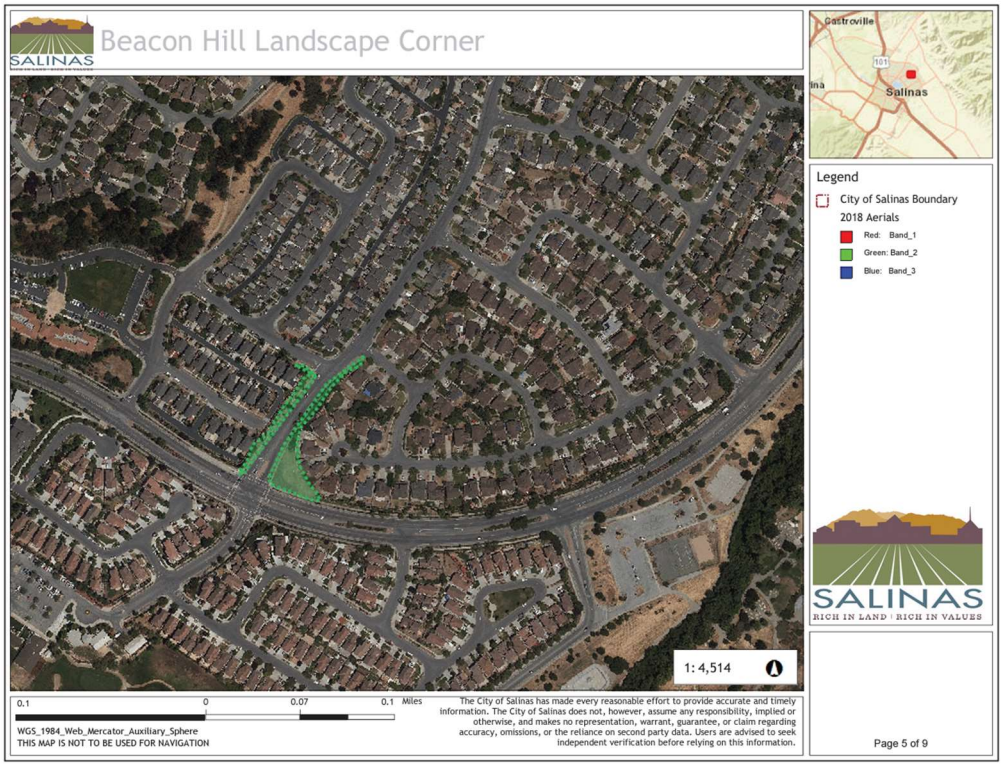
Notes:
[1] Capital Replacement Costs include costs reasonably and necessarily related to the planning, engineering and construction of Capital Replacement, in $2022, with an assumed useful life of 40-years.
[2] Capital Replacement Costs include 20% construction contingency, 20% Planning/Design/Administration.
[3] District Capital Replacement Costs estimated for landscaping with irrigation only, includes planting walls and decorative planting wall lighting.
[4] Hardscape improvements such as jogging trails and walking paths not included with this estimate.

APPENDIX B – LANDSCAPE MAINTENANCE SERVICES

The landscaping services within the North/East Area Maintenance Assessment District are provided per the agreement with Smith & Enright Landscaping, Inc. approved by City Council June 25, 2024.

The following exhibits are shown for reference only, and includes landscaping maintenance services that are located in/near the District boundary. Only improvements located within the District boundary will be maintained by the District, and areas shown on the exhibit below that are outside of the District boundary will not be maintained by the District. The District boundary is included in Appendix C.




Beacon Hill Landscape Corner
SALINAS
Castroville
Salinas
Legend
City of Salinas Boundary
2018 Aerials
Red: Band_1
Green: Band_2
Blue: Band_3
SALINAS
RICH IN LAND | RICH IN VALUES
1: 4,514
0.1 0 0.07 0.1 Miles
WGS_1984_Web_Mercator_Auxiliary_Sphere
THIS MAP IS NOT TO BE USED FOR NAVIGATION
The City of Salinas has made every reasonable effort to provide accurate and timely information. The City of Salinas does not, however, assume any responsibility, implied or otherwise, and makes no representation, warrant, guarantee, or claim regarding accuracy, omissions, or the reliance on second party data. Users are advised to seek independent verification before relying on this information.
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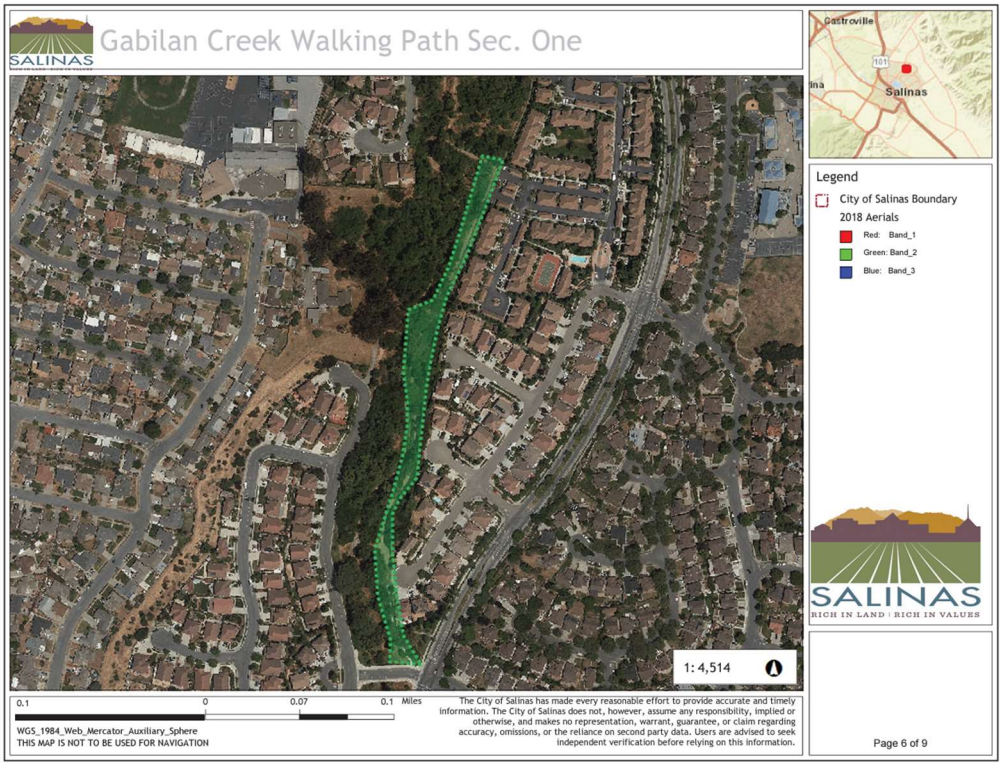
Gabilan Creek Walking Path Sec. One
SALINAS
Castroville
Salinas
Legend
City of Salinas Boundary
2018 Aerials
Red: Band_1
Green: Band_2
Blue: Band_3
SALINAS
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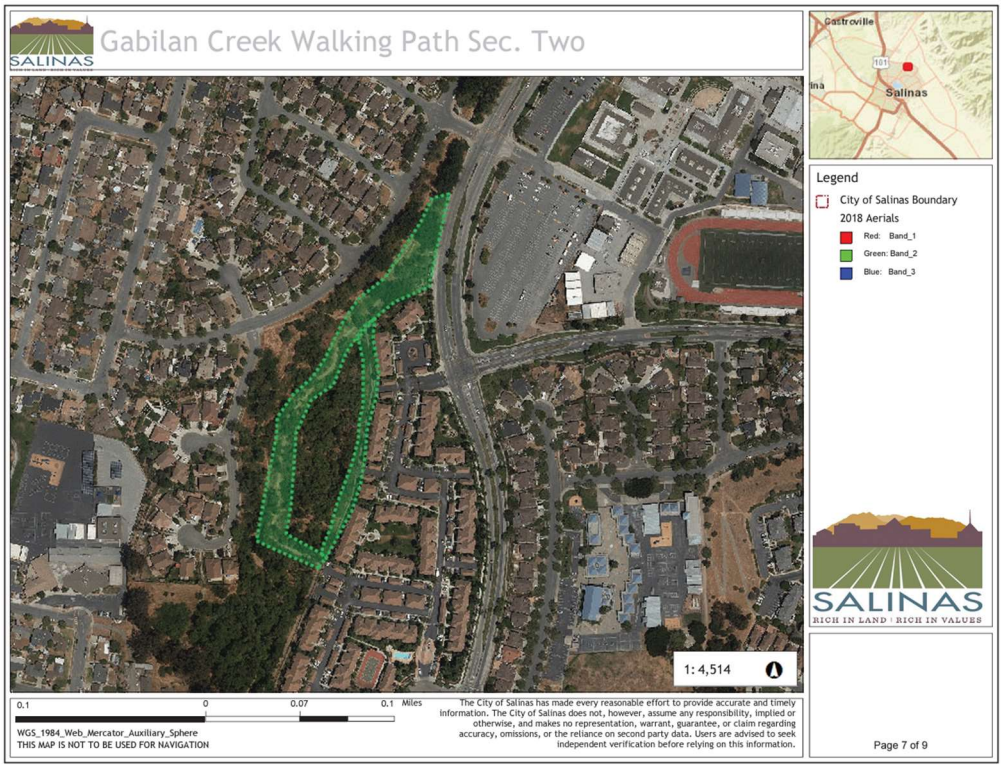
Gabilan Creek Walking Path Sec. Two
SALINAS
Castroville
Salinas
Legend
City of Salinas Boundary
2018 Aerials
Red: Band_1
Green: Band_2
Blue: Band_3
SALINAS
RICH IN LAND · RICH IN VALUES
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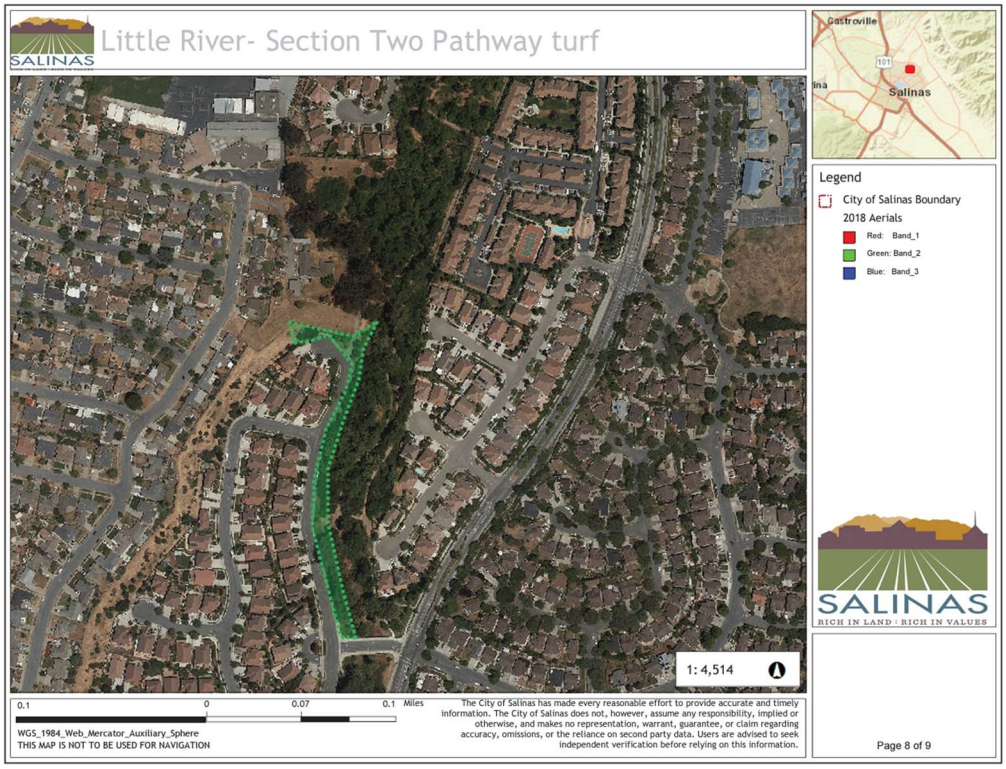
Little River- Section Two Pathway turf
SALINAS
Castroville
Salinas
Legend
City of Salinas Boundary
2018 Aerials
Red: Band_1
Green: Band_2
Blue: Band_3
SALINAS
RICH IN LAND · RICH IN VALUES
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0.1 0 0.07 0.1 Miles
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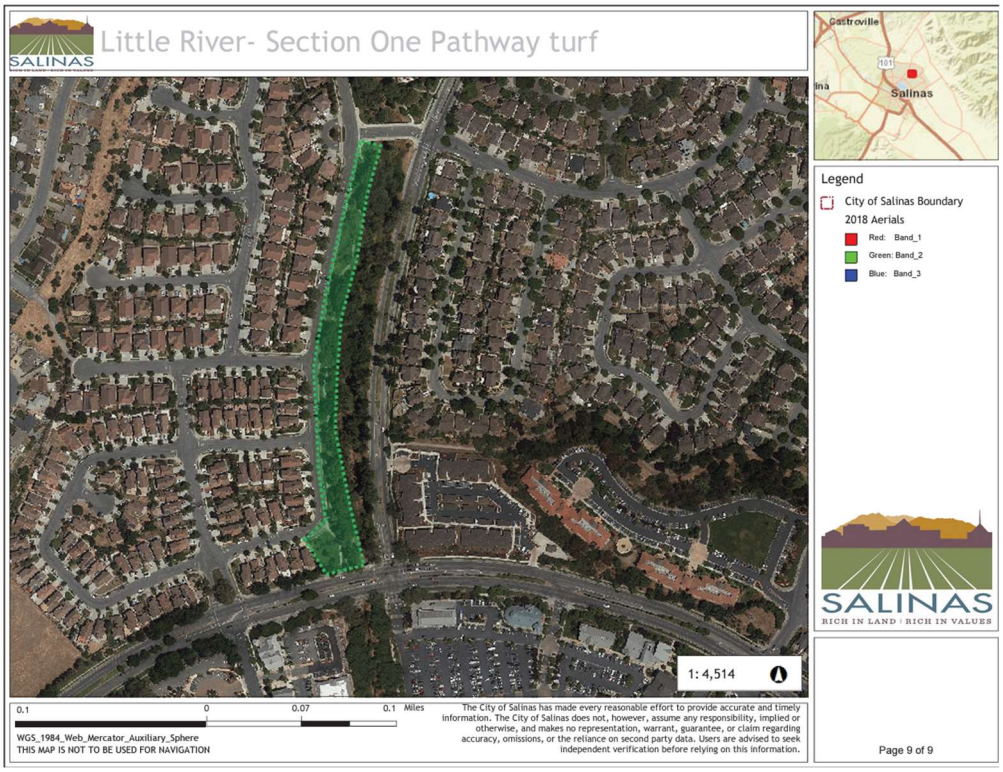
Little River- Section One Pathway turf
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Castroville
Salinas
101
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SALINAS
RICH IN LAND | RICH IN VALUES
Page 9 of 9

APPENDIX C – PARK/OPEN SPACES SERVICE AREA

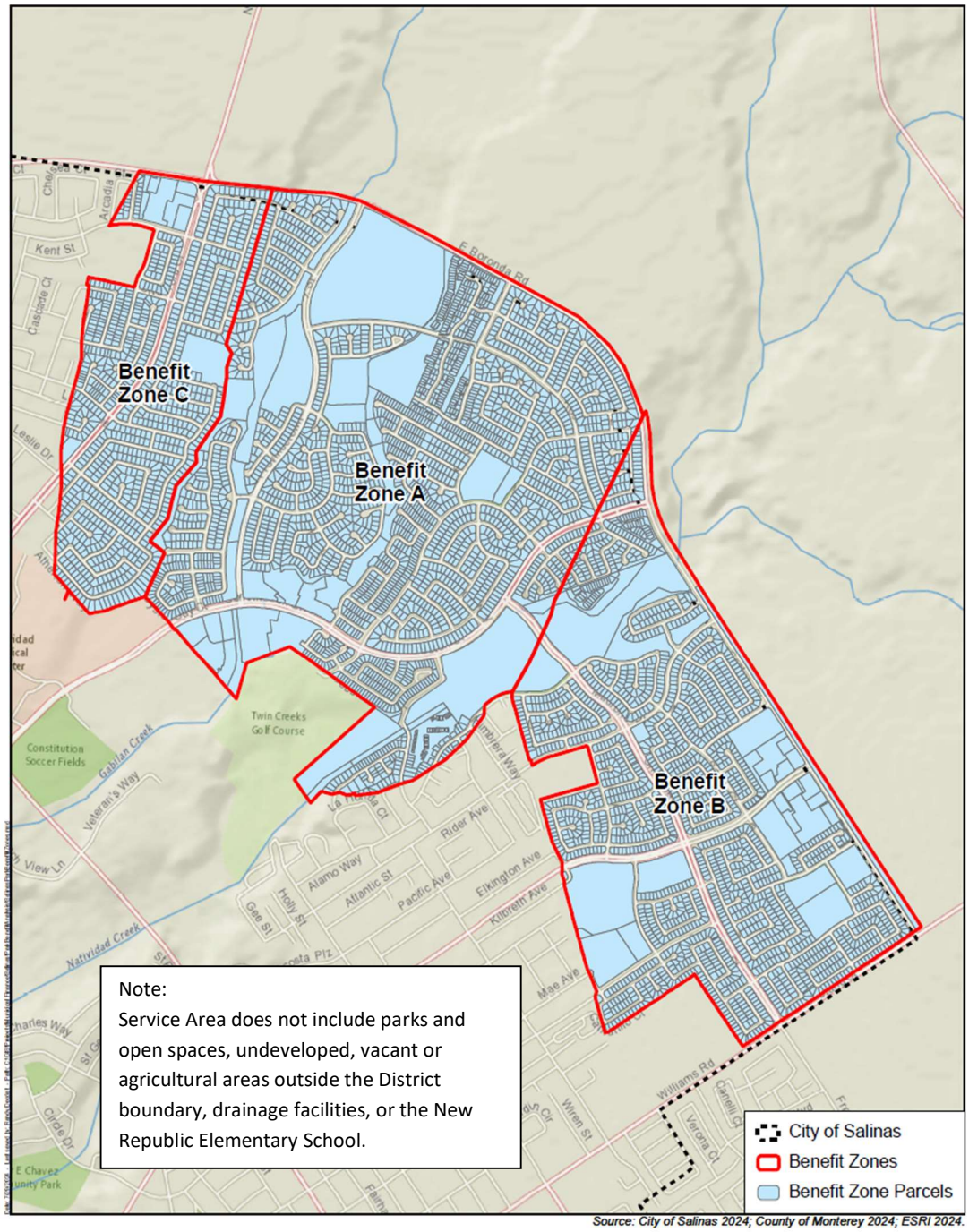
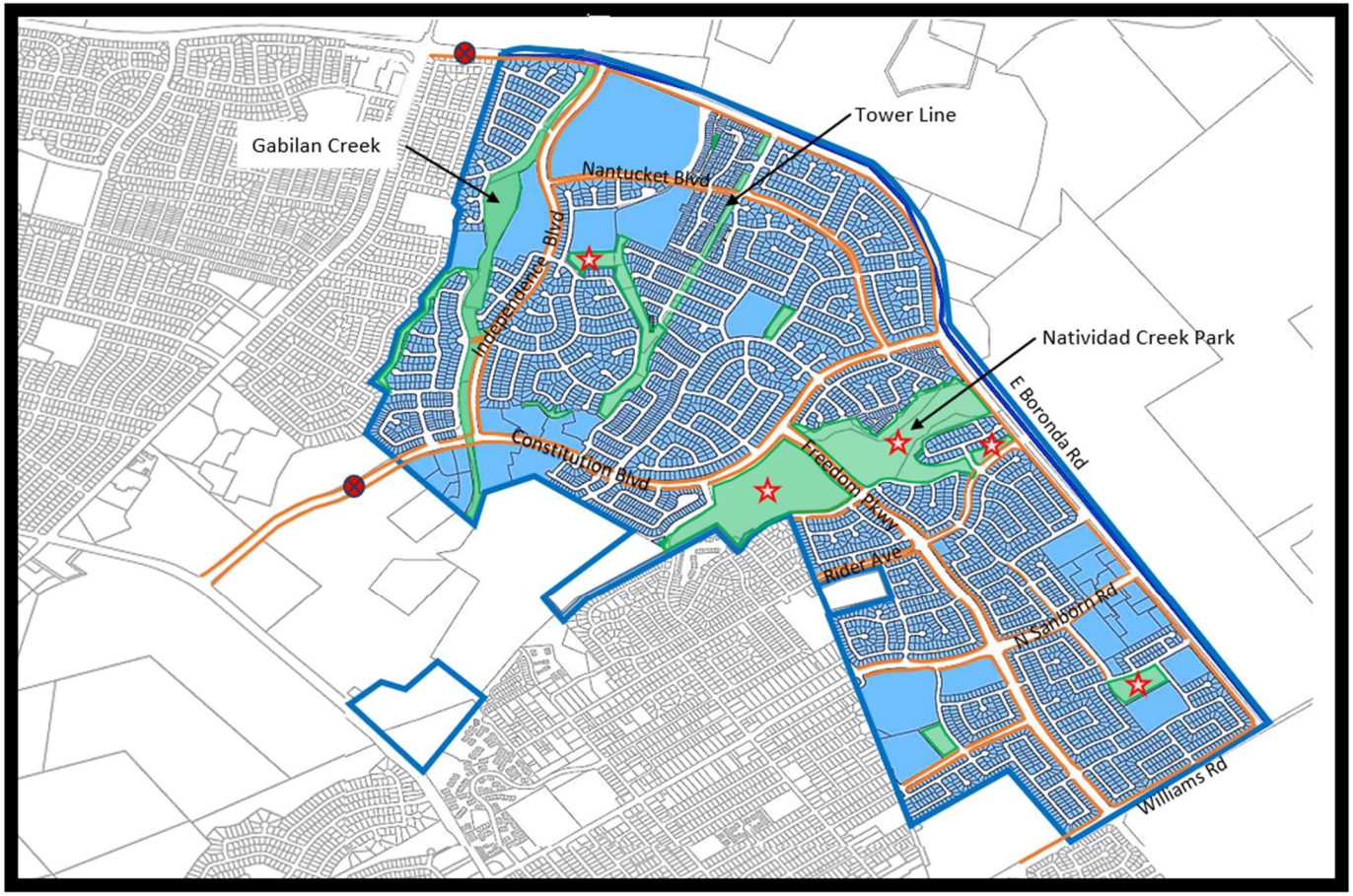


Figure 1
Salinas Park Benefit Zones
Salinas Park Benefit Analysis

APPENDIX D – DISTRICT BOUNDARIES AND IMPROVEMENTS



APPENDIX E – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
003-851-022-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
003-851-025-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
003-851-026-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
004-353-023-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
004-357-021-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
004-359-050-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
004-734-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-071-001-000	LOW	0.00	53.17	$ -	$ 8,693.36	$ 8,693.36	$ 10.00	$ 8,703.36
153-071-028-000	LOW	0.00	27.20	$ 1,329.15	$ 4,447.10	$ 5,776.25	$ 10.00	$ 5,786.25
153-081-018-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-081-046-000	LOW	0.00	7.97	$ -	$ 1,303.99	$ 1,303.99	$ 10.00	$ 1,313.99
153-102-004-000	LOW	0.00	20.85	$ -	$ 3,409.68	$ 3,409.68	$ 10.00	$ 3,419.68
153-102-020-000	LOW	0.00	1.00	$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-102-021-000	LOW	0.00	38.91	$ 1,126.09	$ 6,361.69	$ 7,487.78	$ 10.00	$ 7,497.78
153-102-024-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-102-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-102-027-000	LOW	0.00	55.23	$ -	$ 9,030.85	$ 9,030.85	$ 10.00	$ 9,040.85
153-102-028-000	LOW	0.00	29.38	$ -	$ 4,803.86	$ 4,803.86	$ 10.00	$ 4,813.86
153-102-042-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-102-044-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-102-045-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-131-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-131-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-132-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-132-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-141-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-142-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-142-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-151-046-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-152-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-152-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-048-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-049-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-050-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-152-051-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-153-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-161-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-162-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-162-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-163-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-164-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-171-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-172-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-172-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-172-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-172-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-173-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-174-008-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-174-009-000	LOW	0.00	7.97	$ -	$ 1,303.99	$ 1,303.99	$ 10.00	$ 1,313.99
153-175-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-175-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-014-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-181-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-181-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-182-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-182-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-191-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-191-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-191-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-191-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-191-005-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-192-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-192-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-192-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-193-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-194-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-195-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-201-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-202-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-203-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-203-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-204-029-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-211-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-211-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-211-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-212-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-213-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-214-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-214-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-215-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-216-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-217-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-217-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-217-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-221-002-000	LOW	0.00	8.59	$ 419.88	$ 1,404.54	$ 1,824.42	$ 10.00	$ 1,834.42
153-221-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-221-011-000	MED	0.00	9.13	$ 267.66	$ 895.31	$ 1,162.97	$ 10.00	$ 1,172.97
153-221-012-000	MED	0.00	11.46	$ 336.14	$ 1,124.37	$ 1,460.52	$ 10.00	$ 1,470.52
153-221-013-000	MED	0.00	12.12	$ 355.56	$ 1,189.32	$ 1,544.88	$ 10.00	$ 1,554.88
153-222-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-222-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-222-036-000	HIGH	0.00	21.13	$ 413.13	$ 1,381.69	$ 1,794.83	$ 10.00	$ 1,804.83
153-222-037-000	HIGH	0.00	21.10	$ 412.46	$ 1,379.43	$ 1,791.88	$ 10.00	$ 1,801.88
153-231-004-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-231-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-231-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-232-043-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-241-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-241-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-241-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-242-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-243-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-048-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-243-049-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-251-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-048-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-049-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-050-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-051-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-052-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-053-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-251-054-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-252-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-253-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-261-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-261-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-033-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-261-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-041-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-042-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-043-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-044-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-261-045-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-262-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-262-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-048-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-049-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-050-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-051-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-052-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-053-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-054-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-055-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-056-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-057-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-058-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-059-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-060-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-061-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-062-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-063-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-064-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-065-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-066-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-067-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-068-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-069-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-070-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-071-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-072-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-073-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-074-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-075-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-076-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-077-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-078-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-079-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-262-080-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-262-081-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-262-082-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-262-083-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-262-084-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-271-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-271-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-271-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-272-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-273-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-274-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-274-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-281-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-282-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-282-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-282-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-283-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-283-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-291-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-291-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-291-004-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-291-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-291-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-291-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-292-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-293-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-293-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-293-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-301-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-302-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-048-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-302-049-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-303-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-304-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-304-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-304-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-304-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-304-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-305-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-311-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-311-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-312-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-313-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-314-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-314-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-314-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-314-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-314-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-314-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-315-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-315-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-321-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-321-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-322-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-322-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-029-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-323-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-323-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-324-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-324-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-325-012-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-331-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-331-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-332-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-040-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-041-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-042-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-332-043-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-333-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-334-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-335-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-341-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-341-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-341-042-000	LOW	0.00	2.30	$ 66.59	$ 376.13	$ 442.72	$ 10.00	$ 452.72
153-341-043-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-342-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-342-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-342-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-351-030-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-352-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-352-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-044-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-045-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-046-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-047-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-048-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-049-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-050-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-051-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-352-052-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-361-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-362-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-362-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-363-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-371-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-372-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-372-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-373-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-373-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-381-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-381-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-382-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-383-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-383-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-383-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-383-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-383-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-383-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-391-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-391-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-391-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-391-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-391-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-392-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-392-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-393-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-394-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-394-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-395-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-395-029-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-401-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-044-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-045-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-046-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-047-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-048-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-049-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-050-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-401-051-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-402-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-402-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-044-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-045-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-046-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-047-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-048-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-049-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-050-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-051-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-402-052-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-403-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-403-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-404-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-404-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-411-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-411-017-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-412-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-412-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-412-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-412-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-412-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-412-006-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-413-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-413-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-413-032-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-421-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-421-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-422-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-423-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-424-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-424-032-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-431-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-431-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-432-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-433-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-433-040-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-434-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-441-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-441-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-441-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-441-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-441-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-441-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-441-019-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-442-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-442-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-442-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-442-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-443-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-443-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-451-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-451-010-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-452-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-452-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-018-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-452-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-452-036-000	NON	0.00		$ -	$ -	$ -	$ -	$ -

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-453-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-018-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-453-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-041-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-042-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-043-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-044-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-045-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-046-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-047-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-048-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-049-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-050-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-051-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-052-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-053-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-054-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-055-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-056-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-453-057-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-453-058-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-461-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-461-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-461-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-462-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-463-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-463-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-464-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-041-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-042-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-043-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-044-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-045-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-046-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-464-047-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-471-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-471-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-472-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-473-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-473-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-473-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-473-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-473-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-474-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-474-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-481-003-000	LOW	0.00	14.57	$ 421.93	$ 2,383.04	$ 2,804.97	$ 10.00	$ 2,814.97
153-481-004-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-481-006-000	LOW	0.00	7.45	$ -	$ 1,218.83	$ 1,218.83	$ 10.00	$ 1,228.83
153-481-010-000	LOW	0.00	18.73	$ 542.19	$ 3,062.29	$ 3,604.48	$ 10.00	$ 3,614.48
153-481-012-000	LOW	0.00	2.67	$ 77.44	$ 437.36	$ 514.79	$ 10.00	$ 524.79
153-481-013-000	LOW	0.00	2.81	$ 81.36	$ 459.50	$ 540.85	$ 10.00	$ 550.85
153-481-014-000	LOW	0.00	4.67	$ 135.27	$ 764.02	$ 899.29	$ 10.00	$ 909.29
153-481-015-000	LOW	0.00	2.91	$ 84.30	$ 476.10	$ 560.40	$ 10.00	$ 570.40
153-481-016-000	LOW	0.00	2.95	$ 85.28	$ 481.66	$ 566.94	$ 10.00	$ 576.94
153-481-017-000	LOW	0.00	3.22	$ 93.12	$ 525.96	$ 619.08	$ 10.00	$ 629.08
153-481-018-000	LOW	0.00	15.73	$ 455.33	$ 2,571.72	$ 3,027.05	$ 10.00	$ 3,037.05
153-481-019-000	LOW	0.00	18.77	$ 543.45	$ 3,069.42	$ 3,612.87	$ 10.00	$ 3,622.87
153-481-020-000	LOW	0.00	2.41	$ 69.87	$ 394.61	$ 464.47	$ 10.00	$ 474.47
153-481-021-000	LOW	0.00	3.15	$ 91.22	$ 515.19	$ 606.40	$ 10.00	$ 616.40
153-481-022-000	LOW	0.00	3.28	$ 95.10	$ 537.11	$ 632.20	$ 10.00	$ 642.20
153-481-025-000	LOW	0.00	2.52	$ 72.91	$ 411.80	$ 484.72	$ 10.00	$ 494.72
153-481-026-000	LOW	0.00	3.96	$ 114.72	$ 647.92	$ 762.64	$ 10.00	$ 772.64
153-481-027-000	LOW	0.00	11.28	$ 326.66	$ 1,845.00	$ 2,171.66	$ 10.00	$ 2,181.66
153-491-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-491-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-491-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-492-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-493-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-493-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-044-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-045-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-046-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-047-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-048-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-049-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-050-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-051-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-052-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-053-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-054-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-055-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-493-056-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-494-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-495-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-495-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-496-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-496-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-496-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-501-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-501-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-502-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-502-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-503-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-503-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-504-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-511-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-511-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-040-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-041-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-042-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-043-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-044-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-045-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-046-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-047-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-048-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-049-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-050-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-051-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-052-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-053-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-054-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-055-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-056-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-057-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-058-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-059-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-060-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-061-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-062-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-063-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-064-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-511-065-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-512-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-513-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-521-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-521-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-521-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-522-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

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Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-523-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-523-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-524-007-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-525-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-525-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-531-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-531-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-532-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-532-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-532-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-532-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-532-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-532-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

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Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-533-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-040-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-041-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-042-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-043-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-044-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-045-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-046-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-047-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-048-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-049-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-050-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-051-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-052-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-053-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-054-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-055-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-056-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-057-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-058-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-059-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-060-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-061-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-062-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-063-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-064-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-533-065-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-534-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-534-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-535-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-535-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-536-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-537-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-537-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-537-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-541-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-541-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-541-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-006-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-542-007-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-542-008-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-542-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-542-016-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-542-017-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-551-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-002-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-007-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-008-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-009-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-018-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-019-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-024-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-026-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-027-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-028-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-029-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-030-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-031-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-032-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-033-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-034-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-035-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-036-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-037-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-551-038-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-039-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-040-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-041-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-042-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-043-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-044-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-045-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-046-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-047-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-048-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-049-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-050-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-051-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-551-052-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-561-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-040-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-041-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-042-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-043-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-044-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-045-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-046-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-047-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-048-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-561-049-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-050-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-051-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-052-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-053-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-054-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-055-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-056-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-057-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-058-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-059-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-060-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-061-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-062-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-063-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-064-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-065-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-066-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-561-067-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-037-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-038-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-039-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-040-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-041-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-042-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-043-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-044-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-562-045-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-562-046-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-562-047-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-571-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-571-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-572-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-001-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-002-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-003-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-004-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-005-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-006-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-573-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-044-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-045-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-046-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-047-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-048-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-573-049-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-581-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-581-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-041-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-042-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-043-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-044-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-045-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-046-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-047-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-048-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-049-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-050-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-051-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-052-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-053-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-054-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-055-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-056-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-057-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-058-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-581-059-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-581-060-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-582-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-582-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-583-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-583-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-041-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-042-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-043-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-044-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-045-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-046-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-047-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-048-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-049-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-050-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-591-051-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-052-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-053-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-054-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-591-055-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-056-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-057-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-058-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-059-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-060-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-061-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-062-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-063-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-064-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-065-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-066-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-591-067-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-591-068-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-592-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-007-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-008-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-009-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-010-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-011-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-012-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-013-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-014-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-015-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-016-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-017-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-018-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-019-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-020-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-021-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-022-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-023-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-024-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-025-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-026-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-027-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-028-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-029-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-030-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-031-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-032-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-033-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-034-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-035-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-036-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-037-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-038-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-039-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-040-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-041-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-042-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-043-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-044-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-045-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-046-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-047-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-048-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-049-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-592-050-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-051-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-052-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-053-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-054-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-055-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-056-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-057-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-058-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-059-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-060-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-061-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-062-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-063-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-064-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-065-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-066-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-067-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-068-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-069-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-592-070-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-071-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-072-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-073-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-074-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-075-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-076-000	MED	0.60		$ 17.37	$ 98.10	$ 115.47	$ 10.00	$ 125.47
153-592-077-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-601-001-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-003-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-004-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-005-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-006-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-010-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-011-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-012-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-013-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-014-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-015-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-016-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-017-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-019-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-601-020-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-021-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-022-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-601-023-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-611-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-611-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-021-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-611-022-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-611-023-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-611-024-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-611-025-000	LOW	1.00		$ 48.88	$ 163.51	$ 212.39	$ 10.00	$ 222.39
153-611-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-037-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-038-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-039-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-040-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-041-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-042-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-043-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-044-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-045-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-046-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-047-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-048-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-049-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-050-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-051-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-052-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-053-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-054-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-055-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-056-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-057-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-058-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-059-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-060-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-061-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-062-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-063-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-064-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-065-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-066-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-067-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-068-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-069-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-070-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-611-071-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-612-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-612-029-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-612-030-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-613-001-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-002-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-003-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-004-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-005-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-006-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-007-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-008-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-009-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-010-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-011-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-012-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-013-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-014-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-015-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-016-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-017-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-018-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-019-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-020-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-021-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-022-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-023-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-024-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-025-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-026-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-027-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-028-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-029-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-030-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-031-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-032-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-033-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-034-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-035-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-036-000	MED	0.60		$ 29.32	$ 98.10	$ 127.42	$ 10.00	$ 137.42
153-613-037-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-621-002-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-621-004-000	LOW	0.00	6.09	$ 297.77	$ 996.09	$ 1,293.87	$ 10.00	$ 1,303.87
153-621-007-000	LOW	0.00	4.59	$ 224.59	$ 751.27	$ 975.85	$ 10.00	$ 985.85
153-621-008-000	LOW	0.00	3.68	$ 179.67	$ 601.01	$ 780.68	$ 10.00	$ 790.68
153-621-015-000	NON	0.40	0.00	$ -	$ -	$ -	$ -	$ -
153-621-016-000	HIGH	0.40	0.00	$ 19.54	$ 65.39	$ 84.93	$ 10.00	$ 94.93

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-621-017-000	NON		0.00	$ -	$ -	$ -	$ -	$ -
153-621-018-000	LOW	-	6.65	$ 325.05	$ 1,087.34	$ 1,412.39	$ 10.00	$ 1,422.39
153-631-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-631-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-024-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-025-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-026-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-027-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-028-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-029-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-030-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-031-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-032-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-033-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-034-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-035-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-036-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-632-037-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-632-038-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-641-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46

Appendix E

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Benefit Units	Undeveloped Benefit Units	Parks Assessment	Landscaping Assessment	Assessment Amount	City Fee Amount	Total Levy Amount
153-641-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-017-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-018-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-019-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-020-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-021-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-022-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-023-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-641-024-000	LOW	1.00		$ -	$ 163.51	$ 163.51	$ 10.00	$ 173.51
153-641-025-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-642-001-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-002-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-003-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-004-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-005-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-006-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-007-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-008-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-009-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-010-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-011-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-012-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-013-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-014-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-015-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-642-016-000	LOW	1.00		$ 28.95	$ 163.51	$ 192.46	$ 10.00	$ 202.46
153-651-001-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-002-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-003-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-004-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-005-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-006-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-007-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-008-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-009-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-010-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-011-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-012-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-013-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-014-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-015-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-016-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-017-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-018-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-019-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-020-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-021-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-022-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-023-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-024-000	HIGH	0.40		$ 11.57	$ 65.39	$ 76.96	$ 10.00	$ 86.96
153-651-025-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-651-026-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
153-651-027-000	NON	0.00		$ -	$ -	$ -	$ -	$ -
Totals:			469.63	$ 149,308.89	$ 630,321.25	$ 779,630.14	$ 41,430.00	$ 821,060.14

CITY OF SALINAS

PRELIMINARY ENGINEER'S REPORT
MIRA MONTE MAINTENANCE DISTRICT
LANDSCAPE & LIGHTING DISTRICT NO. 2
ASSESSMENT DISTRICT NO. 2000-1
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA

May 2026

PREPARED BY

Harris & Associates

101 Progress, Suite 250
Irvine, CA 92618
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF SALINAS**

PROJECT: **MIRA MONTE MAINTENANCE DISTRICT**
LANDSCAPE & LIGHTING DISTRICT NO. 2
ASSESSMENT DISTRICT NO. 2OOO-1

TO: **THE CITY COUNCIL OF THE**
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

MIRA MONTE MAINTENANCE DISTRICT
LANDSCAPE & LIGHTING DISTRICT NO.2
ASSESSMENT DISTRICT NO. 2OOO-1

(Hereinafter referred to as the "District"),

I, Tamorah Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A	Planned Capital Improvements
Appendix B	District Boundaries and Improvements
Appendix C	Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 15 , 2026

Harris & Associates

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ___ day of _____, 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the ___ day of _____, 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART I – OVERVIEW

The City of Salinas (the "City") established the Mira Monte Maintenance District to provide a source of funding for the installation and the on-going maintenance of the amenities that were installed for the benefit of the parcels within the District. The District was created under Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972 of the State of California (the "1972 Act"). As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2026-27 for the Mira Monte Maintenance District (the "District"). The District was created in 2000, after the passage of Proposition 218 in 1996, which established Article XIIID of the State Constitution and the District is subject to the legal requirements of Proposition 218.

The estimated cost of maintenance services for Fiscal Year 2026-27 are detailed in Part III of this Report. All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District.

In any year beyond Fiscal Year 2005-06, the assessment on each parcel can increase based on the amount of the increase in the Engineering News Record Construction Cost Index 20-City Average from the previous calendar year. **For Fiscal Year 2026-27, the maximum assessment rates are increasing from Fiscal Year 2025-26 maximum assessment rates by the inflation factor of 0.62%.**

The City will be developing a capital improvement plan (CIP) to identify specific projects and timing of replacement of improvements within the District. Appendix A contains estimates of probable costs for replacement of authorized improvements at the end of their useful life. Although the current assessment allows for an annual increase in the Capital Reserve Fund, the City will first develop a detailed Capital Improvement Program based on assessed needs.

A discussion of District benefits is provided in Part IV of this Report and the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix C lists the assessment amount for each parcel in the District for Fiscal Year 2026-27.

PART II – PLANS AND SPECIFICATIONS

The facilities, which have been constructed within the City of Salinas, and those which may be subsequently constructed, will be operated, serviced and maintained as generally described as follows:

The assessments provide for the maintenance, repair, reconstruction, and operation of and the furnishing of services and materials for the landscaping, irrigation systems, and public improvements. Landscaping includes trees, shrubs, grass, and other ornamental vegetation. Public improvements include curbs, gutters, asphalt street improvements, sidewalks, masonry walls, concrete-paver driveway clusters, parkway strips adjacent to curbs, landscape easements, appurtenant water mains, irrigation systems, public lighting fixtures on all streets and driveway clusters listed below. This maintenance, servicing, and operation is in accordance with NPDES requirements of the City of Salinas storm water permit. The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

- *Fitzgerald Street* –4 cluster driveways (approx. 13,103 SF), street improvements from Hemmingway Drive to 150 feet more or less west of Bradbury, including curbs, gutters, and sidewalks (approx. 33,100 SF), and street frontage landscaping (approx. 4,250 SF); and

- *Southerly Portion of Hemingway Drive* –3 cluster driveways (approx. 7,352 SF), and street frontage landscaping (approx. 8,336 SF) from Fitzgerald Street northerly 1,010 feet more or less to Nantucket Boulevard; and

- *Southerly Portion of Bradbury Drive* –11 cluster driveways (approx. 45,958 SF) and street frontage landscaping (approx. 9,435 SF) from Fitzgerald Street northerly 870 feet more or less to Nantucket Boulevard, and 1,900 feet more or less northerly to Boronda Road; and

- *Northerly Portion of Bradbury Drive* 10 cluster driveways (approx. 58,941 SF) and street frontage landscaping (approx. 12,745 SF) from Nantucket Boulevard northerly 900 feet more or less to a cul-de-sac near Boronda Road, including "emergency access-turf block"; and

- *Longfellow Drive* – 1 cluster driveway, and street frontage landscaping from Hemingway Drive to Bradbury Street.

Maintenance, repair, reconstruction, and operation may include, but are not limited to spraying pesticides, manicure care of landscaped areas, debris removal, removal and replacement of concrete sidewalks and pavers, street resurfacing and/or reconstruction, and any and all other items of work necessary and incidentals, such as utilities, engineering, inspection, contract administration, etc., for the proper maintenance, repair, reconstruction, and operation thereof. Other incidental costs such as contingencies, assessment collection costs, legal fees, and administration are assessed to and paid by the District on the same basis as the improvements specified above.

The public improvements along Nantucket Boulevard and Parcels A, B, C, and C1, (P.G. & E.'s Tower Line right-of-way) of the Vesting Tentative Map for the Cottages of Mira Monte, a Planned Unit Development, are not included in this maintenance assessment district; they are included in the existing North/East Area Maintenance District (Landscape Maintenance District No. 1).

Appendix B shows the location of all of the improvements in addition to the District boundaries.

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part II are shown in the following table.

	Adopted Budget FY 2025-26	Amended Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES [1]					
Maintenance					
Landscaping Contracted Services [5]	$50,000	$50,000	$51,145	$51,145	$51,145
Landscaping Extra Services	$4,000	$4,000	$4,120	$4,244	$4,371
In-House Inspection	$39,900	$39,900	$39,700	$40,891	$42,118
Special Supplies	$1,000	$1,000	$500	$515	$530
Subtotal Maintenance:	$94,900	$94,900	$95,465	$96,795	$98,164
Utilities					
Water	$41,200	$55,000	$42,436	$43,709	$45,020
Electricity	$3,000	$2,000	$3,090	$3,183	$3,278
Subtotal Utilities:	$44,200	$57,000	$45,526	$46,892	$48,299
Administrative Expenses					
Agency Administration	$15,800	$15,800	$16,274	$16,762	$17,265
Professional Fees [2]	$4,450	$4,450	$4,584	$4,721	$4,863
Other Charges-Taxes	$0	$0	$0	$0	$0
Subtotal Administrative Expenses:	$20,250	$20,250	$20,858	$21,483	$22,128
Capital Improvements	$0	$0	$0	$0	$0
TOTAL EXPENDITURES:	**$159,350**	**$172,150**	**$161,849**	**$165,170**	**$168,590**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$123,846	$123,846	$125,700	$125,700	$125,700
Operating Reserve From/(To)	33,504	44,050	32,222	36,027	39,988
Estimated Interest Earnings	2,000	4,254	3,927	3,443	2,903
TOTAL REVENUE AND LEVY ADJUSTMENTS:	**$159,350**	**$172,150**	**$161,849**	**$165,170**	**$168,590**
DISTRICT STATISTICS					
Total Parcels	203	203	203	203	203
Total Parcels Levied	203	203	203	203	203
ASSESSMENT RATES [3, 4]					
Assessment Rate Per Parcel	$615.39	$615.39	$619.21	$619.21	$619.21
Current Rate Per Parcel	$615.39	$615.39	$619.21	$619.21	$619.21
ASSESSMENT REVENUE [6]					
Total Assessments Levied	$123,846	$123,846	$125,700	$125,700	$125,700
Assessment Revenue at Current Rates	$123,846	$123,846	$125,700	$125,700	$125,700
Capacity for Additional Revenue	$0	$0	$0	$0	$0
FUND BALANCE INFORMATION[7]					
Operating Reserve Fund					
Estimated Beginning Operating Reserve Fund Balance	$305,817	$305,817	$261,767	$229,545	$193,518
Operating Surplus/(Deficit)	($33,504)	($44,050)	($32,222)	($36,027)	($39,988)
Interest (1.5%)	$7,100	$7,100	$3,927	$3,443	$2,903
Projected Ending Reserve Fund Balance:	**$272,313**	**$261,767**	**$229,545**	**$193,518**	**$153,529**

Table footnotes

[1] Estimated expenditures for FY 2026-27 are equal to the greater of the prior years' adopted or amended budgeted amount increased by 3% unless noted otherwise. Estimated expenditures for FY 2027-28 and FY 2028-29 are equal to the previous year's amount increased by 3% unless noted otherwise.

[2] Professional Fees are based on Harris & Associates district administration contract.

[3] Assessment Rates do not include the City Collection Fee which is $10 per assessed parcel and in addition to the assessment rate.

[4] In any year beyond FY 2005-06, the asssessment on each parcel can increase based on the amount of the increase in the Engineering News Record Construction Cost Index 20-City Average from the previous calendar year, which was 0.62% for December 2024 through December 2025.

[5] Landscaping Contracted Services are based on the Brightview Landscape Service, Inc. agreement approved by Council June 18, 2024, and other expenditures.

[6] Assessment Revenue includes the City Collection Fee which is $10 per assessed parcel in addition to the assessment rate.

[7] A Capital Reserve Fund will be established for future capital improvements.

Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- *Landscaping Contracted and Extra Services.* Includes all contracted labor, material and equipment required to properly maintain the landscaping improvements within the District.
- Tree Trimming. Includes all labor, material and equipment required to provide routine tree pruning services within the landscaping improvements within the District
- *In-House Inspection.* Costs related to Inspectors on City staff who provide services such as construction work monitoring, project documentation, inspection and testing during the construction phase of a project.
- *Special Supplies.* Includes the unforeseen costs of supplies and repairs that are not included in the yearly maintenance contracts.

Utilities

- *Water.* The cost of water required for the operation and maintenance of landscaping facilities.
- *Electricity.* The cost of electricity required for the operation and maintenance ornamental lighting and irrigation facilities.

Administration Expenses

- *Agency Administration.* The cost to the City for providing the coordination for District service, operations and maintenance, responding to public concerns and education, and administering the annual levy including, but not limited to the costs associated with City staff salaries and for time utilized for District purposes, the costs of resource materials or any other administrative expenses or fees associated with the District.

- *Professional Fees.* The costs of contracting with professionals to provide services specific to the levy administration and any additional administrative, legal or engineering services specific to the District.
- *City Collection Fee.* The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is $10 per levied parcel.
- *Other Charges-Taxes.* The amount budgeted to pay for tax costs.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in a Benefit Zone or in the District.

Operating Reserve From/(To). The amount transferred from the Operating Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Operating Reserve Fund.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Operating Reserve Fund and the Capital Reserve Fund.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are assessed.

Assessment Rates

Assessment Rate per Parcel. The rate per parcel levied on Parcels.

Current Rate per Parcel. The rate per parcel that can be levied on Parcels.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in the District.

Assessment Revenue at Current Rates. The total amount that can be levied on all assessed parcels in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at current rates, this is the additional amount of revenue can be generated if the assessments are increased up to the current rates.

Fund Balance Information

Operating Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the

property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.

PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the "Act") allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include "sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service".

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> — Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements."

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels.

Proposition 218 – The Grandfather Clause

The District was established prior to the adoption of Proposition 218 which established July 1, 1997 as the effective date for assessments to meet all of the requirements of Article XIII D of the California State Constitution. As a result, the District is "grandfathered" under Section 5 of Article XIIID which states:

> *"Beginning July 1, 1997, all existing, new, or increased assessments shall comply with this article… …the following assessments existing on the effective date of this article shall be exempt from the procedures and approval process set fort… …any assessment… … sidewalks, streets, sewers, water, flood control, drainage systems or vector control…"*
>
> — Article XIID, Section 5

Section 5 further states that "subsequent increases in such assessments shall be subject to the procedures and approval process…" required by Proposition 218.

General Benefits

Since the District improvements are entirely located within the Development or immediately adjacent to the benefited parcels, it has been determined that there is little or no general benefit to the public at large.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives a special benefit from the improvements maintained and funded by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original development to serve the parcels within the District. The special benefits associated with the maintenance of landscaping, irrigation systems, and public improvements are specifically:

- Enhanced desirability of properties through association with the improvements within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Property enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Increased sense of pride in ownership of property resulting from well-maintained improvements in proximity to the properties subject to the assessments.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessed Parcels

Within the boundaries of the District, there are several types of properties that are not assessed based upon the assessment methodology that was adopted when the District was formed. These parcels include:

- Publicly owned parcels that are reserved as Public Open Space or are developed as City Parks for active recreation and are maintained and serviced by the District.
- Publicly owned wetland parcels.
- Certain Public Utility parcels.
- Privately owned open space parcels.
- Privately owned "sliver" parcels that have resulted from a lot line adjustment with an adjacent larger parcel. The adjacent larger parcel, of which these "sliver" parcels are a part, are assessed at the Single-Family Unit rate.
- Common area parcels within the Development.

Any proposed assessment rate increase in the future will require consideration of whether the non-assessed parcels receive special benefits or not, and assessments must be levied on any parcel that is deemed to receive special benefits.

PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The Method of Assessment for the District follows:

Assessments

The assessment will be spread equally among the total number of single family units (SFU) within the District boundaries, or approved SFU pursuant to Vesting Tentative Map No. 99-1 which is within the District boundaries.

In any year beyond Fiscal Year 2005-06, the assessment on each parcel can increase based on the amount of the increase in the Engineering News Record Construction Cost Index 20-City Average from the previous calendar year. **For Fiscal Year 2026-27, the maximum assessment rates are increasing from Fiscal Year 2025-26 maximum assessment rates by the inflation factor of 0.62%.**

The annual assessment for Single Family Unit Parcels is $619.21 per parcel (unit) which includes the City's $10.00 collection fee. All assessed parcels (units) are subject to this $10.00 collection fee as part of the total assessment .

Applying the assessment rate and adding the City Collection Fee determines the assessment levy for the District:

Single Family Unit Parcels	*203 Units*	*x*	*$609.21 per Unit*	*=*	*$123,669.63*
City Collection Fee	*203 Parcels*	*x*	*$10.00 per Parcel*	*=*	*$2,030.00*
	Total Assessment Levy for the District			***=***	***$125,699.63***

Each parcel may be levied up to the current assessment rate.

PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Mira Monte Maintenance District Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix B.

PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel shown on the Assessment Roll for the District is provided on the following pages and is submitted separately, as "Assessment Roll for City of Salinas, Mira Monte Maintenance District, Fiscal Year 2026-27", which is under separate cover, and on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix C, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – PLANNED CAPITAL IMPROVEMENTS

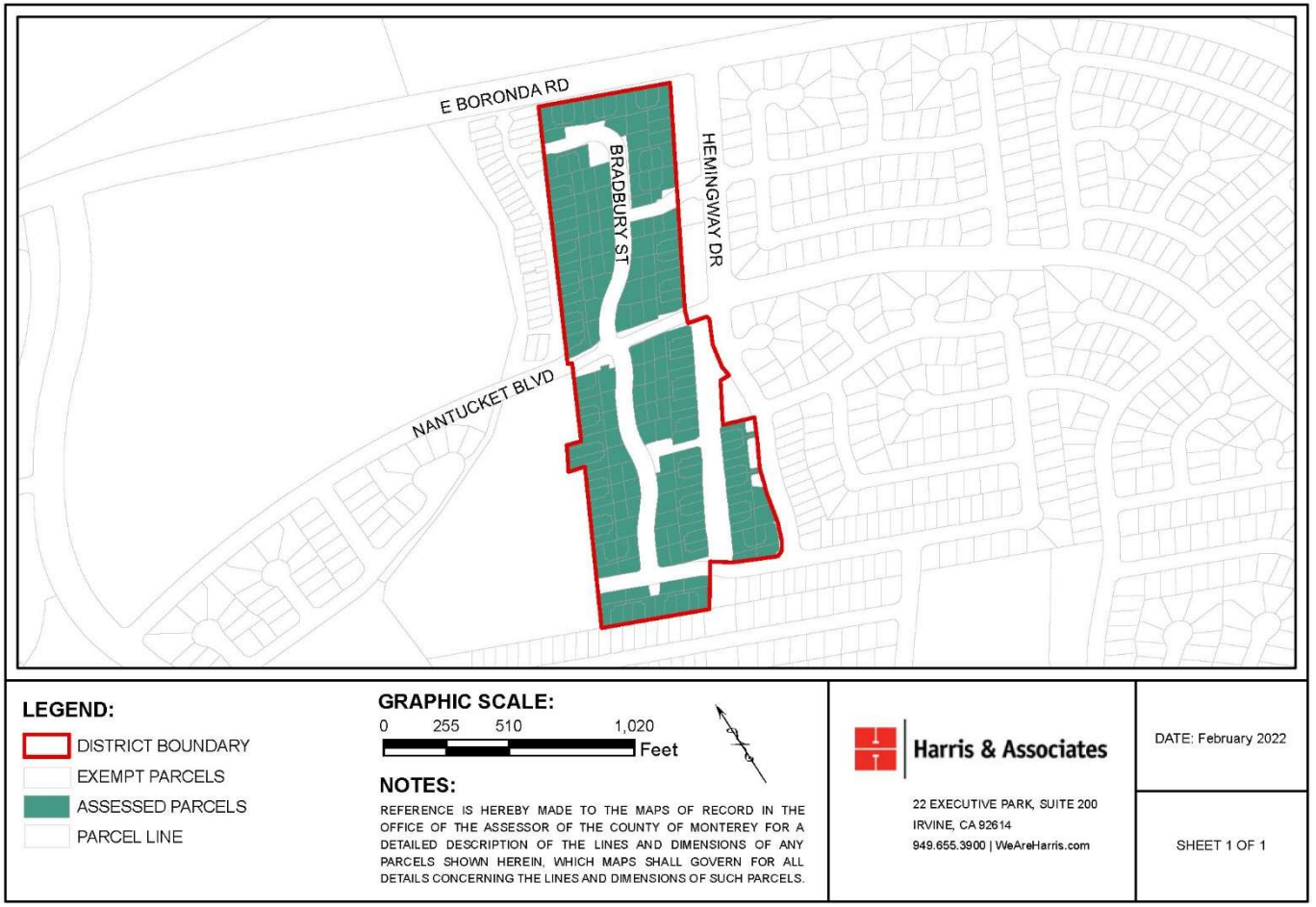
The following capital replacement needs for the Mira Monte Maintenance District have been identified for future implementation:

Improvement	Quantity	Unit of Measure	Capital Replacement Unit Cost (In $2022)[1,2]	Total Cost (in $2022)	Useful Life (years)	Annual Capital Replacement Costs
Curb & Gutter	7,663	LF	$ 34.30	$ 262,840.90	40	$ 6,571.02
Handicap Ramp	69	EA	$ 4,900.00	$ 338,100.00	40	$ 8,452.50
Sidewalk	31,892	SF	$ 9.10	$ 290,217.20	40	$ 7,255.43
Concrete Paver DW Clusters	128,970	SF	$ 24.50	$ 3,159,765.00	40	$ 78,994.13
Asphalt Paving (4"AC/6"AB)	113,252	SF	$ 7.70	$ 872,036.55	40	$ 21,800.91
Striping	480	SF	$ 11.76	$ 5,644.80	8	$ 705.60
Landscaping (Including Irrigation System)	50,789	SF	$ 11.76	$ 597,278.64	40	$ 14,931.97
Street Lighting	19	EA	$ 4,830.00	$ 91,770.00	40	$ 2,294.25
Landscape Lot Amenities	0.345	AC	$ 152,880.00	$ 52,743.60	30	$ 1,758.12
Total District Improvements Estimated Capital Replacement Cost				**$ 5,670,396.69**		**$ 142,763.93**

Notes:
[1] Capital Replacement Costs include costs reasonably and necessarily related to the planning, engineering and construction of Capital Replacement.
[2] Capital Replacement Costs include 20% construction contingency, 20% Planning/Design/Administration.

APPENDIX B – DISTRICT BOUNDARY MAP

CITY OF SALINAS
MIRA MONTE MAINTENANCE DISTRICT
BOUNDARY MAP



APPENDIX C – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.

Appendix B

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Assessment Amount	City Fee Amount	Total Levy Amount
153-261-035	SFU	$609.21	$10.00	$619.21
153-261-036	SFU	609.21	10.00	619.21
153-261-037	SFU	609.21	10.00	619.21
153-261-038	SFU	609.21	10.00	619.21
153-261-039	SFU	609.21	10.00	619.21
153-261-041	SFU	609.21	10.00	619.21
153-261-042	SFU	609.21	10.00	619.21
153-261-043	SFU	609.21	10.00	619.21
153-261-044	SFU	609.21	10.00	619.21
153-262-001	SFU	609.21	10.00	619.21
153-262-002	SFU	609.21	10.00	619.21
153-262-003	SFU	609.21	10.00	619.21
153-262-004	SFU	609.21	10.00	619.21
153-262-005	SFU	609.21	10.00	619.21
153-262-006	SFU	609.21	10.00	619.21
153-262-007	SFU	609.21	10.00	619.21
153-262-008	SFU	609.21	10.00	619.21
153-262-009	SFU	609.21	10.00	619.21
153-262-010	SFU	609.21	10.00	619.21
153-262-011	SFU	609.21	10.00	619.21
153-262-012	SFU	609.21	10.00	619.21
153-262-013	SFU	609.21	10.00	619.21
153-262-014	SFU	609.21	10.00	619.21
153-262-015	SFU	609.21	10.00	619.21
153-262-016	SFU	609.21	10.00	619.21
153-262-017	SFU	609.21	10.00	619.21
153-262-018	SFU	609.21	10.00	619.21
153-262-019	SFU	609.21	10.00	619.21
153-262-020	SFU	609.21	10.00	619.21
153-262-021	SFU	609.21	10.00	619.21
153-262-022	SFU	609.21	10.00	619.21
153-262-023	SFU	609.21	10.00	619.21
153-262-024	SFU	609.21	10.00	619.21
153-262-025	SFU	609.21	10.00	619.21
153-262-026	SFU	609.21	10.00	619.21
153-262-027	SFU	609.21	10.00	619.21
153-262-028	SFU	609.21	10.00	619.21
153-262-029	SFU	609.21	10.00	619.21
153-262-030	SFU	609.21	10.00	619.21
153-262-031	SFU	609.21	10.00	619.21
153-262-032	SFU	609.21	10.00	619.21
153-262-033	SFU	609.21	10.00	619.21
153-262-034	SFU	609.21	10.00	619.21
153-262-035	SFU	609.21	10.00	619.21
153-262-036	SFU	609.21	10.00	619.21
153-262-037	SFU	609.21	10.00	619.21
153-262-038	SFU	609.21	10.00	619.21
153-262-039	SFU	609.21	10.00	619.21
153-262-040	SFU	609.21	10.00	619.21
153-262-041	SFU	609.21	10.00	619.21
153-262-042	SFU	609.21	10.00	619.21

Appendix B

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Assessment Amount	City Fee Amount	Total Levy Amount
153-262-043	SFU	609.21	10.00	619.21
153-262-044	SFU	609.21	10.00	619.21
153-262-045	SFU	609.21	10.00	619.21
153-262-046	SFU	609.21	10.00	619.21
153-262-047	SFU	609.21	10.00	619.21
153-262-048	SFU	609.21	10.00	619.21
153-262-049	SFU	609.21	10.00	619.21
153-262-050	SFU	609.21	10.00	619.21
153-262-051	SFU	609.21	10.00	619.21
153-262-052	SFU	609.21	10.00	619.21
153-262-053	SFU	609.21	10.00	619.21
153-262-054	SFU	609.21	10.00	619.21
153-262-055	SFU	609.21	10.00	619.21
153-262-056	SFU	609.21	10.00	619.21
153-262-057	SFU	609.21	10.00	619.21
153-262-058	SFU	609.21	10.00	619.21
153-262-059	SFU	609.21	10.00	619.21
153-262-060	SFU	609.21	10.00	619.21
153-262-061	SFU	609.21	10.00	619.21
153-262-062	SFU	609.21	10.00	619.21
153-262-063	SFU	609.21	10.00	619.21
153-262-064	SFU	609.21	10.00	619.21
153-262-065	SFU	609.21	10.00	619.21
153-262-066	SFU	609.21	10.00	619.21
153-262-067	SFU	609.21	10.00	619.21
153-262-068	SFU	609.21	10.00	619.21
153-262-069	SFU	609.21	10.00	619.21
153-262-070	SFU	609.21	10.00	619.21
153-262-071	SFU	609.21	10.00	619.21
153-262-072	SFU	609.21	10.00	619.21
153-262-073	SFU	609.21	10.00	619.21
153-262-074	SFU	609.21	10.00	619.21
153-262-075	SFU	609.21	10.00	619.21
153-262-076	SFU	609.21	10.00	619.21
153-262-077	SFU	609.21	10.00	619.21
153-262-078	SFU	609.21	10.00	619.21
153-262-079	SFU	609.21	10.00	619.21
153-611-001	SFU	609.21	10.00	619.21
153-611-002	SFU	609.21	10.00	619.21
153-611-003	SFU	609.21	10.00	619.21
153-611-004	SFU	609.21	10.00	619.21
153-611-005	SFU	609.21	10.00	619.21
153-611-006	SFU	609.21	10.00	619.21
153-611-007	SFU	609.21	10.00	619.21
153-611-008	SFU	609.21	10.00	619.21
153-611-009	SFU	609.21	10.00	619.21
153-611-010	SFU	609.21	10.00	619.21
153-611-011	SFU	609.21	10.00	619.21
153-611-012	SFU	609.21	10.00	619.21
153-611-013	SFU	609.21	10.00	619.21
153-611-014	SFU	609.21	10.00	619.21

Appendix B

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Assessment Amount	City Fee Amount	Total Levy Amount
153-611-015	SFU	609.21	10.00	619.21
153-611-016	SFU	609.21	10.00	619.21
153-611-017	SFU	609.21	10.00	619.21
153-611-018	SFU	609.21	10.00	619.21
153-611-019	SFU	609.21	10.00	619.21
153-611-020	SFU	609.21	10.00	619.21
153-611-027	SFU	609.21	10.00	619.21
153-611-028	SFU	609.21	10.00	619.21
153-611-029	SFU	609.21	10.00	619.21
153-611-030	SFU	609.21	10.00	619.21
153-611-031	SFU	609.21	10.00	619.21
153-611-032	SFU	609.21	10.00	619.21
153-611-033	SFU	609.21	10.00	619.21
153-611-034	SFU	609.21	10.00	619.21
153-611-035	SFU	609.21	10.00	619.21
153-611-036	SFU	609.21	10.00	619.21
153-611-037	SFU	609.21	10.00	619.21
153-611-038	SFU	609.21	10.00	619.21
153-611-039	SFU	609.21	10.00	619.21
153-611-040	SFU	609.21	10.00	619.21
153-611-041	SFU	609.21	10.00	619.21
153-611-042	SFU	609.21	10.00	619.21
153-611-043	SFU	609.21	10.00	619.21
153-611-044	SFU	609.21	10.00	619.21
153-611-045	SFU	609.21	10.00	619.21
153-611-046	SFU	609.21	10.00	619.21
153-611-047	SFU	609.21	10.00	619.21
153-611-048	SFU	609.21	10.00	619.21
153-611-049	SFU	609.21	10.00	619.21
153-611-050	SFU	609.21	10.00	619.21
153-611-051	SFU	609.21	10.00	619.21
153-611-052	SFU	609.21	10.00	619.21
153-611-053	SFU	609.21	10.00	619.21
153-611-054	SFU	609.21	10.00	619.21
153-611-055	SFU	609.21	10.00	619.21
153-611-056	SFU	609.21	10.00	619.21
153-611-057	SFU	609.21	10.00	619.21
153-611-058	SFU	609.21	10.00	619.21
153-611-059	SFU	609.21	10.00	619.21
153-611-060	SFU	609.21	10.00	619.21
153-611-061	SFU	609.21	10.00	619.21
153-611-062	SFU	609.21	10.00	619.21
153-611-063	SFU	609.21	10.00	619.21
153-611-064	SFU	609.21	10.00	619.21
153-611-065	SFU	609.21	10.00	619.21
153-611-066	SFU	609.21	10.00	619.21
153-611-067	SFU	609.21	10.00	619.21
153-611-068	SFU	609.21	10.00	619.21
153-611-069	SFU	609.21	10.00	619.21
153-611-070	SFU	609.21	10.00	619.21
153-611-071	SFU	609.21	10.00	619.21

Appendix B

Fiscal Year 2026-27
Assessment Roll

Assessor's Parcel Number	Land Use Classifcation	Assessment Amount	City Fee Amount	Total Levy Amount
153-612-015	SFU	609.21	10.00	619.21
153-612-016	SFU	609.21	10.00	619.21
153-612-017	SFU	609.21	10.00	619.21
153-612-018	SFU	609.21	10.00	619.21
153-612-019	SFU	609.21	10.00	619.21
153-612-020	SFU	609.21	10.00	619.21
153-612-021	SFU	609.21	10.00	619.21
153-612-022	SFU	609.21	10.00	619.21
153-612-023	SFU	609.21	10.00	619.21
153-612-024	SFU	609.21	10.00	619.21
153-612-025	SFU	609.21	10.00	619.21
153-612-026	SFU	609.21	10.00	619.21
153-612-027	SFU	609.21	10.00	619.21
153-612-028	SFU	609.21	10.00	619.21
153-613-001	SFU	609.21	10.00	619.21
153-613-002	SFU	609.21	10.00	619.21
153-613-003	SFU	609.21	10.00	619.21
153-613-004	SFU	609.21	10.00	619.21
153-613-005	SFU	609.21	10.00	619.21
153-613-006	SFU	609.21	10.00	619.21
153-613-007	SFU	609.21	10.00	619.21
153-613-008	SFU	609.21	10.00	619.21
153-613-009	SFU	609.21	10.00	619.21
153-613-010	SFU	609.21	10.00	619.21
153-613-011	SFU	609.21	10.00	619.21
153-613-012	SFU	609.21	10.00	619.21
153-613-013	SFU	609.21	10.00	619.21
153-613-014	SFU	609.21	10.00	619.21
153-613-015	SFU	609.21	10.00	619.21
153-613-016	SFU	609.21	10.00	619.21
153-613-017	SFU	609.21	10.00	619.21
153-613-018	SFU	609.21	10.00	619.21
153-613-019	SFU	609.21	10.00	619.21
153-613-020	SFU	609.21	10.00	619.21
153-613-021	SFU	609.21	10.00	619.21
153-613-022	SFU	609.21	10.00	619.21
153-613-023	SFU	609.21	10.00	619.21
153-613-024	SFU	609.21	10.00	619.21
153-613-025	SFU	609.21	10.00	619.21
153-613-026	SFU	609.21	10.00	619.21
153-613-027	SFU	609.21	10.00	619.21
153-613-028	SFU	609.21	10.00	619.21
153-613-029	SFU	609.21	10.00	619.21
153-613-030	SFU	609.21	10.00	619.21
153-613-031	SFU	609.21	10.00	619.21
153-613-032	SFU	609.21	10.00	619.21
153-613-033	SFU	609.21	10.00	619.21
153-613-034	SFU	609.21	10.00	619.21
153-613-035	SFU	609.21	10.00	619.21
153-613-036	SFU	609.21	10.00	619.21
Totals:	**203 Parcels**	**$123,669.63**	**$2,030.00**	**$125,699.63**

CITY OF SALINAS

PRELIMINARY ENGINEER'S REPORT
MONTE BELLA MAINTENANCE DISTRICT
FISCAL YEAR 2026-27
MONTEREY COUNTY, CALIFORNIA

May 2026

PREPARED BY

Harris & Associates

101 Progress, Suite 250
Irvine, CA 92618
www.weareharris.com

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ENGINEER'S CERTIFICATION

AGENCY: **THE CITY OF SALINAS**

PROJECT: **MONTE BELLA MAINTENANCE DISTRICT**

TO: **THE CITY COUNCIL OF THE**
CITY OF SALINAS
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

Pursuant to Part 2 of Division 15 of the Streets and Highways Code of the State of California, Article XIIID of the California Constitution (Proposition 218), and the Proposition 218 Omnibus Implementation Act and in accordance with the Resolution of Initiation, adopted by the City Council of the City of Salinas, State of California, in connection with the proceedings for:

MONTE BELLA MAINTENANCE DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following seven (7) parts and Appendices:

PART I

Overview: Provides the background and reason for the District.

PART II

Plans and Specifications: Plans and specifications for the improvements are as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Engineer and are incorporated herein by reference.

PART III

Cost Estimate: An estimate of the costs of the proposed improvements, including incidental costs and expenses in connection therewith, is as set forth on the lists thereof, attached hereto, and are on file in the Office of the City Clerk and incorporated herein by reference.

PART IV

District Benefits: A discussion of the benefits provided by the District identifies, separates and quantifies the general and special benefits received by each parcel in the District, for the services received and the improvements provided.

PART V

Method of Apportionment: The method of apportionment of assessments, indicating the proposed assessment of the net amount of the costs and expenses of the improvements to be assessed upon the several lots and parcels of land within the District, in proportion to the estimated benefits to be received by such lots and parcels.

PART VI

Assessment Diagram: The Diagram of the District Boundaries showing the exterior boundaries of the Assessment District and the lines and dimensions of each lot or parcel of land within the Assessment District. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

PART VII

Assessment Roll: An assessment of the estimated cost of the improvements on each benefited lot or parcel of land within the District.

Appendices

Appendix A	Monte Bella Capital Improvement Plan
Appendix B	District Boundary
Appendix C	Park Service Area
Appendix D	Assessment Roll

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided and in conformance with the assessment methodology adopted by the City Council for the levying of assessments.

DATED: May 15, 2026

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work
State of California

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was filed with me on the ____ day of _____ 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment Roll and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Salinas, California, on the ____ day of _____ 2026.

Patricia M. Barajas, City Clerk
City of Salinas
Monterey County, California

By _____

PART I – OVERVIEW

The City of Salinas (the "City") established the Monte Bella Maintenance District to provide a source of funding for the on-going maintenance of the amenities that were installed for the benefit of the parcels located in the Monte Bella development (the "Development") and within the District. The District was created under Article II, Chapter 21C of the City of Salinas Municipal Code, the Landscaping and Lighting Act of 1972 of the State of California (the "1972 Act"), and the Benefit Assessment Act of 1982 (the "1982 Act"). As required, the City prepares an Engineer's Report annually and holds a public hearing to allow property owners within the District to address the City Council prior to the annual levy of the assessments.

This Engineer's Report (the "Report") sets forth the proposed assessments for Fiscal Year 2026-27 for the Monte Bella Maintenance District (the "District"). The District was created in 2004, after the passage of Proposition 218 in 1996, which established Article XIIID of the State Constitution and the District is subject to the legal requirements of Proposition 218. The District assessments include built-in inflationary factor based on the annual change in the Consumer Price Index ("CPI"). The assessment may be levied each year up to the maximum assessment rates. Proposed assessments that are greater than the maximum assessment rates require a property-owner vote approving of the new rates before being levied. For Fiscal Year 2026-27, the assessment rate remains the same as it was in FY 2025-2026 while the maximum assessment rates are increasing by the inflation factor of 3.8%. Part V of this Report provides a discussion of the inflation factor in more detail.

The estimated cost of maintenance services for Fiscal Year 2026-27 are detailed in Part III of this Report. All assessable parcels identified as being within the District share in both the cost and the benefits of the improvements. The costs and expenses associated with the improvements in the District are equitably spread among all benefiting parcels within the District and only parcels that receive special benefit from the improvements are assessed in proportion to benefit received. The funds collected from the assessments are dispersed and used for the services and operation provided within the District. A discussion of District benefits is provided in Part IV of this Report, the method of apportioning District costs to the parcels of land within the District is provided in Part V of this Report and Appendix D lists the assessment amount for each parcel in the District for Fiscal Year 2026-27.

PART II – PLANS AND SPECIFICATIONS

All of the improvements are allowed under the Salinas Municipal Code and the Lighting and Landscape Act of 1972 (the "Act"). The continued maintenance of these improvements shall be budgeted and reviewed each fiscal year and fully or partially funded through the annual assessments.

The assessments provide a dedicated source of funding for the maintenance and operation of the District improvements, including landscaping along the street corridors within the Development and along portions of Sconberg Parkway, Freedom Parkway and Williams Road that are directly adjacent to the Development. Other improvements maintained by the District include local street lighting (including energy costs), routine street maintenance and associated appurtenances located within the public right-of-ways.

There are five distinct types of improvements in the District which are: street landscaping; street lighting; parks, open space and detention basin landscaping; street maintenance; and public improvements. Each type of improvement is budgeted and assessed as a District benefit zone ("Benefit Zone").

Street Landscaping

The District provides maintenance, servicing and operation of approximately 458,075 square feet of landscaping along the street corridors within the Monte Bella Development and along portions of Sconberg Parkway, Freedom Parkway and Williams Road that are directly adjacent to the Development. The street landscaping improvements include, but are not limited to, ground cover, trees and shrubs, and irrigation systems within the street right of ways. Maintenance, servicing and operation includes the costs of necessary repairs, replacements, water, electrical current, trimming and pruning, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. Table 1 includes street landscaping improvements that are maintained by the District.

Table 1: Street Landscaping Improvements

Street	Landscaping Area
Monte Bella Boulevard	Both sides of the roadway from Sconberg Parkway to Williams Road
Tuscany Boulevard	Both sides of the entire length of the roadway
Padova Drive	Both sides of the entire length of the roadway
Pavia Way	Both sides of the entire length of the roadway
Palermo Drive	Both sides of the entire length of the roadway
Williams Drive	The southeast side of the roadway from Freedom Parkway to the southwestern corner boundary of the District
Freedom Parkway	The southwest side of the roadway and the center island from Williams Road to Sconberg Parkway
Sconberg Parkway	The northwest side of the roadway and the center island from Freedom Parkway to Alisal Road

The District also provides routine tree pruning services within the landscaped areas of the boulevards and local streets of the District and within the Park. The improvement costs associated with tree trimming will be assessed to the benefited District parcels and reserved for over an anticipated five year pruning cycle.

Street Lighting

The District currently provides maintenance, servicing and operation of 359 street lights. Maintenance, servicing and operation includes the costs of necessary repairs, replacements, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. The following Table 2 shows the number of street lights by lumens that is in operation in the District:

Table 2: Street Lights in Operation

Street Light Type	*No. of Lights*
6,300 Lumens	327
9,500 Lumens	30
22,000 Lumens	2
Total Lights:	**359**

A map containing the location of the street lighting and traffic signal facilities is on file in the office of the Director of Development and Engineering Services for the City and is made part of this Report by reference.

Park, Open Space, Detention Basin and Bioswale Landscaping

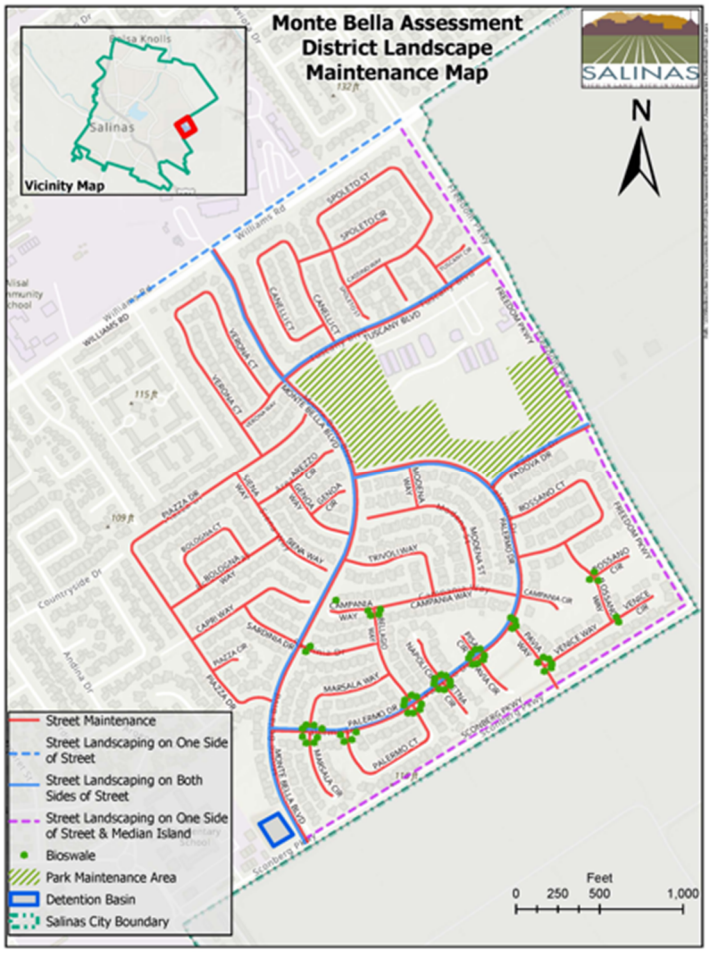
The District provides maintenance, servicing and operation of 8.2 acres of park landscaping, 6,816 square feet of local open space landscaping and 65,190 square feet of detention basin landscaping that will also serve as a local park. This maintenance, servicing and operation is in accordance with NPDES requirements of the City of Salinas stormwater permit. Maintenance, servicing and operation includes the costs of necessary repairs, replacements, water, electrical current, trimming and pruning, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. Tabe 3 on the following page outlines the location of park, open space and detention basin landscaping improvements.

Table 3: Parks, Open Space and Detention Basin Landscaping Improvements

Amenity	Landscape Area	Location
Community Park	8.20 Acres	The community park is located east of Monte Bella Boulevard between Tuscany Boulevard and Palermo Drive
Open Space	0.16 Acres	Three open space areas are located at the southeast end of Del Monte Avenue, the east end of Courtside Drive and the east end of Argentine Drive
Detention Basins	1.50 Acres	One on-site detention basin is located on the southwest corner of Monte Bella Boulevard and Sconberg Parkway. There are two off-site detention basins. One is located adjacent to the on-site detention basin across Sconberg Parkway and the other is located at the southeasterly corner of Williams Road and Freedom Parkway

A map containing the location of the park, open space and retention basin landscaping is on file in the office of the Director of Development and Engineering Services for the City and is made part of this Report by reference.

On June 4, 2019 City Council accepted the Monte Bella Subdivision Phase 6 improvements for maintenance and responsibility. The development requires continuous landscape maintenance of bioswales at several locations that are now maintained by the Monte Bella Maintenance District. The approximate locations of the bioswales are shown in the following illustration:



Approximate locations of bioswales that are maintained by the Monte Bella Maintenance District

Street Maintenance

The District provides maintenance, servicing and operation of 1,876,255 square feet of street improvements within the Development. Maintenance, servicing and operation include the costs of necessary repairs, replacements, scheduled slurry sealing and overlays, care supervision and any and all other items necessary for the proper maintenance and operation of the improvements. The collector streets and the local streets within the District are listed below.

Table 4: Collector and Local Streets Maintained by the District

Collector Streets	• Freedom Parkway • Monte Bella Boulevard • Padova Drive • Palermo Drive	• Sconberg Parkway • Tuscany Boulevard • Williams Road
Local Streets	• Arezzo Circle • Bellagio Way • Bologna Court • Bologna Way • Campania Circle • Campania Way • Canelli Court • Capri Way • Cassino Circle • Cassino Way • Etna Circle • Genoa Circle • Genoa Way • Marsala Circle • Marsala Way • Modena Street • Modena Way • Napoli Circle • Palermo Court • Palermo Drive • Pavia Place	• Pavia Way • Pavia Circle • Piazza Circle • Piazza Drive • Pisa Circle • Rossano Circle • Rossano Court • Rossano Way • Sardinia Drive • Siena Way • Spoleto Circle • Spoleto Street • Spoleto Way • Trivoli Way • Tuscany Circle • Tuscany Way • Venice Way • Verona Court • Venice Circle • Verona Way

Slurry sealing and overlay schedules are largely dependent on the extent of use and deterioration of the streets and the composition of the street material used. It has been determined that the slurry sealing of the streets will be required after the first five years and every eight years thereafter. The street overlay has been determined to be required on a twenty year cycle. A reserve has been established for the cost of these major maintenance and repair projects and funded through the annual assessments.

Public Improvements

On June 21, 2022, City Council accepted the Monte Bella Subdivision Phase 6 public improvements for maintenance and responsibility and accepted the following streets into the City's street system: Palermo Drive, Pavia Circle, Pavia Way, Pisa Circle, Venice Way, Venice Circle, Rossano Way, Rossano Circle, Campania Circle, Freedom Parkway and Sconberg Parkway. The subdivision is located north of Sconberg Parkway between Monte Bella Boulevard and Freedom Parkway and consists of 78 residential lots on 22.34 acres of land. The final map for Monte Bella Subdivision Phase 6 is on file in the Office of the Recorder of Monterey County and incorporated herein by reference.

The required public improvements for this subdivision consisted of the following:

- Installation of public utilities, including water, sanitary sewer, gas, electricity, cable, and telephone services accessible to each designated lot;
- All necessary storm drain facilities and stormwater mitigation facilities in accordance with the City's National Pollution Discharge Elimination System (NPDES Permit);
- Fire hydrants;
- Construction of curbs and gutters, sidewalks, curb ramps, pavement, street/traffic signs, pavement markings and street lighting;
- Installation of street monumentation, survey monuments for legal lot lines, street trees and landscaping.

Construction of the required public improvements began in October 2019 and was satisfactorily completed on June 14, 2022, prior to City Council acceptance on June 21, 2022.

PART III – COST ESTIMATE

Estimated costs for Fiscal Year 2026-27 for the construction, operation, servicing and maintenance of the facilities described in Part III are shown in the following Table 5:

	Adopted Budget FY 2025-26	Amended Budget FY 2025-26	Proposed Budget FY 2026-27	Forecasted Budget FY 2027-28	Forecasted Budget FY 2028-29
EXPENDITURES [1]					
Maintenance					
Landscaping [2]	$161,000	$155,445	$149,325	$153,805	$158,419
Tree Pruning	$0	$0	$50,000	$51,500	$53,045
Other Equipment Rentals	$20,000	$27,159	$20,600	$21,218	$21,855
Other Maintenance, Repairs, and Equipment	$20,000	$21,125	$20,600	$21,218	$21,855
In-House Inspection - Street Light Maintenance	$66,750	$66,750	$68,753	$70,815	$72,940
Supplies and Contingencies	$6,500	$20,555	$6,695	$6,896	$7,103
Engineering Services	$0	$13,875	$0	$0	$0
Subtotal Maintenance:	$274,250	$304,909	$315,973	$325,452	$335,215
Utilities					
Landscape Water	$30,000	$25,000	$30,900	$31,827	$32,782
Electricity - Street Lighting/Landscape Lighting Controllers	$10,000	$15,000	$10,300	$10,609	$10,927
Subtotal Utilities:	$40,000	$40,000	$41,200	$42,436	$43,709
Administrative Expenses					
Agency Administrative Expenses	$35,000	$35,000	$36,050	$37,132	$38,245
Professional Fees [3]	$20,000	$6,000	$7,674	$7,904	$8,141
Other Charges and Contingencies	$41,450	$24,791	$24,791		
City's Collection Fee [4]	$8,550	$8,550	$8,550	$8,550	$8,550
Subtotal Administrative Expenses:	$105,000	$74,341	$77,065	$53,585	$54,936
Capital Improvements [5]	$0	$0	$561,000	$561,000	$0
TOTAL EXPENDITURES:	**$419,250**	**$419,250**	**$995,237**	**$982,473**	**$433,861**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$583,673	$583,673	$583,673	$583,673	$583,673
Operating Reserve From/(To)	($4,349)	($5,921)	$9,639	($3,033)	$26,569
Capital Reserve From/(To)	($231,948)	($228,804)	$206,261	$204,562	($375,555)
Debt Service Transfer Out	$0	$0	$0	$0	$0
General Fund Contribution to Parks	$0	$0	$127,333	$131,153	$135,087
Estimated Interest Earnings	$71,874	$70,302	$68,331	$66,118	$64,086
TOTAL REVENUE AND LEVY ADJUSTMENTS:	**$419,250**	**$419,250**	**$995,237**	**$982,473**	**$433,861**
DISTRICT STATISTICS					
Total Parcels	868	868	868	868	868
Total Parcels Levied	855	855	855	855	855
Total EBU	921.66	921.66	921.66	921.66	921.66
ASSESSMENT RATES [6]					
Levied Rate Per EBU	$645.50	$645.50	$645.50	$645.50	$645.50
Maximum Rate Per EBU	$1,433.10	$1,433.10	$1,487.55	$1,532.17	$1,578.13
ASSESSMENT REVENUE					
Total Assessments Levied	$583,673	$583,673	$583,673	$583,673	$583,673
Assessment Revenue at Maximum Rates	$1,312,318	$1,312,318	$1,351,688	$1,392,238	$1,434,005
Capacity for Additional Revenue	$728,645	$728,645	$768,014	$808,565	$850,332
FUND BALANCE INFORMATION					
Operating Reserve Fund					
Beginning Operating Reserve Fund Balance [7]	$209,625	$209,625	$217,119	$210,736	$216,930
Operating Surplus/(Deficit)	$4,349	$5,921	($9,639)	$3,033	($26,569)
Interest (1.5%)	$3,144	$1,572	$3,257	$3,161	$3,254
Projected Year Ending Operating Reserve Fund Balance:	$217,119	$217,119	$210,736	$216,930	$193,615
Capital Reserve Fund					
Beginning Capital Reserve Fund Balance	$4,581,980	$4,581,980	$4,338,286	$4,197,100	$4,055,494
Capital Reserve Fund Adjustment	($312,423)	($312,423)	($206,261)	($204,562)	$375,555
Interest (1.5%) [8]	**$68,730**	$68,730	$65,074	$62,956	$60,832
Projected Year Ending Capital Reserve Fund Balance:	$4,338,286	$4,338,286	$4,197,100	$4,055,494	$4,491,881
Projected Year Ending Combined Fund Balance:	**$4,555,405**	**$4,555,405**	**$4,407,836**	**$4,272,424**	**$4,685,497**

Table footnotes:

[1] Estimated expenditures for FY 26-27 are equal to the greater of the prior years' budgeted amount or projected amount increased by 3% unless noted otherwise. Estimated expenditures for FY 27-28 and FY 28-29 are equal to the previous year's amount increased by 3% unless noted otherwise.

[2] Landscaping and other maintenance costs are based on the Smith & Enright agreement approved by Council on June 25, 2024, and 0.5 FTE Park Maintenance Worker.

[3] Professional Fees are based on Harris & Associates district administration contract.

[4] The budgeted city collection fee amount for FY 26-27 through FY 28-29 is based on the current number of assessed parcels in the district at a rate of $10 per assessed parcel.

[5] Source: City Council Adopted Capital Improvement Plan for FY 22-23 to FY 27-28 for the District.

[6] FY 26-27 maximum assessment rates are increased by 3.8%, which is the greater of 3.0% or the increase in CPI for the San Francisco region from April 2025 to April 2026 of 3.8% For FY 27-28 and FY 28-29, maximum assessment rates are increased by 3% from the previous year.

[7] In any fiscal year, the operating reserve adjustment is calculated so that the resulting year ending balance in the operating reserve fund equals 50% of projected expenditures for the following fiscal year.

[8] FY 26-27 budgeted and projected interest earnings for the capital reserve fund and the operating reserve fund are combined and reported in the capital reserve fund.

Benefit Zones

Table 6 below presents proposed Fiscal Year 2026-27 expenditures for each Benefit Zone and totals for the District.

	Street Landscaping	Street Lighting	Parks and Open Space Landscaping	Street Maintenance	Total Budget FY 2026-27
EXPENDITURES					
Maintenance					
Landscaping	$66,957	$0	$82,368	$0	$149,325
Tree Pruning	$50,000	$0	$0	$0	$50,000
Other Equipment Rentals	0	0	0	20,600	20,600
Other Maintenance and Repairs	6,867	6,867	0	6,867	20,600
In-House Inspection - Street Light Maintenance	0	68,753	0	0	68,753
Supplies and Contingencies	4,677	0	2,018	0	6,695
Subtotal Maintenance:	$128,501	$75,619	$84,386	$27,467	$315,973
Utilities					
Landscape Water	$21,588	$0	$9,312	$0	$30,900
Electricity - Street Lighting/Landscape Lighting Controllers	4,120	6,180	0	0	10,300
Subtotal Utilities:	$25,708	$6,180	$9,312	$0	$41,200
Administrative Expenses					
Agency Administration	$9,165	$8,554	$9,165	$9,165	$36,050
Professional Fees	1,951	1,821	1,951	1,951	7,674
Other Charges and Contingencies	6,303	5,882	6,303	6,303	24,791
City Collection Fee	2,174	2,029	2,174	2,174	8,550
Subtotal Administrative Expenses:	$19,593	$18,286	$19,593	$19,593	$77,065
Capital Improvements	$140,250	$140,250	$140,250	$140,250	$561,000
TOTAL EXPENDITURES:	**$314,052**	**$240,335**	**$253,540**	**$187,310**	**$995,237**
REVENUE AND LEVY ADJUSTMENTS					
Balance to Levy	$157,917	$55,742	$148,137	$221,877	$583,673
Operating Reserve From/(To)	3,858	2,222	2,515	1,045	9,639
Capital Reserve From/(To)	99,358	151,601	(59,227)	(50,545)	206,261
Additional City Contribution	0	131,153	127,333	135,087	127,333
Estimated Interest Earnings	52,920	30,770	34,783	14,933	68,331
TOTAL REVENUE AND LEVY ADJUSTMENTS:	**$314,052**	**$371,487**	**$253,540**	**$322,397**	**$995,237**
DISTRICT STATISTICS					
Total Parcels	868	868	868	868	868
Total Parcels Levied	855	855	854	855	855
Total EBU	921.66	921.66	860.16	921.66	921.66
ASSESSMENT RATES					
Levied Rate Per EBU	$171.34	$60.48	$172.22	$241.46	$645.50
Maximum Rate Per EBU					$1,487.55
ASSESSMENT REVENUE					
Total Assessments Levied	$157,917	$55,742	$148,137	$221,877	$583,673
Assessment Revenue at Maximum Rates					$1,351,688
Capacity for Additional Revenue					$768,014
FUND BALANCE INFORMATION					
Operating Reserve Fund					
Beginning Operating Reserve Fund Balance	$86,901.21	$50,042	$56,645	$23,530	$217,119
Operating Surplus/(Deficit)	(3,858)	(2,222)	(2,515)	(1,045)	(9,639)
Interest (3%)	828	773	828	828	3,257
Projected Ending Operating Reserve Fund Balance:	$83,871	$48,594	$54,958	$23,313	$210,736
Capital Reserve Fund					
Beginning Capital Reserve Fund Balance	$1,736,390	$999,906	$1,131,837	$470,154	$4,338,286
Capital Reserve Fund Adjustment	(99,358)	(151,601)	59,227	50,545	(206,261)
Interest (3%)	52,092	29,997	33,955	14,105	65,074
Projected Ending Capital Reserve Fund Balance:	$1,689,124	$878,302	$1,225,019	$534,804	$4,197,100
Projected Year Ending Combined Fund Balance:	**$1,772,995**	**$926,896**	**$1,279,977**	**$558,117**	**$4,407,836**

Glossary of Budget Items

A glossary of definitions for the multi-year budget table is provided below.

Expenditures

Maintenance

- Landscaping. Includes all contracted labor, material and equipment required to properly maintain the landscaping improvements within the District. The District also provides routine tree pruning services within the landscaped areas of the boulevards and local streets of the District and within the Park. The improvement costs associated with tree trimming will be assessed to the benefited District parcels and reserved for over an anticipated five year pruning cycle.
- Tree Trimming. Includes all labor, material and equipment required to provide routine tree pruning services within the landscaping improvements within the District.
- Street Sweeping. Includes all contracted labor, material and equipment required to properly maintain the streets within the District.
- Other Maintenance and Repairs. Includes unforeseen maintenance and repair costs that are not included in the yearly maintenance contracts. This may include repair of damaged amenities due to vandalism, storms, frost and planned upgrades of the improvements including all renovation costs. Examples of upgrades are replacement of plant materials and/or renovation of irrigation or ornamental lighting systems.
- In-House Inspection - Street Light Maintenance. Includes all repair and replacement costs required to operate the local street lighting, including costs related to City staff who provide services such as work monitoring, project documentation, and inspection.
- Supplies and Contingencies. Includes cost of supplies and contingency for any additional unforeseen costs not included above.

Utilities

- Landscape Water. The cost of water required for the operation and maintenance of landscaping facilities.
- Electricity – Street Lighting/ Landscape Lighting Controllers. The cost of electricity required for the operation and maintenance of ornamental lighting, irrigation facilities and street lights.

Administrative Expenses

- Agency Administration. General administration expenses.
- Professional Fees. The costs of contracting with professionals to provide services specific to the

levy administration and any additional administrative, legal or engineering services specific to the District.

- City Collection Fee. The cost to collect District assessments, including the fee the County charges to collect the assessments on the property tax bills. The charge is $10 per levied parcel.
- Capital Improvements. The amount planned for constructing, repairing or replacing capital items in the District based on the City's FY 2026-27 Adopted CIP Budget Document, which is available online at *https://www.cityofsalinas.org/files/sharedassets/city/v/1/finance/documents/fy-24-25-adopted-cip-budget.pdf*, which are summarized in Appendix A of this Report.

Revenue and Levy Adjustments

Balance to Levy. The total assessment amount that is levied in a Benefit Zone or in the District.

Operating Reserve From/(To). The amount transferred from the Operating Reserve Fund to make up for all or part of a funding deficit in the District or the amount of the funding surplus in the District that is transferred to the Operating Reserve Fund.

Capital Reserve From/(To). The amount transferred from the Capital Reserve Fund to pay current year capital expenditures or the amount transferred to the Capital Reserve Fund to pay for future planned capital expenditures.

Additional City Contribution. The amount, if any, that the City contributes to the District to help cover the cost of services in the District.

Estimated Interest Earnings. The combined estimated annual interest to be earned on funds held in the Operating Reserve Fund and the Capital Reserve Fund.

General Fund Contribution for Parks: This item accounts for the general benefit portion of the maintenance costs for parks and the special benefit to parcels outside the District boundary.

The General Fund Contribution for Parks, shown on the District budget pages, accounts for the portion of special benefit conferred to parcels outside the District and within a half mile radius of the parks, as well as the general benefit portion.

District Statistics

Total Parcels. The total number of parcels within the boundaries of the District.

Total Parcels Levied. The total number of parcels that are in a Benefit Zone or in the District.

Total EBU. The total number of equivalent benefit units that are in a Benefit Zone or in the District.

Assessment Rates

Levied Rate per EBU. The rate per equivalent benefit unit levied in a Benefit Zone or in the District.

Maximum Rate per EBU. The maximum rate per equivalent benefit unit that can be levied in the District.

Assessment Revenue

Total Assessments Levied. The total amount levied on all assessed parcels in a Benefit Zone or in the District.

Assessment Revenue at Maximum Rates. The total amount that can be levied on all assessed parcels in a Benefit Zone or in the District.

Capacity for Additional Revenue. If the total assessments levied are less than assessment revenue at maximum rates, this is the additional amount of revenue can be generated if the assessments are increased up to the maximum rates.

Fund Balance Information

Operating Reserve Fund. Pursuant to Section 22569 of the 1972 Act, the operating reserve fund is utilized to operate the District from the time period of July 1 (beginning of the fiscal year) through December when the County provides the City with the first installment of assessments collected from the property tax bills, thereby eliminating the need for the City to transfer funds from non-district accounts to pay for District charges during the first six (6) months of the fiscal year.

Capital Reserve Fund. The fund used to collect a portion of the total cost of a major improvement over several years, thereby reducing the short-term financial impact to the property owners.

PART IV – DISTRICT BENEFITS

Authorizing Legislation

The Salinas Municipal Code and the Landscape and Lighting Act (the "Act") allows the City to establish maintenance districts for the purpose of providing certain public improvements which provide a special benefit to the parcels, including the construction, maintenance, and servicing of street lights, traffic signals, and landscaping facilities. The Salinas Municipal Code expands the types of improvements to be maintained to include "sanitary sewer system facilities, storm drainage facilities and any other works, utility or appliances necessary or convenient for providing any other public service".

Section 22573 of the Act requires that maintenance assessments be levied according to benefit rather than according to the assessed value of property. This section states:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*
>
> — Streets and Highways Code Section 22573

Furthermore, Section 22574 of the Act permits the designation of zones of benefit within any individual assessment district if "by reason of variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvements."

Proposition 218

On November 5, 1996, Proposition 218, the "Right to Vote on Taxes Act," was approved by California voters on the statewide ballot, which added Article XIIID to the California Constitution requiring that a parcel's assessment must not exceed the reasonable cost of the proportional special benefit conferred on that parcel. Proposition 218 provides that only special benefits are assessable and the City must separate the general benefits from the special benefits. In addition, Proposition 218 also requires that publicly owned property which benefits from the improvements be assessed, unless there is clear and definite evidence that those properties receive no special benefit. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The amount to be assessed may be apportioned by any formula or method which fairly distributes the amount among all assessable lots or parcels. Additionally, it is required that the City separate the general benefits from the special benefits, because only special benefits may be assessed. The quantification and separation of general benefit from special benefits follows.

General Benefits

Although the improvements may be visible to passersby or to the public at large, the improvements were installed as a requirement of the development and are designed for the benefit of those properties. Since the District improvements related to street landscaping, street lighting, and street maintenance are entirely located within the District or immediately adjacent to the benefited parcels, it has been determined that there is little or no general benefit to the public at large.

As mentioned above, the City will contribute funds from the general fund to account for park usage by residents living outside the District. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks.

Previous public outreach efforts by agencies in California[1] have reported that in general, the most-used park is also the closest, typically a 15 minute walk which equates to an approximately half-mile radius. A general benefit from use of the park is received by the public and parcels located beyond the special benefit area. Surveys and studies provide insights into park usage, however specific percentages can vary. In general, it has been suggested that 20 to 40% of park visitors may travel from greater than a half-mile (15 minute walk or 5 minute car ride). This general benefit must be identified and funded by a revenue source outside of the assessment. As shown in Part III, the City will contribute funds from the general fund to account for park usage by residents living outside the District. This contribution was determined by identifying and separating the special and general benefit portions of the costs to maintain the parks.

The parks were installed as a condition of development and as a part of the specific developments surrounding the parks. It could be inferred that the parcels could not exist had the condition not been met and receive a special benefit from the construction of the park.

The proximity and access to parks serve as an extension of the useable land area for property within the service radius, and the parcels within the service area clearly receive a direct advantage and special benefit from the improvements. The Parks confer a special benefit to the parcels within a half-mile radius, of which those developments are located and can be assessed. There are also parcels outside the District boundary that receive special benefit from the park improvements. The parcels within the District may only be assessed for their share of special benefit from the park improvements. The share of special benefit received by parcels outside the District must be funded by sources other than District assessments, they cannot be assessed to the parcels within the District.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of improvements installed as part of the original improvement. The desirability of properties within the District are enhanced by the presence of street lights and well-maintained streets and landscaping in close proximity to those properties.

Landscaping. The special benefits associated with the open space and street landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements within the area.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control and reduced noise and air pollution.
- Increased sense of pride in ownership of property resulting from well-maintained improvements associated with the properties.
- Reduced vandalism and criminal activity resulting from well-maintained surroundings and amenities.
- The special enhancements of the properties that results from the above benefits.

Street Lighting. The special benefits associated with the street lighting improvements are specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and streets.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Improved aesthetic appeal of properties providing a positive representation of the area.

Street Maintenance. The special benefits associated with the street maintenance improvements are specifically:

- Improved traffic safety within the community.
- Improved ingress and egress to property.
- Improved protection of property and life that accompanies well maintained streets.
- Improved aesthetic appeal of the streets providing a positive representation of the area and desirability of the property.

Parks. The special benefits associated with the park maintenance improvements are specifically:

- Condition of development.
- Proximity and access to Park amenities.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

PART V – METHOD OF APPORTIONMENT

The Method of Assessment outlines the formula by which property that receives special benefit from the improvements and services provided will be assessed annually. The costs associated with the maintenance and operation of the landscaping and irrigation improvements including the Engineer's Report, printing and mailing legal assessment notices, County collection fees and legal fees and appurtenances are spread to all developed and undeveloped parcels on a pro-rata area development unit.

Equivalent Benefit Units

The single family detached residential property type has been selected as the basic unit for calculation of special taxes and is defined as one Equivalent Benefit Unit (EBU) as this is common practice in developing special tax methodologies.

Every land-use is converted to EBU's. Government-owned parcels are assigned EBU's based on lot size. Undeveloped parcels are assigned EBU's based on lot size unless a final map showing the approved number of residential units for the parcel has been approved, in which Since the average single family lot is .12 acres, the conversion factor for the parcels is 8.33 EBU per acre.

The EBU method is seen as the most appropriate and equitable method of spread of benefit to each parcel from the improvements since it is based on land-use type and parcel size. A methodology has been developed to calculate the EBU's for non-residential parcels. Property within the District is assigned to one of the following categories and assigned EBU's as follows:

Single Family Residential (SFR). Parcels zoned, or approved for single family detached home residential uses are assigned 1 EBU per dwelling unit, including vacant parcels.

Government Owned (GOV). Parcels owned by a government entity, such as public schools and utilities, area assessed in the same manner as privately owned parcels. In converting government owned properties to EBU's, the EBU Factor used is equal to the residential dwelling unit density 8.33 dwelling units per acre.

Undeveloped/Vacant (GOV). For parcels that are undeveloped or vacant, are assigned EBU's based on lot size at a rate of 8.33 equivalent benefit units per acre unless a final map with lots approved for single family residential units, in which case the assigned EBU's are equal to the number of approved single family units shown on the final map.

In the case of APN 153-671-010-000, assessable acreage has been reduced from 13.48 to 7.38, to exclude the open space acreage associated with this parcel. Additionally, this parcel will not be assessed for the maintenance, servicing and operation of District's park and open space landscaping improvements.

Exempt (EXE). Exempt property is determined to receive no direct and special benefit from the District improvements and is therefore not assessed. Public Parks and Open Space parcels within the District, although not exempt under Article XIIID Section 4, will not be assessed since the landscape benefit contributed by Public Park and Open Space parcels is considered to be equal to or greater than the benefit received by the parcels from other District Improvements.

There total number of EBU for each type of District improvement is shown in Table 7 below.

Table 7: EBUs for each Improvement Type

Improvement Type	EBUs
Street Landscaping	922.58
Street Lighting	922.58
Park and Open Space Landscaping	861.08
Street Maintenance	922.58

Parks and Open Spaces Landscaping

For Parks and Open Space Landscaping, the apportionment of General versus Specific Benefit requires further consideration. As discussed in the previous section, it can be inferred that parks and open space landscaping provide benefits as presented in Table 8.

Table 8: Parks and Open Spaces General and Specific Benefits

	Benefit	**General**
1	The general public and parcels located beyond the half mile benefit area of the park receive a benefit from use of the park.	
	Percentage	25%
	Benefit	**Special** (Benefit to Property)
1	All parcels within the District receive a special benefit from being able to develop due to meeting the condition of development.	1
2	Parcels located within half a mile receive a special benefit due to proximity and access to the park.	1
	TOTAL	2
	Percentage	75%

Zones of Benefit. Two special benefit zones have been identified for each Park District: Zone A – parcels located in the district and within half a mile of the park, and Zone B – parcels located outside of the district and within half a mile of the park. Appendix C contains a map of the benefit zones.

Benefit Factor. Zone A: Parcels located in the district and within half a mile of the park receive benefits #1, and #2 as listed above, and have a benefit factor of 100% (2 out of 2 special benefits). Zone B: Parcels located outside of the district and within a half mile of the park receive benefit #2 as listed above, and have a benefit factor of 50% (1 out of 2 special benefits). Note that Zone B must be funded by a source other than the assessment.

Proportional Benefit Unit. A Proportional Benefit Unit is created by applying the appropriate benefit factor to the number of parcels in each benefit zone. Funding for the General Benefit proportion (25%) must be provided by a source other than the assessment. The Benefit Zone A proportion (47%) can be applied to the EBUs identified within the District. Benefit Zone B proportion (28%) must be provided by a source other than the assessment. Assessment totals for General and Specific Benefit proportion are summarized in Table 9.

Table 9: Assessment Totals based on Special and General Benefit Units

Parks & Open Space Landscaping	
Gross Assessment	$240,250
*General Benefit 25%**	$60,063
Specific Benefit 75%	$180,188
Zone A 47%	$112,918
*Zone B 28%**	$67,270

As previously discussed, funding for the General Benefit portion must be from a funding source outside of the assessment. The City's general fund will provide funding in the amount of $130,617. The proportion of the assessment attributable to Benefit Zone A of $115,830 will be distributed across the Total Equivalent Benefit Units identified for the District.

Assessments

The maximum assessment rate is subject to annual escalation to account for inflation.

Annual Inflation Factor

The maximum annual assessment rate will increase each year at a rate equal to the greater of 3% or the annual change in the Consumer Price Index, All Urban Consumers, for the San Francisco-Oakland-Hayward area, measured from April to April. The actual assessments levied in any fiscal year will be as approved by the City Council and may not exceed the maximum annual assessment rate without receiving property owner approval for the increase pursuant to Article XIII D of the California State Constitution. For FY 2026-27, the CPI increase is 3.8%, therefore the annual inflation factor to be applied to the maximum assessment rate is 3.8%.

Maximum Assessment Rate

The maximum assessment rate for Fiscal Year 2026-27 equals:

FY 2026-27 Maximum Assessment Rate = FY 2025-2026 Maximum Assessment Rate x Annual Inflation Factor

FY 2026-27 Maximum Assessment Rate = $1,433.10 per EBU x 1.038 = $1,487.55 per EBU

Annual Assessment Rate

For each Benefit Zone, the assessment rate required such improvement type is calculated as follows:

Assessment Rate = Balance to Levy ÷ Total Equivalent Benefit Units

For the District, the assessment rate required is calculated by adding the assessment rates of the four Benefit Zones:

Fiscal Year 2026-27 Assessments

	Street Landscaping	Street Lighting	Parks & Open Space Landscaping	Street Maintenance	City Admin Fee	District Total
Gross Assessment	$300,762	$227,931	$240,250	$174,020	$52,274	$995,237
General Fund Contribution	$0	$0	$127,333	$0	$0	$127,333
Total Assessment	*$157,917*	*$55,742*	*$148,137*	*$213,327*	*$8,550*	***$583,673***
Total EBUs	*921.66*	*921.66*	*860.16*	*921.66*	*921.66*	
Rate per EBU	*$171.34*	*$60.48*	*$172.22*	*$231.46*	*$10.00*	***$645.50***

The Fiscal Year 2026-27 assessment rate is equal to 43% of the maximum assessment rate.

PART VI – ASSESSMENT DIAGRAM

The District assessment diagram is on file with the City's Office of the City Clerk and is available for public inspection.

The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Assessor of the County of Monterey for the fiscal year to which this Report applies. The Assessor's maps and records are incorporated by reference herein and made part of this Report.

Monte Bella Maintenance District Boundaries

A reduced copy of the Assessment Diagram is provided as Appendix B.

PART VII – ASSESSMENT ROLL

The assessment set forth for each parcel is shown on the Assessment Roll for the District provided on the following pages and submitted separately, as "Assessment Roll for City of Salinas, Monte Bella Maintenance District, Fiscal Year 2026-27", which is provided under separate cover, and is on file in the Office of the City Clerk.

The Assessment Roll, shown in Appendix D, lists all assessed parcels within the boundaries of the District.

A list of names and addresses of the owners of all parcels within this District is shown on the last equalized Property Tax Roll of the Assessor of the County of Monterey, which by reference is hereby made a part of this report. This list is keyed to the Assessor's Parcel Numbers as shown on the Assessment Roll on file in the office of the City Clerk of the City of Salinas.

APPENDIX A – PLANNED CAPITAL IMPROVEMENTS

Capital Improvement Program

24-25 *thru* **29-30**

City of Salinas, California

Project # 9120
Project Name Monte Bella Subdivision Improvements

Start Date 07/01/11 **Council District** 2
Completion Date On Going

Department 50 - Public Works
Contact Victor Baez
Type Maintenance
Useful Life
Category Urban Forestry
Priority 2 Medium/Important

Total Project Cost: $7,707,279

Description

Rehabilitation of park landscaping & facilities including maintenance and renovation of parking lot areas, the park's irrigation system, future landscaping needs, tree trimming, tree replacement, and the various other park facilities. Periodic slurry seal and overlay. Maintenance of street lights and electrical service.

Justification

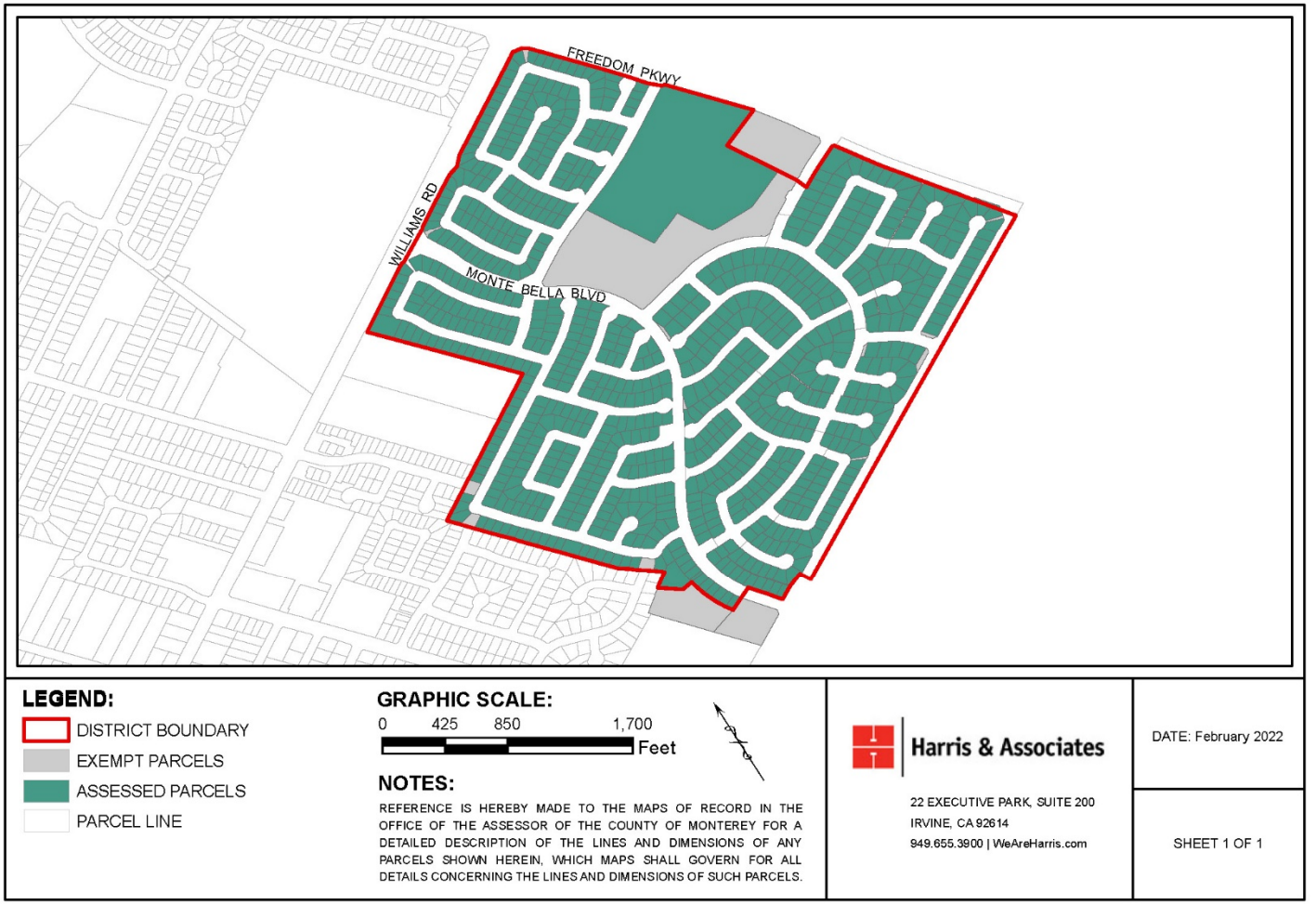
Planned maintenance and repair within the Monte Bella subdivision (per Resolution no. 18392).

Expenditures	24-25	25-26	26-27	27-28	28-29	29-30	Total
61.9992 - Regular Pay CIP	30,000	30,000	30,000	30,000			120,000
62.8530 - Comp Aided Design	6,000	6,000	6,000	6,000			24,000
63.5900 - Other Prof Svcs	50,000	50,000	50,000	50,000			200,000
64.1000 - Admin Overhead	50,000	50,000	50,000	50,000			200,000
64.5820 - Contingencies	25,000	25,000	25,000	25,000			100,000
66.4000 - Improvements	450,000	450,000	400,000	400,000			1,700,000
Total	**611,000**	**611,000**	**561,000**	**561,000**			**2,344,000**

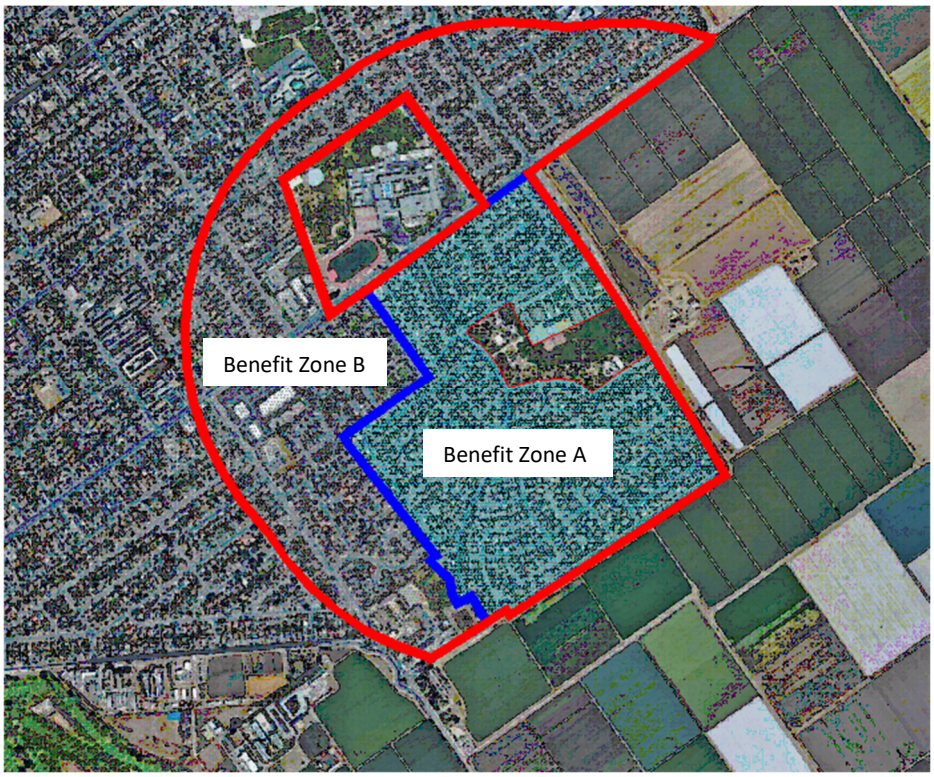
Funding Sources	24-25	25-26	26-27	27-28	28-29	29-30	Total
2109 - Monte Bella Maintenance District	611,000	611,000	561,000	561,000			2,344,000
Total	**611,000**	**611,000**	**561,000**	**561,000**			**2,344,000**

APPENDIX B – DISTRICT BOUNDARY

CITY OF SALINAS
MONTE BELLA MAINTENANCE DISTRICT
BOUNDARY MAP



APPENDIX C – PARK SERVICE AREA



Service Area (Half-mile)

Note:

1. Service Area does not include undeveloped or agricultural areas outside the District boundary or Alisal High School.

APPENDIX D – ASSESSMENT ROLL

The Assessment Roll is shown on the following pages.

Annual Levy of Assessments for Landscape and Maintenance Districts

SALINAS
RICH IN LAND | RICH IN VALUES

CHRIS THOMAS, PROJECT MANAGER
Harris & Associates

JUNE 30, 2026

Executive Summary

The City Council's approval is needed to process the annual levy of assessments within the city's six lighting and landscaping districts Fiscal Year 2026-27 in compliance with the procedures of CA Streets and Highways Code Sections 22620-22641.

Background

The City has established six Landscape Maintenance Assessment Districts (LMADs), governed by Article II, Chapter 21C of the City of Salinas Municipal Code and the Landscaping and Lighting Act of 1972. The LMADs fund the following.

District	Landscape & Water	Walkways, Crosswalks, & Signs	Stormwater Detention Basins	Sewer Pump Station & Subdivision Fence	Street Pavement Maintenance	Street Lighting (Including PG&E Costs)
Airport Business Center	X					
Vista Nueva				X	X	X
Harden Ranch	X	X	X			
Mira Monte	X	X			X	X
Monte Bella	X	X	X		X	X
North East	X		X			

ASSESSMENT RATES

	FY 2025-26	FY 2026-27		
District	Actual	Assessment Allowed	Recommended	% Change from Previous Year
Airport Business Center	$217.49	$217.49	$217.49	0.00%
Vista Nueva	$600.00	$600.00	$600.00	0.00%
Harden Ranch	$66.72	$66.72	$66.72	0.00%
Mira Monte	$615.39	$619.21	$619.21	0.62%
Monte Bella	$645.30	$1,487.55	$645.30	0.00%
North East				
Low Density	$217.00	$254.37	$222.39	2.48%
Medium Density	$134.19	$152.62	$137.42	2.41%
High Density	$92.78	$101.75	$94.93	2.32%

Recommendation

It is recommended that the City Council approve a resolution

- approving the Engineer's Reports, confirming the diagrams and levy amounts; and
- authorizing the levy and collection of annual assessments for Fiscal Year 2026-27 for the landscape maintenance assessment districts; and
- approving General Fund transfers to cover the parks and open space maintenance costs associated with the special benefits received by parcels outside the LMAD's boundaries.

Harris & Associates

THANK YOU

PRESENTED BY **Chris Thomas**
Harris & Associates, Inc.

www.WeAreHarris.com

File #: ID#26-326, **Version:** 1

..Title
An Urgency Interim Ordinance Prohibiting the Issuance of Tobacco Retailers' Licenses
..Recommended Action
Adopt an Urgency Interim Ordinance prohibiting the issuance of Tobacco Retailers' Licenses citywide. A four-fifths vote (i.e., five affirmative votes) is required in order for the proposed ordinance to immediately take effect for an initial period of forty-five (45) days.

CITY OF SALINAS

COUNCIL STAFF REPORT

DATE: **June 30, 2026**

DEPARTMENT: **ADMINISTRATION**
OFFICE OF THE CITY ATTORNEY
COMMUNITY DEVELOPMENT

FROM: **CHRISTOPHER A. CALLIHAN, CITY ATTORNEY**
LISA BRINTON, DIRECTOR

TITLE: **URGENCY INTERIM ORDINANCE PROHIBITING THE ISSUANCE OF TOBACCO RETAILERS' LICENSES FOR THE PERIOD NOT TO EXCEEED FORTY-FIVE (45) DAYS**

RECOMMENDED MOTION:

A motion to adopt an Urgency Interim Ordinance prohibiting the issuance of Tobacco Retailers' Licenses citywide. A four-fifths vote (i.e., five affirmative votes) is required in order for the proposed ordinance to immediately take effect for an initial period of forty-five (45) days.

EXECUTIVE SUMMARY:

The intent of this interim ordinance is to place a temporary moratorium on the issuance of additional Tobacco Retailers' Licenses in order to provide the City time to study and to develop a more comprehensive regulatory framework for tobacco retailers that better protects public health and prevents youth exposure in accordance with the City's strategic goals. This interim ordinance would not affect existing licenses or the renewal of existing licenses. If adopted by the City Council, it would have an initial effective period of forty-five (45) days and may be extended thereafter by the City Council upon notice for an additional ten months and fifteen days and then for an additional one year.

BACKGROUND:

On January 6, 2015, the City of Salinas adopted an ordinance requiring all tobacco retailers to obtain a Tobacco Retailers' License to ensure that retailers comply with tobacco control laws and City business standards (Ord. No. 2555(NCS), § 1, 1-6-2015; Salinas Municipal Code section 16-119.1).). The ordinance requires all retailers operating within city limits to obtain a license from the Monterey County Health Department. The ordinance also includes several provisions that are enforced by the Monterey County Health Department, the Salinas Police Department, and the

Salinas City Attorney's Office. The ordinance does not set any limits on the number of tobacco retailers' licenses that can be issued. As of March 2026, there are 124 active tobacco retailers operating within City limits.

Salinas residents have shared growing concerns about the negative health impacts and the increased youth access that tobacco retailers present when operating in residential, high-density neighborhoods. While many tobacco retailers in the City operate as grocery stores, liquor stores, gas stations, convenience stores, in recent years the City has seen an increase in the number of standalone "Smoke Shop" tobacco retail stores. These smoke shops, along with vape shops, tend to have the highest statewide violation rates as it relates to unlawful sale of tobacco products to minors. The City does not currently have any restrictions on the proximity of tobacco retail sales to youth-populated areas such as schools, parks, recreation centers, and/or childcare centers. To address these problems, many municipalities across California have enacted limits on the number of retailers' licenses that can be issued based on per capita and/or geographical factors.

The City is in the process of reviewing and updating its General Plan (Visión Salinas 2040) and Zoning Code (Chapter 37 of the Salinas Municipal Code), as well as its regulations on commercial cannabis businesses and tobacco retail businesses. This presents an opportunity to evaluate and to address the foregoing concerns with which the uses currently authorized by tobacco retailers' licenses may be in conflict.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

The City Council's adoption of this urgency interim ordinance does not directly address any of the City Council's Strategic Goals; however, the urgency interim ordinance would provide measures that help prevent youth access to tobacco products.

DEPARTMENTAL COORDINATION:

The City Manager's Office coordinated with the Community Development Department and the City Attorney's Office on the preparation of this urgency interim ordinance and this Report.

FISCAL AND SUSTAINABILITY IMPACT:

Adopting this urgency interim ordinance will have no direct fiscal impact on the General Fund.

ATTACHMENTS:

Draft Urgency Interim Ordinance

ORDINANCE NO. _____(N.C.S)

AN URGENCY INTERIM ORDINANCE OF THE CITY OF SALINAS, ADOPTED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858 TEMPORARILY PROHIBITING THE ISSUANCE OF TOBACCO RETAILERS' LICENSES

City Attorney Summary

The proposed interim ordinance will place a temporary moratorium on the issuance of Tobacco Retailers' Licenses citywide. This interim ordinance would not affect existing licenses or the renewal of existing licenses. The proposed ordinance is presented as an urgency interim ordinance pursuant to California Government Code Section 65858. As an urgency measure, this interim ordinance requires a four-fifths vote of the City Council for adoption and takes effect immediately. If adopted by the City Council, it would have an initial effective period of forty-five (45) days and may be extended thereafter by the City Council upon notice for an additional ten months and fifteen days and then for an additional one year.

The City Council of the City of Salinas finds and declares as follows:

A. The City of Salinas is a municipal corporation duly organized as a charter city under the California Constitution and laws of the State of California.
B. The City Council has broad discretion pursuant to Article XI, Section 5 of the California Constitution, and the general laws of the state to adopt and enforce ordinance and regulations to protect and promote the public health, safety, and welfare of its residents.
C. The City of Salinas is charged with the responsibility of ensuring the orderly and equitable enforcement of local, state and federal law.
D. California Government Code Section 65858 sets forth procedures for the adoption of an urgency interim ordinance to prohibit the approval of applications for additional subdivisions, use permits, variances, building permits, and other applicable entitlements for uses that may be in conflict with a contemplated specific plan or zoning proposal that the legislative body, planning commission or the planning department is considering or studying or intends to study.
E. On January 6, 2015, the City of Salinas adopted an Ordinance requiring all tobacco retailers to obtain a "Tobacco Retailer License" to ensure that retailers comply with tobacco control laws and City business standards (Ord. No. 2555(NCS), § 1, 1-6-2015; Salinas Municipal Code section 16-119.1).
F. While many tobacco retailers in the City operate as grocery stores, liquor stores, gas stations, convenience stores, in recent years the City has seen an increase in the number of standalone "Smoke Shop" tobacco retail stores.

G. The City does not currently have any restrictions on the proximity of tobacco retail sales to youth-populated areas such as schools, parks, recreation centers, and/or childcare centers.

H. As of March 2026, there are 124 tobacco retailers in the City of Salinas. Currently, there are no limits on the number of tobacco retailers that can operate within the City.

I. In California, individuals under the age of 21 are prohibited from purchasing or using tobacco products. This regulation is based on evidence that smoking is the leading cause of preventable disease and mortality worldwide. Smokeless tobacco is also associated with increased risk for several cancers, including those of the mouth, esophagus, and pancreas.

J. A 2025 California Synar Tobacco Purchase Survey shows that tobacco stores, smoke shops, and liquor stores tend to have higher violation rates as it relates to unlawful sale of tobacco products to minors.

K. Findings from an Online California Adult Tobacco Survey (Online CATS), a survey funded by the California Department of Public Health, found that approximately half (53.3%) of Californians reported being exposed to either secondhand tobacco smoke or secondhand vape in the past two weeks in 2023.

L. The prevalence of tobacco retail establishments in the City of Salinas may contribute to various adverse effects because of the associated health risks and density to walkable areas where minors frequent. In addition, social and economic burdens due to smoking-related illnesses place demands on community health resources and increase healthcare costs. Tobacco retailer businesses may be affiliated with the sale of illegal cannabis products and drug paraphernalia that encourage illegally activity. Marketing of tobacco products is often aimed towards children featuring colorful packaging designs and sweet candy flavors.

M. The City is in the process of reviewing and updating its General Plan (Visión Salinas 2040) and Zoning Code (Chapter 37 of the Salinas Municipal Code), as well as its regulations on commercial cannabis businesses and tobacco retail businesses, to address the foregoing concerns with which the uses currently authorized by tobacco retailers' licenses may be in conflict.

N. Considering the foregoing findings, the City Council finds there is a current and immediate threat to public health, safety, and welfare, and that approval of additional tobacco retailers' licenses would result in and exacerbate that threat to public health, safety, or welfare.

O. It is the intent of this interim ordinance to place a temporary moratorium on the issuance of Tobacco Retailers' Licenses citywide in order to provide the City time to study and to develop appropriate regulations for distribution facilities consistent with State law. Renewal of existing Tobacco Retailers' Licenses will not be affected.

P. Pursuant to Government Code section 65858, this urgency interim ordinance may have duration of no more than 45 days and may be extended only twice, following notice and public hearing, once by 10 months and 15 days, and subsequently by one year. This interim ordinance shall be of no further force and effect after 45 days unless the City Council, following a noticed public hearing, elects to extend the interim ordinance pursuant to State law.

Q. This interim ordinance is statutorily exempt from the California Environmental Quality Act because it is an urgency interim ordinance necessary to protect the City and its residents from a current and immediate threat to public health, safety, and welfare.

R. On June 30, 2026, in accordance with State law, the City Council provided due consideration of all evidence presented and provided and held a duly noticed public heating and took testimony regarding this urgency interim ordinance.

SECTION 1. RECITALS.

The above recitals are true and correct and hereby adopted as the City Council's findings.

SECTION 2: PURPOSE; APPLICABILITY.

In the interest of protecting the health, safety, and welfare of the residents in the city of Salinas, it is the purpose and intent of this urgency interim ordinance to place a temporary moratorium on the issuance of any new license, permit, or other entitlement for any tobacco retail business. This includes any new license, permit, or other entitlement for the establishment of any new tobacco retail business falling under the definition of "Tobacco retailer" engaged in "Tobacco retailing" as defined in Chapter 7.80 of the Monterey County Code.

This urgency interim ordinance applies to all areas within the limits of the City of Salinas.

The City Council has authority to adopt this ordinance pursuant to California Government Code section 65858 as an urgency measure prohibiting any use that may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City is considering or studying.

SECTION 3: REGULATIONS.

Prohibition on the issuance of new Tobacco Retailers' Licenses. These regulations apply during the term of this interim ordinance and any duly adopted extension of this interim ordinance, unless a specific exemption under this ordinance is applicable. This moratorium shall not apply to the renewal of an existing Tobacco Retailers' License previously issued by the City of Salinas or the County of Monterey on behalf of the City of Salinas.

SECTION 4: ENFORCEMENT.

Any violation of this interim ordinance is unlawful and a public nuisance. In the event of a violation of this ordinance, the City may, in the discretion of the City Attorney, in addition to all other remedies, take such enforcement action as is authorized under the Salinas Municipal Code and such other enforcement action as is authorized under the law**.**

SECTION 5: EFFECTIVE DATE.

This ordinance becomes effective immediately upon the approval of four-fifths (4/5) of the City Council and will terminate in forty-five (45) days unless extended before then by the City Council in accordance with California Government Code Section 65858.

SECTION 6: NO TAKING OF PROPERTY RIGHT INTENDED.

Nothing in this ordinance will be interpreted to affect an unconstitutional taking of the property right of any person. If the City Council determines, based on specific evidence in the administrative records, that the applicability of one or more provisions of this ordinance to a proposed project would affect an unconstitutional taking of a property right, the City Council shall disregard such provision of provisions to the extent necessary to avoid such an unconstitutional taking.

SECTION 7: SEVERABILITY.

If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held invalid by a court of competent, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, clauses, or phrases, be declared invalid.

SECTION 8: PUBLICATION.

The City Clerk shall cause a summary of this ordinance to be published once in a newspaper published and circulated in Salinas within fifteen (15) days after adoption. (Salinas Charter Section 11.9)

PASSED and ADOPTED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____

Dennis Donohue, Mayor

APPROVED AS TO FORM:

_____

Christopher A. Callihan, City Attorney

ATTEST:

_____

Patricia M. Soratos, City Clerk

SALINAS

RICH IN LAND | RICH IN VALUES

An Urgency Interim Ordinance Prohibiting the Issuance of Tobacco Retailers' Licenses

June 30, 2026

Administration

Office of the City Attorney

Community Development

Executive Summary

- Place a temporary moratorium on the issuance of additional Tobacco Retailers' Licenses citywide
- Proposed ordinance would take effect immediately
- Initial period of forty-five (45) days
- Renewal of existing Tobacco Retailers' Licenses will not be affected

Background

- In California, purchasing or using tobacco products is prohibited for anyone under the age of 21
- Smoking is the leading cause of preventable disease and mortality worldwide
- Vaping is the most common tobacco product used by high school youth

Background

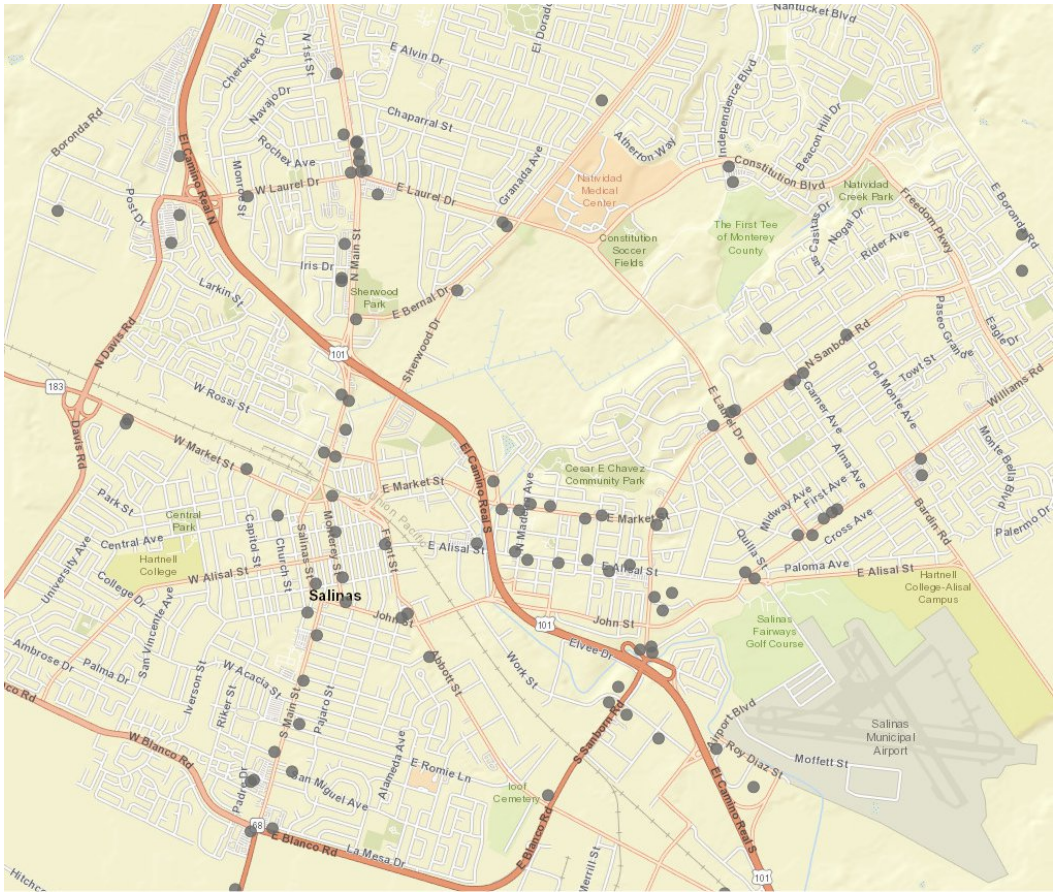
- In 2015, the City of Salinas adopted an ordinance requiring all tobacco retailers to obtain a Tobacco Retailers' License
- Oversight by Monterey County Health Department, the Salinas Police Department, and the Salinas City Attorney's Office
- No limit on number of licenses issued

Background

- 124 active licensed tobacco retailers
- No restrictions on proximity to youth-populated areas such as schools, parks, recreation centers, more
- Smoke shops and vape shops have the highest statewide violation rates of tobacco sales to minors[1]

[1] Synar Tobacco Purchase Survey,2025. Prepared by: California Department of Public Health, California Tobacco Prevention Program July 2025.

Background


Salinas
E Alvin Dr
Chaparral St
W Laurel Dr
E Laurel Dr
Granada Ave
Natividad Medical Center
Constitution Soccer Fields
The First Tee of Monterey County
Natividad Creek Park
Constitution Blvd
Independence Blvd
Beacon Hill Dr
Atherton Way
Nantucket Blvd
Freedom Pkwy
Rider Ave
Nogal Dr
Las Casitas Dr
E Boronda Rd
Boronda Rd
Post Dr
Larkin St
Iris Dr
N Main St
Sherwood Park
E Bernal Dr
Sherwood Dr
N Davis Rd
Davis Rd
W Rossi St
W Market St
E Market St
Park St
Central Park
Central Ave
Hartnell College
University Ave
College Dr
W Alisal St
Capitol St
Church St
Salinas St
Monterey St
E Alisal St
Main St
John St
Work St
Abbott St
Elvee Dr
Cesar E Chavez Community Park
Salinas Fairways Golf Course
Hartnell College-Alisal Campus
Paloma Ave
Cross Ave
First Ave
Midway Ave
Quilla St
Bardin Rd
Palermo Dr
Monte Bella Blvd
Williams Rd
Eagle Dr
Paseo Grande
Del Monte Ave
Garner Ave
Alma Ave
Tower St
W Sanborn Rd
E Laurel Dr
Ambrose Dr
Palma Dr
San Vincente Ave
Iverson St
Riker St
W Acacia St
S Main St
Pajaro St
W Blanco Rd
Padre Dr
San Miguel Ave
Alameda Ave
E Romie Ln
E Blanco Rd
La Mesa Dr
S Sanborn Rd
Roy Diaz St
Moffett St
Airport Blvd
Salinas Municipal Airport
El Camino Real S
101
183
68

Fiscal Impact

- No expected impact on the General Fund, Measure E, or Measure G

Recommended Motion

- Adopt the proposed Urgency Interim Ordinance prohibiting the issuance of Tobacco Retailers' Licenses citywide
- A four-fifths vote required (5 votes)

Next Steps

- Initial period of forty-five (45) days
- Two additional extensions possible
  - Ten (10) months and fifteen (15) days
  - One (1) year

Questions?

SALINAS

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File #: ID#26-311, **Version:** 1

..Title
Adopt the Salinas One Water Roadmap
..Recommended Action
Approve a Resolution to adopt the Salinas One Water Roadmap.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **PUBLIC WORKS**

FROM: **DAVID JACOBS, PE, LS, DIRECTOR**

THOUGH: **Rene Mendez, City Manager**

TITLE: **ADOPT THE SALINAS ONE WATER ROADMAP**

RECOMMENDED MOTION:

A motion to adopt the Salinas One Water Roadmap.

EXECUTIVE SUMMARY:

The objective of a One Water Plan is to improve water reliability for current and future growth needs of the City and to identify ways to manage the water resources that are available. The One Water Roadmap is the first phase of the plan.

The Roadmap includes recommendations for the first year, which staff will begin working on once the Roadmap is adopted.

BACKGROUND:

On January 10, 2025, the City entered into an agreement with Carollo Engineers, Inc to develop a One Water Roadmap for the City of Salinas. The roadmap is the first step in developing a One Water Plan.

The objective of a One Water Plan is to improve water reliability and to identify ways to manage water resources that are available. The One Water Roadmap is the first phase of the plan and includes a gaps and needs inventory, data gathering and review, identifying stakeholders, conducting interviews, and developing an initial list of potential projects.

The stakeholders identified as part of the roadmap included:

- City of Salinas
- Alco Water Service
- California Water Service (Cal Water)
- Monterey One Water (M1W)
- Monterey County Water Resources Agency (MCWRA)
- Salinas Valley Basin GSA (SVBGSA)

- Monterey County Farm Bureau

The water management issues discussed included:

- Regional Storage and Conveyance
- Water Quality
- Seawater Intrusion
- Lack of Infrastructure Investment
- Financial Concerns and Costs
- Siloed Perspectives

During two stakeholder workshops, near-term recommendations were identified. The recommendations for the first year include:

- The City should prioritize establishing the City's vision for water management to cement themselves as a key stakeholder on water management for the City, in the Salinas Valley, and greater Monterey County.
- The City should hire a designated water professional to represent the City on all water related matters and issues, enable them to develop and implement future One Water projects/pursuits, and to work on water-related efforts both locally and regionally.
- The City and other stakeholders should establish a One Water Leaders Group and set expectations for recurring meetings.

With the adoption of the One Water Roadmap, City staff will begin working on the recommendations found within the Roadmap. The adoption does not require any budget amendments, but as the process moves forward any budget amendments will be bought back before the Council for action.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This item relates to the City Council's Strategic Plan of Infrastructure and Environmental Sustainability

DEPARTMENTAL COORDINATION:

The Public Works Department and the City Manager's office worked together to complete the roadmap.

FISCAL AND SUSTAINABILITY IMPACT:
There is no fiscal impact with this action.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
n/a	n/a	n/a	n/a	n/a

ATTACHMENTS:
Resolution
Salinas One Water Roadmap

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION ADOPTING THE SALINAS ONE WATER ROADMAP

WHEREAS, on January 10, 2025, the City and Carollo Engineers, Inc. entered into an agreement to develop a One Water Roadmap; and

WHEREAS, The One Water Roadmap is the first phase of a plan to improve water reliability; and

WHEREAS, stakeholder interviews and workshops were conducted to identify recommendations for the roadmap; and

WHEREAS, Carollo Engineers. Inc has completed the One Water Roadmap; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby adopts the Salinas One Water Roadmap.

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

CITY OF SALINAS

One Water Action Framework

TECHNICAL MEMORANDUM

Salinas One Water Roadmap

June 2026 / FINAL

CITY OF SALINAS

One Water Action Framework

TECHNICAL MEMORANDUM

Salinas One Water Roadmap

June 2026 / FINAL

Digitally signed by Inge Wiersema
Contact Info: Carollo Engineers, Inc.
Date: 2026.06.18 18:16:00-07'00'

REGISTERED PROFESSIONAL ENGINEER
INGE WIERSEMA
No. 66123
CIVIL
STATE OF CALIFORNIA

Digitally signed by Lydia A. Holmes
Contact Info: Carollo Engineers, Inc.
Date: 2026.06.17 15:39:55-07'00'

REGISTERED PROFESSIONAL ENGINEER
LYDIA A. HOLMES
No. 56616
CIVIL
STATE OF CALIFORNIA

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Abbreviations

Alco	Alco Water Service
Cal Water	California Water Service
City	City of Salinas
CPUC	California Public Utilities Commission
CSIP	Castroville Seawater Intrusion Project
Farm Bureau	Monterey County Farm Bureau
FCA	Financial Capacity Analysis
FGA	future growth area
GHG	greenhouse gas
GSA	groundwater sustainability agency
GSP	Groundwater Sustainability Plan
IWTF	Industrial Wastewater Treatment Facility
M1W	Monterey One Water
MCWRA	Monterey County Water Resources Agency
MS4	Municipal Separate Storm Sewer System
O&M	operations and maintenance
RTP	Regional Treatment Plant
SGMA	Sustainable Groundwater Management Act
SVBGSA	Salinas Valley Basin Groundwater Sustainability Agency
WRF	water reclamation facility

SECTION 1 INTRODUCTION

This Salinas One Water Roadmap has been prepared for the City of Salinas (City) to document the initial efforts of its One Water initiative. The purpose of this initial phase of developing a roadmap is to obtain a comprehensive understanding of the water management challenges in the Salinas Valley and identify potential future steps the City can take to collaborate with other entities in the Salinas Valley to better manage this precious resource.

This report summarizes the results of a comprehensive document review, interviews with stakeholders, and the two workshops held with regional stakeholders involved in the management of water in and around the City of Salinas. A review of the data and documents provided for this One Water effort is provided, followed by a summary and analysis of the stakeholder interviews building off the *Interviews Summary* project memorandum and an overview of the gaps and needs are presented as identified from internal analysis. Finally, a One Water Roadmap developed with input from stakeholders is presented for the City to move towards a One Water future.

SECTION 2 DATA AND DOCUMENTS REVIEW

In recent years, the City and the other water-related agencies have prepared many plans and studies that cover various aspects of water management in the Salinas Valley. A total of 30 documents were reviewed to develop an understanding of the previous and ongoing water-related studies, plans, policies, and goals. These documents, in order of completion year, are as follows:

- 2002 City of Salinas General Plan.
- 2009 Specific Plan: Salinas Ag-Industrial Center.
- 2011 Specific Plan: The Gateway Center.
- 2014 Produce Wash Water Utilization Agreement.
- 2015 Agreement for Conveyance and Treatment of Industrial Wastewater by and between the City of Salinas and the Monterey Regional Water Pollution Control Agency.
- 2019 Municipal Separate Storm Sewer System (MS4) Permit.
- 2019 Specific Plan: West Area.
- 2020 Specific Plan: Central Area.
- 2020 California Water Service (Cal Water) Urban Water Management Plan Salinas District.
- 2020 Water Shortage Contingency Plan Update Salinas District (Appendix I of 2020 Urban Water Management Plan).
- 2021 Cal Water's Water Supply Assessment for the Downtown Parking Lot and Intermodal Transportation Center Rezone Project.
- 2022 Industrial Wastewater Capacity Analysis.
- 2023 Sanitary Sewer Master Plan Update.

- 2023 Urban Forest Management Plan.
- 2024 MS4 Permit Annual Report WY23.
- 2024 Letter of Agreement for Temporary Diversion of Industrial Wastewater.
- 2024 Alco Water Service (Alco) 2020 Urban Water Management Plan.
- 2024 Letter of Agreement for Temporary Diversion of Industrial Wastewater Effluent from Monterey One Water's (M1W) Pond 3 Pump Station.
- 2024 Stormwater Master Plan Update.
- 2024 Cal Water's Water Supply Assessment for the City of Salinas General Plan Update.
- 2025 Brackish Groundwater Restoration Project Scenarios Analysis.
- 2025 2025 180/400 Subbasin Groundwater Sustainability Plan (GSP) Update.
- 2025 Aquifer Storage and Recovery Project Concepts to Address Seawater Intrusion Prelim Feasibility Study.
- 2025 Industrial Wastewater Treatment Facility (IWTF) Effluent Interim Agreement.
- 2025 Cal Water's Water Supply Assessment for the Ferrasci Business Center Specific Plan.
- 2025 Water Challenges in the Salinas Valley – 2025.
- 2025 City of Salinas Climate Action Plan: Draft Community Greenhouse Gas (GHG) Inventory – Summary of Results.
- 2025 City of Salinas Climate Action Plan: GHG Emissions Reduction Pathway – Draft Results of CAP Strategy Quantification.
- 2025 City of Salinas Climate Action Plan Attachment A: Draft GHG Emission Reduction Strategy Matrix.
- N/A Water Conservation Ordinances.

Additionally, there are several other documents that are currently in the process of being updated or finalized, including Visión Salinas 2040, the first comprehensive update to the City of Salinas' General Plan since 2002, and the City's first Climate Action Plan.

As noted in the list above, a number of draft excerpts from the Climate Action Plan were provided for this document review effort. A full list of references is included in Appendix A. In addition, the following exhibits from these documents are included in Appendix B to provide visual context for the water management challenges and specific key regional water infrastructure mentioned in this memorandum:

- Figure B.1 – 180/400-Foot Aquifer Subbasin and Reservoir Locations (Salinas Valley Basin Groundwater Sustainability Agency [SVBGSA] and Montgomery & Associates, 2025).
- Figure B.2 – Water System Map from Cal Water's Salinas District (Cal Water, 2025).
- Figure B.3 – Water System Map from Alco's Service Area (Alco, 2024).
- Figure B.4 – Seawater Intrusion in the 180/400-Foot Aquifer Subbasin (SVBGSA).
- Figure B.5 – Seawater Intrusion Projections Under No Alternatives in the 180/400-Foot Aquifer Subbasin (Carollo, 2025).
- Figure B.6 – Concept for Brackish Groundwater Restoration Project (Carollo, 2025).

- Figure B.7 – Small Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).
- Figure B.8 – Medium Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).
- Figure B.9 – Large Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).
- Figure B.10 – Injection-Only Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).
- Figure B.11 – Eastside Injection Only Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).
- Figure B.12 – North of River Only Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).
- Figure B.13 – Extract from 180-Foot Aquifer, Inject into 400-Foot Aquifer Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025).

The information presented in these 30 documents was cataloged into an analysis matrix to provide an easy visual on what type of information can be found in which plans. The matrix also provides insight into which water management topics are covered in multiple documents and what type of information is only documented in one or a few plans. As shown in Figure 1, the water management elements and factors influencing water management considered in this inventory are:

- Water Management Elements:
  - Potable Water.
  - Wastewater.
  - Stormwater.
  - Groundwater.
  - Conservation.
  - Water Reuse.
  - Agricultural.
  - Water Transfers.
  - Water Quality.
  - Water Quantity/Supply.
- Influencing Factors:
  - Housing.
  - Growth.

			Components of Document			Water Management Elements Covered										Influencing Factors	
Publication Date (MMM-YY)	Document	Agency	Study or Plan	Formal Policies (enforceable)	Goals, Vision, Strategies, Guidance (unenforceable)	Potable Water	Wastewater	Stormwater	Groundwater	Conservation	Water Reuse	Agricultural	Water Transfers	Water Quality	Water Quantity / Supply	Housing	Growth
Jun-21	2020 Cal Water Urban Water Management Plan Salinas District	Cal Water	✓			✓			✓	✓				✓	✓		✓
Jun-24	Alco Water Service 2020 Urban Water Management Plan	Alco Water Company	✓			✓			✓	✓				✓	✓		✓
Jun-21	2020 Water Shortage Contingency Plan Update Salinas District (Appendix I of 2020 Urban Water Management Plan)	Cal Water	✓			✓				✓							
May-23	Sanitary Sewer Master Plan Update	City of Salinas	✓				✓										✓
Nov-22	Industrial Wastewater Capacity Analysis	City of Salinas	✓				✓	✓									
Oct-24	Stormwater Master Plan Update	City of Salinas	✓					✓									
Sep-23	Urban Forest Management Plan	City of Salinas	✓							✓					✓		
Sep-02	City of Salinas General Plan	City of Salinas	✓			✓			✓					✓	✓	✓	✓
Jun-20	Specific Plan: Central Area	City of Salinas	✓			✓	✓	✓	✓							✓	✓
Jul-11	Specific Plan: The Gateway Center	City of Salinas	✓			✓	✓	✓	✓								✓
Jul-09	Specific Plan: Salinas Ag-Industrial Center	City of Salinas	✓			✓	✓	✓	✓								✓
Dec-19	Specific Plan: West Area	City of Salinas	✓			✓	✓	✓	✓							✓	✓
Sep-19	City of Salinas MS4 Permit	City of Salinas		✓				✓						✓			
Jan-24	City of Salinas MS4 Permit Annual Report WY23	City of Salinas	✓					✓						✓			
N/A	Water Conservation Ordinances	City of Salinas		✓		✓				✓							
Jan-25	2025 180/400 Subbasin GSP Update	SVBGSA	✓						✓			✓		✓			
Oct-25	Brackish Groundwater Restoration Project Scenarios Analysis	SVBGSA	✓			✓			✓			✓			✓		
Jan-25	Aquifer Storage and Recovery Project Concepts to Address Seawater Intrusion Prelim Feasibility Study	SVBGSA	✓						✓						✓		
Oct-24	Cal Water Water Supply Assessment for the City of Salinas General Plan Update	Cal Water	✓			✓			✓						✓		✓
Mar-21	Cal Water Water Supply Assessment for the Downtown Parking Lot and Intermodal Transportation Center Rezone Project	Cal Water	✓			✓			✓						✓		✓
Aug-25	Cal Water Water Supply Assessment for the Ferrasci Business Center Specific Plan	Cal Water	✓			✓			✓						✓		✓
Aug-25	Water Challenges in the Salinas Valley - 2025	N/A	✓				✓		✓			✓					
Sep-25	City of Salinas Climate Action Plan: Draft Community GHG Inventory - Summary of Results	City of Salinas	✓				✓	✓		✓	✓	✓					✓
Sep-25	City of Salinas Climate Action Plan: GHG Emissions Reduction Pathway - Draft Results of CAP Strategy Quantification	City of Salinas	✓				✓	✓		✓	✓	✓					
Sep-25	City of Salinas Climate Action Plan Attachment A: Draft GHG Emission Reduction Strategy Matrix	City of Salinas			✓		✓	✓		✓	✓	✓					
Jul-14	Produce Wash Water Utilization Agreement	MCWRA/City of Salinas/JPA		✓			✓						✓				
Oct-15	Agreement for Conveyance and Treatment of Industrial Waste Water By and Between the City of Salinas and the Monterey Regional Water Pollution Control Agency	City of Salinas/JPA		✓			✓						✓				
Feb-24	Letter of Agreement for Temporary Diversion of Industrial Wastewater	M1W/City of Salinas		✓			✓						✓				
Aug-24	Letter of Agreement for Temporary Diversion of Industrial Wastewater Effluent from Monterey One Water's Pond 3 Pump Station	M1W/City of Salinas		✓			✓						✓				
May-25	Industrial Wastewater Treatment Facility Effluent Interim Agreement	M1W/City of Salinas/MCWRA		✓			✓						✓				

Figure 1 Document Analysis Matrix

The 30 reviewed documents generated 90 total water management element entries and 15 entries of factors influencing water management. The categorized elements were then examined to identify occurrence trends, providing a quantitative overview of the prevalence of each topic in the provided water management documents. The number of observed occurrences for each element is shown in Figure 2.

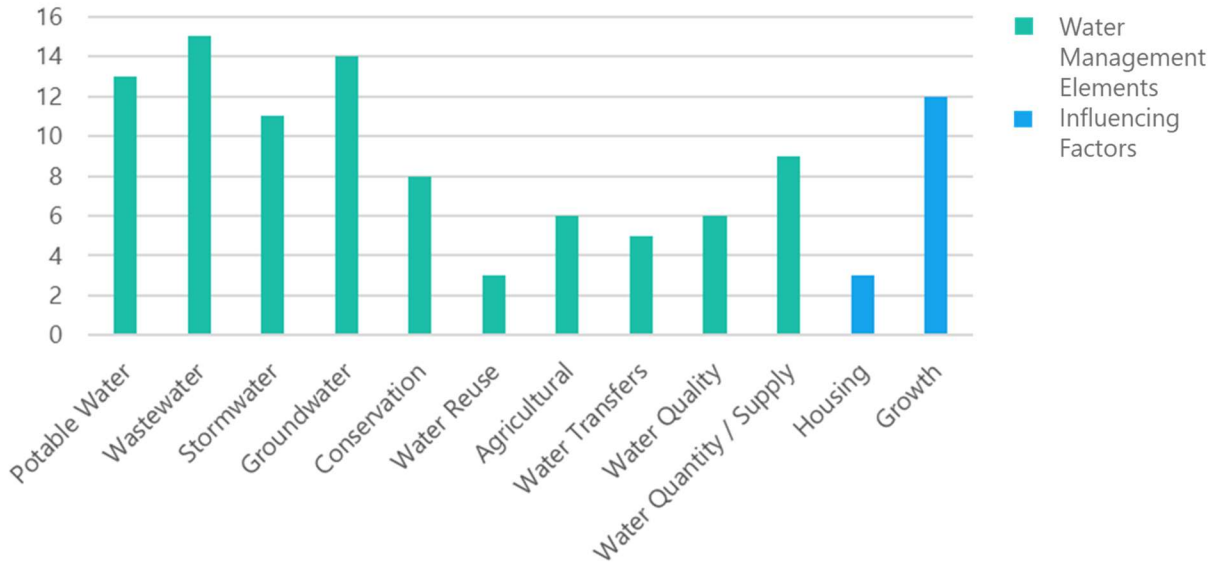

Figure 2 Document Analysis Results

SECTION 3 INTERVIEWS

To supplement the document review, interviews were conducted with eight different regional entities that are responsible for different aspects of water management throughout the Salinas Valley, as listed in Table 1. The purpose of these interviews was to gain a comprehensive understanding of the regional water management challenges and collaboration opportunities related to water management.

Building upon the *Interviews Summary* project memorandum (Carollo, 2025), this report presents summaries of the key takeaways from a comprehensive interview process conducted with regional stakeholders. Interview participants and their roles are listed in alphabetical order in Table 1. The interview questionnaire, summaries, presentation materials, and notes of each interview are also included in the *Interviews Summary* project memorandum.

Table 1 List of Interview Participants

Organization	Name	Role
Alco	Tom Adcock	President
Cal Water	Brenda Granillo	District Manager
	Scott Wagner	Director of Water Resources
	John Dillard	Water Resources Engineer
City of Salinas	Dennis Donohue	Mayor (M1W Board Rep.)
	Jose Luis Barajas	Councilmember (SVBGSA Board Rep.)
M1W	Paul Sciuto	General Manager
Monterey County Board of Supervisors	Chris Lopez	District 3 Supervisor
Farm Bureau	Norm Groot	Executive Director
MCWRA	Ara Azhderian	General Manager
SVBGSA	Piret Harmon	General Manager
	Sarah Hardgrave	Deputy General Manager
	Emily Gardner	Deputy General Manager

Notes:
Farm Bureau - Monterey County Farm Bureau; MCWRA - Monterey County Water Resources Agency.

3.1 Water Management Issues

The common observations from the interviews are structured around the overarching water management issues stakeholders expressed concern over and provided context for both their organization and within the Salinas Valley as a whole. The six recurring water management issues discussed include the following:

- **Regional Storage and Conveyance:** There is a regional challenge of getting sufficient water quantities to the right places at the right times. This challenge is also referred to throughout the interviews as the "plumbing problem," although it should be clarified that this problem is about storage and not just conveyance.
- **Water Quality:** Maintaining water quality amidst concerns about contaminants like arsenic, nitrates, and chlorides (salts).
- **Seawater Intrusion:** A significant threat to the region's groundwater basins, particularly the 180/400 Aquifer Subbasin.
- **Lack of Infrastructure Investment:** Historical underinvestment in water infrastructure at both the city and county scale.
- **Financial Concerns and Costs:** Large costs for existing infrastructure improvements and high capital and operational costs for proposed projects (regional projects to address seawater intrusion) posing a financial burden for both residents and the agricultural community.
- **Siloed Perspectives:** A prevalent lack of trust among different entities, coupled with siloed perspectives (agriculture versus urban, north versus south), hindering regional collaboration.

The following subsections elaborate on these six key water management issues, while a summary of the discussions with each stakeholder is provided in the *Interviews Summary* project memorandum.

3.1.1 Regional Storage and Conveyance

The Salinas Valley faces a significant water supply storage issue, meaning that water resources are not available when and where they are most needed. Although this issue is referred to as the "plumbing problem" in multiple interviews, it should be clarified that this issue revolves around storage rather than just regional conveyance. This challenge was identified by multiple stakeholders in the region. Addressing this issue involves identifying projects to move and store water, infrastructure improvements, and coordinated regional efforts to manage groundwater and surface water resources sustainably. In addition to developing projects, there is a need for clearer understanding of the region's water supply systems and problems by both the larger community and decision makers that can be addressed with outreach and education.

To address the major issue of seawater intrusion in the 180/400-Foot Aquifer Subbasin particularly, more water is required to be injected or percolated into the groundwater basin. The Nacimiento and San Antonio Dams and Reservoirs at the southern end of Monterey County also provide releases for groundwater recharge and to deliver water downstream to the Castroville Seawater Intrusion Project (CSIP) via the Salinas River Diversion Facility. The operation of the diversion facility helps offset groundwater demands for agricultural irrigation. The locations of the Nacimiento and San Antonio Reservoirs in relation to the 180/400 Foot Aquifer Subbasin can be found in Figure B.1 in Attachment B.

In addition to current operations, the rebuilding of existing dams and a potential interlake pipeline between the Nacimiento and San Antonio Dams to transfer overtopping flows to the more slowly filled lake would help better manage surface water storage for the County. Transferring additional flows downstream for recharge or direct deliveries would require addressing many legal (water rights) and infrastructure challenges. The reservoirs are operated by MCWRA, and MCWRA along with SVBGSA have been investigating ways to better utilize the surface water resources in the County.

3.1.2 Water Quality

Apart from the risk of deteriorating water quality from seawater intrusion moving further inland, water purveyors and agricultural users face several other water quality issues and concerns in the Salinas Valley.

Both water purveyors serving City residents, Alco and Cal Water, face high levels of arsenic and nitrates in their wells. The service areas of each water purveyor for the City can be found on Figure B.2 and Figure B.3 of Attachment B.

Agricultural entities in the Salinas Valley are also concerned with more stringent requirements on the application of fertilizers and discharge of pesticides into waterways proposed and adopted by the Regional Water Quality Control Board that would come into full effect by 2051. As it stands, requirements for the use of fertilizer (nitrogen) are set to a level that is deemed infeasible for agricultural production and do not fit agronomically with the crops grown in the Salinas Valley. If the limits are kept, the types of crops grown in the valley would need to change as yields for existing crops would no longer be sustainable, leaving the product unmarketable. The proposed requirements for reducing the tolerance levels of agricultural chemicals used for controlling pests and diseases go far below even drinking water quality standards, which would also affect agricultural yields for growers in the Salinas Valley.

3.1.3 Seawater Intrusion

Seawater intrusion in the Salinas Valley has been documented since 1944 and is the main issue being addressed by the SVBGSA's sustainability planning for the critically overdrafted 180/400 Aquifer, which includes a majority of the City of Salinas' land area. The continued inland migration of seawater towards the City and vertical migration happening between the 180-Foot and 400-Foot Aquifers presents major challenges for the City of Salinas and surrounding areas, including deterioration of water quality, salt intrusion, and declining groundwater levels. Figure B.4 in Attachment B depicts the inland and vertical migration of seawater into the 180/400-Foot Aquifer Subbasin and Figure B.5 shows the projected migration of seawater into the 180/400 Aquifer Subbasin.

Multiple infrastructure projects throughout the Salinas Valley have been constructed in collaboration with various county agencies to help mitigate the issue, including the Salinas Valley Reclamation Project, CSIP, Salinas River Diversion Facility, and the San Antonio and Nacimiento Dams.

The SVBGSA is currently evaluating the feasibility of a portfolio of projects to combat seawater intrusion in the region, including the Brackish Groundwater Restoration Project which is estimated to cost between $630 million to $1.5 billion in capital costs in 2024 dollars (Carollo, 2025). Additionally, the project is estimated to cost between $53 to $150 million in operations and maintenance (O&M) costs, depending on the scenario selected. Figure B.6 depicts the project concept while Figure B.7 through Figure B.13 depicts the modeling results for the seven scenarios of the Brackish Groundwater Restoration Project. The SVBGSA has approved moving forward with the Injection-Only Scenario for comparison with other seawater intrusion mitigation options. More information regarding the project scenarios studied and project updates can be found at the SVBGSA's website (Brackish Groundwater Restoration Project – Salinas Valley Basin Groundwater Sustainability Agency).

In addition to needing projects to address seawater intrusion, it is important that there be regional education and awareness of the issue so there can be a true understanding of the severity of the problem.

3.1.4 Lack of Infrastructure Investment

The MCWRA constructed the Nacimiento Dam in 1957 and the San Antonio Dam in 1965 to control floods, enhance groundwater recharge, and mitigate seawater intrusion. It is estimated that Monterey County will need to invest about $200 million to implement dam safety and rehabilitation projects that must be completed by 2031 to comply with new state and federal requirements. Securing funding for these projects has been a challenge, as the Salinas Valley is often overlooked in legislation and for funding because it is an independent water system, meaning it is not tied to the State Water Project system. As of July 2025, about $26 million of state funding has been secured for the project study phase with further federal funding being pursued currently. Surface storage supplies will decrease considerably if the projects are not implemented.

M1W, the regional wastewater utility, is also in the process of long-term planning and has estimated that up to $750 million of investment is needed for rehabilitation and replacement projects for their wastewater treatment and infrastructure.

The City of Salinas itself is facing over $1 billion of capital improvement project needs over the next 30 years, including $200 million for roads and sidewalks and $300 million for stormwater system improvements. The City also needs to improve its IWTF and capacity which requires significant

investments. In 2023, the City adopted new Industrial User Rates and Fees to help fund needed improvements but has not yet financed and constructed the projects.

3.1.5 Financial Concerns and Costs

Stakeholders in the Salinas Valley have stressed their concerns over the large costs associated with maintaining existing infrastructure like the Nacimiento and San Antonio Reservoir Dams, the rehabilitation of regional conveyance infrastructure, ongoing maintenance issues with CSIP due to an aging system and pressure imbalances, improvements needed to M1W's facilities, and the planned SVBGSA projects required to meet the Sustainable Groundwater Management Act (SGMA) requirements, specifically the seawater intrusion mitigation project(s). The agricultural community worries about bearing the significant financial burden of these projects, and although capital costs could be financed, the ongoing O&M expenses could ultimately drive agriculture out of the area. SVBGSA projects also pose equity concerns for City residents financially burdening the lower-income agricultural inland communities over the long-term, while solving the seawater intrusion issues for the high-income communities along the coast.

There also exists a clear difference in willingness to finance projects between the upper Salinas Valley and lower Salinas Valley. As southern Monterey County is less impacted by seawater intrusion, they have expressed little buy-in interest for these projects compared to northern Monterey County, which is currently feeling the effects of seawater intrusion, including the City of Salinas.

3.1.6 Siloed Perspectives

Water management in the Salinas Valley is characterized by a complex institutional landscape and the associated siloed perspectives among its various stakeholders, which poses a significant challenge to regional collaboration on water management. In addition, the multiple agencies responsible for water management in the region adds to the complication of developing regional agreement and collaboration on water needs and projects.

Past unsuccessful projects, such as the Desal 1 project, have created a culture of mistrust towards public agencies. Some stakeholders believe that decisions are made for political purposes rather than for benefiting the greater good of the region. Within the City, it was noted that communication challenges and shifts in organizational leadership and priorities also create barriers to regional collaboration. This history of mistrust between entities exacerbates collaboration challenges.

In addition, a socioeconomic divide referred to as the "lettuce curtain" exists between the Salinas Valley, whose main industry is based in agriculture, and the Monterey Peninsula, whose industries revolve more around hospitality, with each area wanting to prioritize solving their own water problems. Different sectors, such as agriculture and urban users, have varying needs and priorities, which can lead to disagreements on water allocation and project funding.

A siloed perspective among different entities contributes to the regional challenges. Agencies tend to have their own planning efforts and areas of expertise, which can hinder communication and coordination. The absence of a single authority with overarching influence on the water sector further exacerbates the issue and adds to the complexity of implementing solutions. The Monterey County Board of Supervisors has some influence, but its authority is not comprehensive. Both the absence of a singular authority and fragmented institutional landscape ultimately perpetuates the lack of unified understanding and awareness of the water issues in the region.

Solving this problem will require finding common goals between the different agencies and entities and working on collaboration.

3.2 Stakeholder Connections

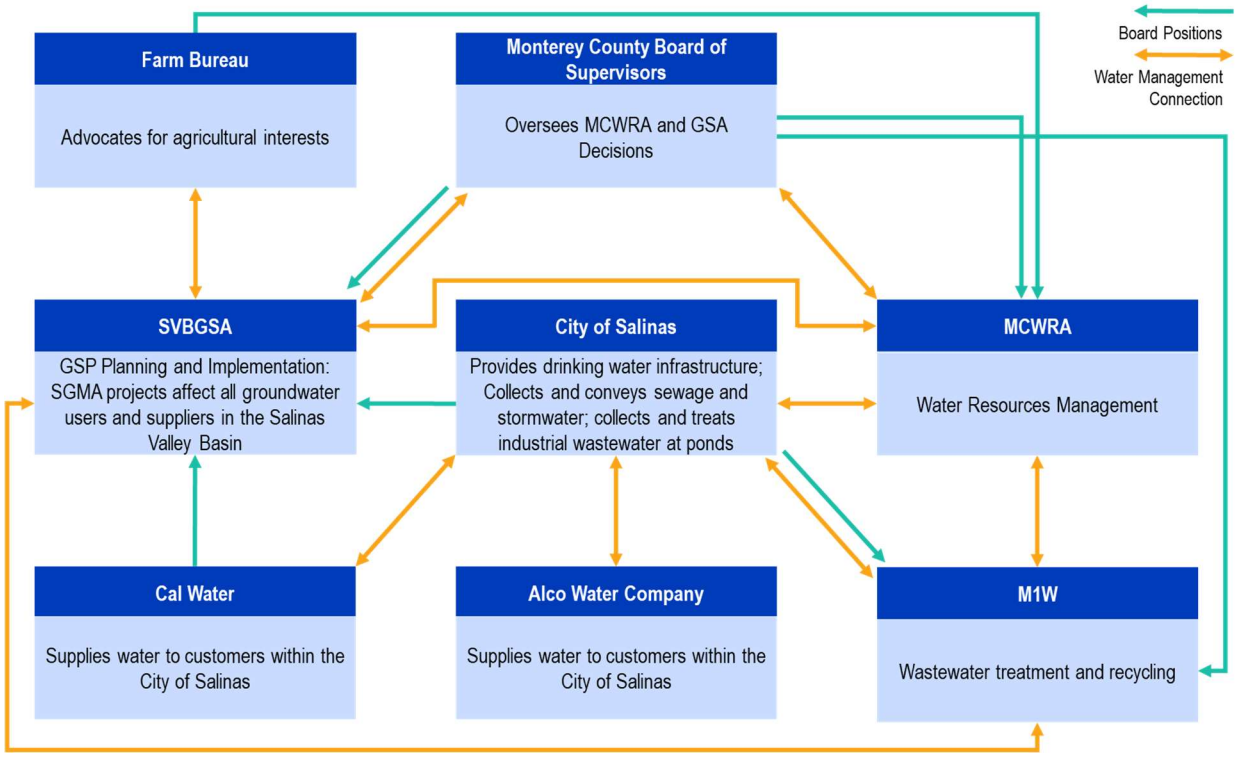

Figure 3 Stakeholder Interconnections

Although not on the SVBGSA's Board, the **Farm Bureau** interacts with the SVBGSA to advocate for agricultural interests on behalf of agricultural stakeholders in the Salinas Valley. The **SVBGSA** is responsible for developing the GSPs for the Salinas Valley Basin, and their proposed SGMA projects affect groundwater users and suppliers in the Basin. Three of the interviewed stakeholder organizations hold seats on the SVBGSA's Board of Directors: Cal Water, the City of Salinas, and the Monterey County Board of Supervisors. The **Monterey County Board of Supervisors** provides oversight over MCWRA's decisions and assists in implementation of the SVBGSA's GSPs.

As the City's water purveyors, **Cal Water** and **Alco** regularly interact with the City of Salinas to supply water to customers within their respective service areas. The **City of Salinas** provides the drinking water infrastructure to convey potable water to City residents; collects and conveys sewage and stormwater to M1W for recycling; and collects and treats industrial wastewater within the City and releases the treated flows into the City's ponds. Per agreements with MCWRA and M1W, the City of Salinas' sewage and portions of the industrial wastewater flows are sent to M1W's Regional Treatment Plant (RTP) for recycling and to the CSIP for irrigation.

As part of managing water resources for all of Monterey County, **MCWRA** is currently working on an agreement with M1W and the City of Salinas regarding use of the agricultural wash water that currently is disposed of in the City's industrial ponds but could be reused. The Monterey County Board of Supervisors

appoints members to the **MCWRA's** Board of Directors, including one appointee to represent the Farm Bureau. Both the Monterey County Board of Supervisors and the City of Salinas hold seats on **M1W's** Board of Directors. Additionally, M1W assists the City of Salinas by taking excess flows from their ponds (when needed) for recycling and/or disposal via the RTP.

As highlighted in Figure 3, many of the interviewed stakeholders hold positions on the Board of Directors for the SVBGSA, M1W, and MCWRA. Table 2, Table 3, and Table 5 below provide complete lists of all the organizations within Monterey County that currently hold seats on these three boards. Table 4 provides an overview of the various Monterey County District Supervisors, many of whom play a role on each of these boards. The board appointees listed below are current as of May 2026.

Table 2 SVBGSA Board of Directors

Director	Seat	Representing
José Luis Barajas	City of Salinas	City of Salinas
Anna Velazquez	South County Cities	Cities of Gonzales, Soledad, Greenfield, and King City
Glenn Church	Other GSA Eligible Entity	GSA Eligible Entities but not including the Cities of Salinas, Gonzales, Soledad, Greenfield, or King City
Ron Stefani	Disadvantaged Community, or Public Water System including Mutual Water Companies serving residential customers	Unincorporated Disadvantaged Communities, or Public Water Systems, including Mutual Water Companies serving residential customers
Brenda Granillo	CPUC Regulated Water Company	CPUC Regulated Water Companies in the Basin
Bridgett Rotticci	Agricultural (Eastside)	Agricultural interests
John Bramers	Agricultural (180/400)	Agricultural interests
Steve McIntyre	Agricultural (Forebay)	Agricultural interests
Grant Cremers	Agricultural (Upper Valley)	Agricultural interests
Janet Brennan(1)	Environment	Environmental users and interests
Caroline Chapin(2)	Public Member	Interests not otherwise represented on the Board.

Notes:
CPUC - California Public Utilities Commission; GSA - groundwater sustainability agency.
(1) Chair of the SVBGSA Board of Directors.
(2) Vice Chair of the SVBGSA Board of Directors.

The SVBGSA Board of Directors is comprised of 11 members who represent public and private groundwater users in the Salinas Valley Basin. Seats on the SVBGSA's Board of Directors include representatives from the City of Salinas (1), South County Cities (1), Disadvantaged Communities/Small Public Water Systems (1), California Public Utilities Regulated Water Companies (1), Agriculture (4), Environment (1), and Public Member (1) according to the SVBGSA website.

Table 3 M1W Board of Directors(1)

Director	Organization
Tyller Williamson(2)	City of Monterey
Kent Hibino(3)	Boronda County Sanitation District
Mary Ann Carbone	City of Sand City
Glenn Church	Monterey County Board of Supervisors
Scott Donaldson	City of Del Rey Oaks
Dennis Donohue	City of Salinas
Alexis Garcia-Arrazola	City of Seaside
Thomas Moore	Marina Coast Water District
Nick Smith	City of Pacific Grove
Ron Stefani	Castroville Community Services District
M1W Director – Vacant	United States Army (Ex-Officio)

Notes:
(1) Board composition as of March 2026.
(2) Chair of the M1W Board of Directors.
(3) Vice Chair of the M1W Board of Directors.

The M1W Board of Directors is comprised of 11 members who represent the residential and business members of their city or district in northern Monterey County.

Table 4 Monterey County Board of Supervisors(1)

District	District Supervisor	District Area Description
1	Luis Alejo	Most of urban Salinas
2	Glenn Church	Aromas, Boronda, Castroville, Las Lomas, Moss Landing, North Salinas, Pajaro, Prunedale, Royal Oaks
3	Chris Lopez(2)	East Salinas, Spreckels, Chualar, Greenfield, Gonzales, Ft. Hunter Liggett, King City, Soledad, Lake San Antonio, Lockwood, Bradley, San Lucas, San Ardo, Parkfield, Bryson-Hesperia, Mission-Soledad, Arroyo Seco
4	Wendy Root Askew(3)	Del Rey Oaks, Marina, Sand City, Seaside, Southwest Salinas
5	Kate Daniels	Carmel, Carmel Valley, Big Sur, Pacific Grove, Pebble Beach, Monterey, Highway 68, Las Palmas

Notes:
(1) Board composition as of March 2026.
(2) Chair of the Monterey County Board of Supervisors.
(3) Vice Chair of the Monterey County Board of Supervisors.

The Monterey County Board of Supervisors is comprised of 5 elected officials who represent the various geographical districts within Monterey County. Each District Supervisor appoints a Director to the MCWRA Board of Directors.

Table 5 MCWRA Board of Directors(1)

Director	Appointing Agency
Mark Gonzalez	Monterey County District 1 Supervisor
Mike Scattini	Monterey County District 2 Supervisor
Jon Conatser	Monterey County District 3 Supervisor
Deidre Sullivan	Monterey County District 4 Supervisor
Ken Ekelund	Monterey County District 5 Supervisor
Jason Smith(3)	Monterey County Farm Bureau
John Baillie	Monterey County Agricultural Advisory Committee
Matthew Simis(2)	Grower-Shipper Association
Mike LeBarre	City Selection Committee

Notes:
(1) Board composition as of March 2026.
(2) Chair of the MCWRA Board of Directors.
(3) Vice Chair of the MCWRA Board of Directors.

The MCWRA Board of Directors is composed of 9 members who are all appointed by the Monterey County Board of Supervisors. Of the 9 members, 5 are directly appointed by each Monterey County District Supervisor, with the remaining 4 directors being appointed by a majority vote of the Supervisors from nominees submitted by the following groups or organizations: Farm Bureau, Grower-Shipper Association, City Select Committee, and the Monterey County Agricultural Advisory Committee.

As shown through the figure of stakeholder interconnections and tables of Board of Directors' affiliations above, there is not one sole organization or stakeholder in the Salinas Valley that directly brings all key water-related agencies together. This gap in connectivity presents an opportunity for the City to play a unifying role in the Salinas Valley.

SECTION 4 GAPS AND NEEDS

Observations of the combination of document review and interviews include the following:

- Areas with significant, good information already.
- Topics that are important for the development of a One Water Plan.
- Areas of potential data gaps.
- Recommendations regarding what additional information should be gathered or developed in Phase 2.

4.1 Data and Document Review Finding

As outlined in Section 3.1, the interviewees identified several issues in water management that need to be addressed for their organizations and to steer the Salinas Valley towards a One Water future. The most frequently mentioned issue is the financial concerns regarding the high cost of both future SGMA projects being studied by the SVBGSA and costs for rehabilitation projects and upgrades of existing infrastructure.

For the data and documents review, the frequency of a water management element is just one tool to analyze existing One Water related data and documentation.

4.1.1 Frequently Mentioned Water Management Elements

The most frequently mentioned water management elements covered in the analyzed documents were:

- Wastewater.
- Groundwater.
- Potable Water.

Throughout the documents examined, there was significant discussion on conveyance and temporary diversion of industrial wastewater and detail on the industrial wastewater and sanitary sewer systems within the City. Multiple documents addressed groundwater and the ability to meet future potable water demands. Elements such as stormwater, water quantity/supply, and conservation were discussed to a slightly lesser extent but still aptly detailed.

4.1.2 Gaps in Water Management Elements

Several water management elements from the matrix analysis were identified as areas where additional future projects could focus and expand including the following:

- Water Reuse.
- Water Transfers.

Water reuse was mentioned only in draft documents of the City of Salinas' Climate Action Plan. During one of the stakeholder interviews, it was suggested that the City should consider exploring a public-private partnership for recycled water and requiring developers to install recycled water lines for new developments, thereby reducing potable water demands for irrigation. Water transfers is a crucial water management element for the community and should continue to be included in future water planning efforts. Currently, the City of Salinas has a short-term agreement with M1W to send treated industrial wastewater to the RTP providing the City relief for their percolation ponds. Future efforts by the City might consider evaluating different ways to maximize regional use of the industrial wastewater from the ponds through direct reuse to local agriculture. Any applicable water permitting requirements are to be determined in the planning processes for future efforts. It will take time to develop the necessary agreements including public-private partnerships for implementation of water reuse projects.

SECTION 5 ONE WATER OPPORTUNITIES

5.1 Methodology

Based on the review of the data and documents provided, ideas generated during the stakeholder interviews, and input received during the stakeholders workshops, multiple recommendations were compiled to address the gaps and needs identified for the City of Salinas to move towards a One Water future.

Ideas were developed initially through review of the provided data and documents and directly from the stakeholder interviews.

A total of 15 One Water ideas were categorized into 1 of the following 3 categories:

- City Projects and Programs (3 ideas).
- Institutional Programs and Initiatives (4 ideas).
- Studies and Capital Projects (8 ideas).

Ideas that fell under the City Projects and Programs category could be implemented internally within the City or could be accomplished without additional stakeholder collaboration. All remaining ideas categorized as Institutional Programs and Initiatives or Studies and Capital Projects required collaboration with other stakeholders. A matrix was developed and shared with stakeholders prior to the workshops that identified initial criteria for each idea including implementation timeline, difficulty to implement, and relative cost. These initial ideas were then presented to stakeholders and refined and expanded upon during the workshops. The final list of ideas post-workshops with descriptions is presented by category in Section 5.2 through Section 5.4 below. Additionally, notes from the stakeholders workshops are provided in Appendix C.

At the first stakeholders workshop held in February 2026, all the ideas previously identified as well as new ideas generated at the workshop were presented, discussed, and categorized. Categorization primarily focused on whether the idea fit into the three categories listed above, but also identified the timeline under which these ideas should be or could be implemented: near-term, mid-term, or long-term. Inherent in these timeframes is the difficulty of developing and implementing the ideas. Ideas were further discussed and expanded on during the second stakeholders workshop held in May 2026.

5.2 City Projects and Programs

#1 - Establish the City's Vision for Water Management

The intent for this effort is to develop a clear message about the City's role in water management in the region and help define the City's vision for water management. The City can use these messages and vision to educate the City's elected officials and the public about water issues and the City's role. This effort will require clear communication with City Council to align elected officials on the near- and long-term goals of this vision, especially as it relates to internal changes such as future staffing recommendations (Ideas #2 and #4).

#2 - Create a Position for the City to Hire a Designated Water Professional

This idea was to create a position to have a designated water leader on City staff to represent the City's water interests throughout the region. In the short term, the City could consider contracting out for a consultant to fill this water leadership position, but the City should strive to add a full-time hire to their City staff. This role would help provide continuity between elected councils and officials and accelerate understanding of water issues when officials are appointed to local board positions (i.e., SVBGSA, M1W). This role would provide technical and communications support for existing City staff and help coordinate between the City and its potable water purveyors, Alco and Cal Water.

#4 - City to Hire an Additional Designated Water Professional

Following the addition of a designated water professional to the City's staff, it is recommended that the City consider hiring a second water professional to provide the additional support needed for advancing water-related efforts within the City. Depending on the support needed, this position could be part-time or a part-time responsibility of a full-time employee with other duties.

5.3 Institutional Programs and Initiatives

#3 - Establish a One Water Leaders Group

Branching off of this initial One Water effort, the City would lead the establishment of a core regional One Water Leaders Group with stakeholders from the Salinas Valley. Core stakeholders to include in this group would be the City, the City's water purveyors, M1W, and the SVBGSA. Countywide representatives like the MCWRA should also be included in these conversations. In addition, the Salinas Basin Water Alliance (representing the region's produce growers) and the Farm Bureau would also be included as the agricultural representatives of this core group.

Although this core group does not include a number of Monterey County water management agencies (located outside the Salinas Valley/on the Peninsula), it is recommended that this core group is kept to a smaller number of stakeholders. Keeping this group smaller will in turn allow for more active participation from each stakeholder.

#5 - Hold Recurring One Water Leaders Group Meetings

Following the establishment of the core group, recurring meetings amongst the One Water Leaders Group should be held to maintain the momentum generated from this One Water Roadmap initiative. The cadence of these meetings could start with bi-monthly meetings in the first year(s) and then be adjusted to quarterly as appropriate. The purpose of these One Water Leaders Group meetings would be for information-sharing and producing recommendations that members could take back to their respective agencies. As the establishing agency of this group and to maintain consistency, the City should own and distribute the agenda (a week prior to meetings), rather than rotating meeting facilitation between member agencies.

A standing agenda for these meetings could include, but would not be limited to, updates on the following topics:

- Discussion of possible grant opportunities for future regional projects:
  - For capital projects, this would occur once projects are ready to permit.
  - For studies/planning projects, this would occur right away.
- Individual member updates on recent decisions/ongoing projects within their agencies.
- Upcoming agenda items for individual agencies.
- Potential partnerships with industry to fund the City's needed infrastructure improvements and local water management initiatives.

- Proactive coordination between water utilities and the City for water infrastructure projects.
- Coordination of current water utilities' staff resources (conservation specialists/coordinators) to promote water conservation within the City.

The following list of regional topics could also be items of discussion for this core One Water Leaders Group:

- Discussions on ongoing regional projects that could affect the economic vitality of the region (e.g., dam rehabilitation).
- Better alignment (and understanding) of the City's future growth areas (FGAs) land use planning and associated water demand.
- Energy-water nexus.
- New development guidelines.
- Working with community partners to educate the larger community about the challenges and cost of doing nothing.

Because certain regional topics should include direct participation from water management agencies located on the Peninsula, it is recommended that these One Water Leaders meetings be expanded to include the County Board of Supervisors and Peninsula agencies (i.e., Marina Coast Water District, California American Water, and Monterey Peninsula Water Management District) as needed to discuss more countywide topics. For example, if core One Water Leaders Group meetings are held bi-monthly or quarterly, the broader regional meetings could be conducted on a semi-annual basis and then adjusted as appropriate.

#6 - Strengthen Relationships With Key Stakeholders

The City can work to strengthen existing relationships with key stakeholders by enhancing active participation in current Board positions the City holds and being proactive with existing relationships. Additionally, as opportunities present themselves, the City can further strengthen existing relationships by seeking positions on more Boards and Committees (i.e., Farm Bureau and other relevant organizations' boards).

#7 - Investigate Grant Opportunities for Future Projects/Pursuits

From the core group of One Water Leaders agencies, a smaller sub-group can be tasked with investigating grant opportunities and identifying sources of funding for future regional improvements. In the near-term, this recommendation would build a strategy for securing grants and funding, which would then set the stage for project implementation in the mid-term. Grant opportunities would be a standing agenda item at the One Water Leaders meetings.

5.4 Studies and Capital Projects

It should be noted that before implementing any recommendations, project teams will need to review the relevant water rights licenses, permits, Water Discharge Requirements/Title 22 Requirements, other state laws, and agreements/contracts between relevant stakeholders, which prescribe the water quality, diversion quantities, places of storage, and use for surface/storm waters and wastewaters in the region.

#8 - Conduct a Collaborative Financial Capacity Analysis

With the large amount of investments needed in water infrastructure by various entities, the stakeholders recognized that it could be beneficial to conduct a collaborative Financial Capacity Analysis (FCA) to better understand the regional project inventory, relevant stakeholders involved, and project costs for each project to ultimately develop a plan for how projects will be paid for over time. The FCA can help define a unit cost for water in Monterey County beyond just meter billing. Stakeholders' collaboration on an FCA can host conversations on how to prioritize different water capital project ideas that all impact many of the same ratepayers, or affordability over time. With the help of a consultant/economist, an FCA should be developed considering time and inflation, and possible regulatory delays. The FCA should also address debt financing and/or other financing strategies, for all inventoried projects across the region.

#9 - Coordinate on SVBGSA Studies

The SVBGSA is in the process of completing a number of studies on storage and conveyance of surface water supplies to offset groundwater pumping. Stakeholders can review these studies and build off them to consider storage size and conveyance needs.

Overall, stakeholders can coordinate on implementation of SVBGSA project(s) to incorporate aspects/ sub-aspects of them in order to address the full diversity of issues in the Salinas Valley (i.e., Castroville/CSIP needs).

#10 - Industrial Wastewater Opportunities

The City can conduct a variety of analyses to better manage the treatment and outcomes of the industrial wastewater generated within City limits. First, the City can conduct an alternatives analysis on the feasibility of land application of the IWTF effluent and could potentially build off of CSIP. Additionally, the City can conduct a study with industry partners on the feasibility of on-site industrial wastewater recycling opportunities at agricultural processing facilities within the City to reduce water use as well as wastewater generated. If desired, these studies could be compared to options for treatment and reuse at M1W.

#11 - Implement Financial Capacity Analysis recommendations

Using the plan developed from the collaborative FCA, multiple party contracts and agreements could be developed to solidify how regional projects can best be paid for over time to manage overall affordability for residents and businesses in the Salinas Valley.

#12 - Graywater Policy Study

The City should consider studying the benefits of implementing a graywater policy to encourage customers to install graywater systems, which can be used to offset potable water needs for landscaping.

#13 - Additional Water Studies Within the City of Salinas/Salinas Valley

The City and relevant stakeholders can partake in additional water management studies within the City and greater Salinas Valley. For example, this could include, but is not limited to, studies on:

- The potential for recycled water delivery to large (groups of) users within the City/Salinas Valley.

- More efficient management of the City's water demands.
- Whether a satellite water reclamation facility (WRF) could be a cost-effective solution to provide a local recycled water supply source for the City's FGAs.

#14 - Large-Scale Conveyance Project(s)

Stakeholders could begin exploring development (i.e., planning, design, environmental, permitting) of a large-scale conveyance project to help move water where it needs to go, even across agencies and groups, recognizing that any large infrastructure project will take years to implement.

#15 - Evaluate Options for the City to Increase Local Water for Agriculture Use and Growth

As the City is expected to grow by an additional approximately 15,000 new homes over the next 20 years, the City must continue to provide sufficient water for a growing population and new industries coming in.

The City could evaluate different alternatives to expand the City's industrial wastewater recycling capacity and better utilize the treated water. For example, converting the ponds into a water recycling facility. Pursuing this alternative would require treatment, monitoring, and reporting of Pond 3 water and recycled water per state regulations (Title 22) and the Central Coast Basin Plan. Additionally, time and financial resources would need to be allocated to renegotiate local agreements, modify/amend the City's Stormwater MS4 Permit and Waste Discharge Requirements Permit for the IWTF, and State Water Resources Control Board water rights permits.

The City could also explore how to keep current municipal wastewater flows within the Salinas valley and produce local recycled water at a satellite WRF. With these additional available recycled water flows, the City could then implement recycled water requirements for new developments and explore potential use for agricultural irrigation. Again, recognizing that these efforts would require significant time for planning, permitting, environmental review, design, and construction.

The City could also pursue various stormwater management/capture projects, such as construction of drywells, in an effort to recharge the groundwater basin.

SECTION 6 ONE WATER ROADMAP

6.1 Introduction

During the first stakeholder workshop, the One Water ideas were initially grouped into near-, mid-, and long-term recommendations based on whether they could likely be accomplished within the next 5 years, between 5 to 10 years, or in 10 or more years, respectively. As the majority of new ideas developed during the first stakeholders workshop were prioritized as near-term, it was acknowledged that this indicated a shared understanding of the urgency of many issues and needed collaboration amongst stakeholders. To provide a more granular prioritization of the near-term recommendations, the near-term ideas were phased into Year 1 through Year 5.

6.2 Recommendations

The final One Water recommendations discussed in detail in Section 5.2 through Section 5.4 are summarized in the matrix presented in Figure 4 below. The information is organized as follows:

- **Phasing:** Each recommendation is categorized by the timeframe under which it can be reasonably implemented (near-, mid-, and long-term). For near-term recommendations, their timeframe is further defined over the next 5 years.
- **Type:** The type of recommendation is also listed according to the categories described previously in Section 5.1.
- **Cost and Implementation Complexity:** Recommendations are further categorized by their relative costs and difficulty for implementation, with recommendations for large capital projects being considered the most expensive ($$$) and recommendations requiring extensive cross-agency collaboration being considered the hardest to implement (H).
- **Partners:** The potential collaborating agencies for implementation are also checked off accordingly for each recommendation. Listed agencies include a number of relevant water agencies, regional authorities, and community voices throughout the Salinas Valley and the greater Monterey County. Water professionals/consultants are also listed as potential collaborators as they will be needed to help study, design, and implement projects.

One Water Recommendations						Potential Collaborations												
#	Project/Program	Implementation Timeframe (<5 yrs/5-10 yrs/10+ yrs)	Near-Term Phasing (In the Next Years 1-5)	Type	Cost ($-$$$)	Implementation Complexity (L/M/H)	Alco Water Service (Alco)	California Water Service (Cal Water)	Monterey One Water (M1W)	Monterey County Board of Supervisors	Monterey County Farm Bureau (Farm Bureau)	Monterey County Water Resources Agency (MCWRA)	Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)	City of Salinas	Marina Coast Water District (MCWD)	California American Water (CalAm)	Monterey Peninsula Water Management District (MPWMD)	Salinas Basin Water Alliance (SBWA)	Water Professionals/ Consultants
1	Establish the City's vision for water management	Near-term (<5 yrs)	Year 1	City Projects and Programs	$	L	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐
2	Create a position for the City to hire a designated water professional	Near-term (<5 yrs)	Year 1	City Projects and Programs	$$	M	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐
3	Establish a One Water Leaders Group	Near-term (<5 yrs)	Year 1	Institutional Programs and Initiatives	$	M	☑	☑	☑	☐	☑	☑	☑	☑	☐	☐	☐	☑	☐
4	City to hire an additional designated water professional	Near-term (<5 yrs)	Years 1-2	City Projects and Programs	$$	M	☐	☐	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☐
5	Hold recurring One Water Leaders Group meetings	Near-term (<5 yrs)	Recurring	Institutional Programs and Initiatives	$	M	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☑	☐
6	Strengthening relationships with key stakeholders	Near-term (<5 yrs)	Recurring	Institutional Programs and Initiatives	$	L	☑	☑	☑	☐	☑	☐	☑	☑	☐	☐	☐	☑	☐
7	Investigate grant opportunities for future projects/pursuits	Near-term (<5 yrs)	Recurring	Institutional Programs and Initiatives	$	L	☑	☑	☑	☐	☑	☑	☑	☑	☐	☐	☐	☑	☑
8	Conduct a collaborative Financial Capacity Analysis	Near-term (<5 yrs)	Years 1-2	Studies	$$	M-H	☑	☑	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☑
9	Coordinate on SVBGSA studies	Near-term (<5 yrs)	Years 1-2	Studies	$$	M-H	☑	☑	☑	☐	☐	☑	☑	☑	☑	☐	☐	☐	☑
10	Industrial Wastewater Opportunities	Near-term (<5 yrs)	Years 2-3	Studies	$$	M	☑	☑	☐	☐	☐	☑	☑	☑	☐	☐	☐	☑	☑
11	Implement Financial Capacity Analysis recommendations	Near-term (<5 yrs)	Years 3-4	Studies	$$	M-H	☑	☑	☑	☐	☐	☑	☑	☑	☐	☐	☐	☐	☑
12	Graywater Policy Study	Near-term (<5 yrs)	Years 4-5	Studies	$$	M	☑	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☐	☑
13	Additional water studies within the City/Salinas Valley	Near-term (<5 yrs)	Years 4-5	Studies	$$	M	☑	☑	☐	☐	☐	☐	☐	☑	☐	☐	☐	☑	☑
14	Large-scale conveyance project(s)	Mid-term (5-10 yrs)	-	Capital Projects	$$$	H	☑	☑	☐	☑	☐	☑	☑	☑	☑	☑	☑	☐	☑
15	Evaluate options for the City to increase local water for agricultural use and growth	Long-term (> 10 yrs)	-	Capital Projects	$$$	M	☑	☑	☑	☐	☑	☑	☑	☑	☐	☐	☐	☑	☑

Figure 4 One Water Recommendations

6.3 Phasing

The implementation roadmap of the One Water recommendations can be visualized in Figure 5 below. The timeframe for near-term recommendations is further phased over the next 5 years (i.e., Years 1 through 5). Dashed arrows pointing from one recommendation to another indicate the dependency of the implementation of the first for the subsequent to be triggered. The orange circles indicate the implementation year for each recommendation, with blue bars showing the timespan the recommendation will be implemented. Recurring recommendations are indicated by an "R" within the orange circle, or the initial implementation year.

While all of the near-term projects could be started early in the 5-year period, recognizing the need to spread out the workload, the projects were divided into groups of recommendations starting in Year 1, others starting in Year 2, and a final group of recommendations starting in Year 4.

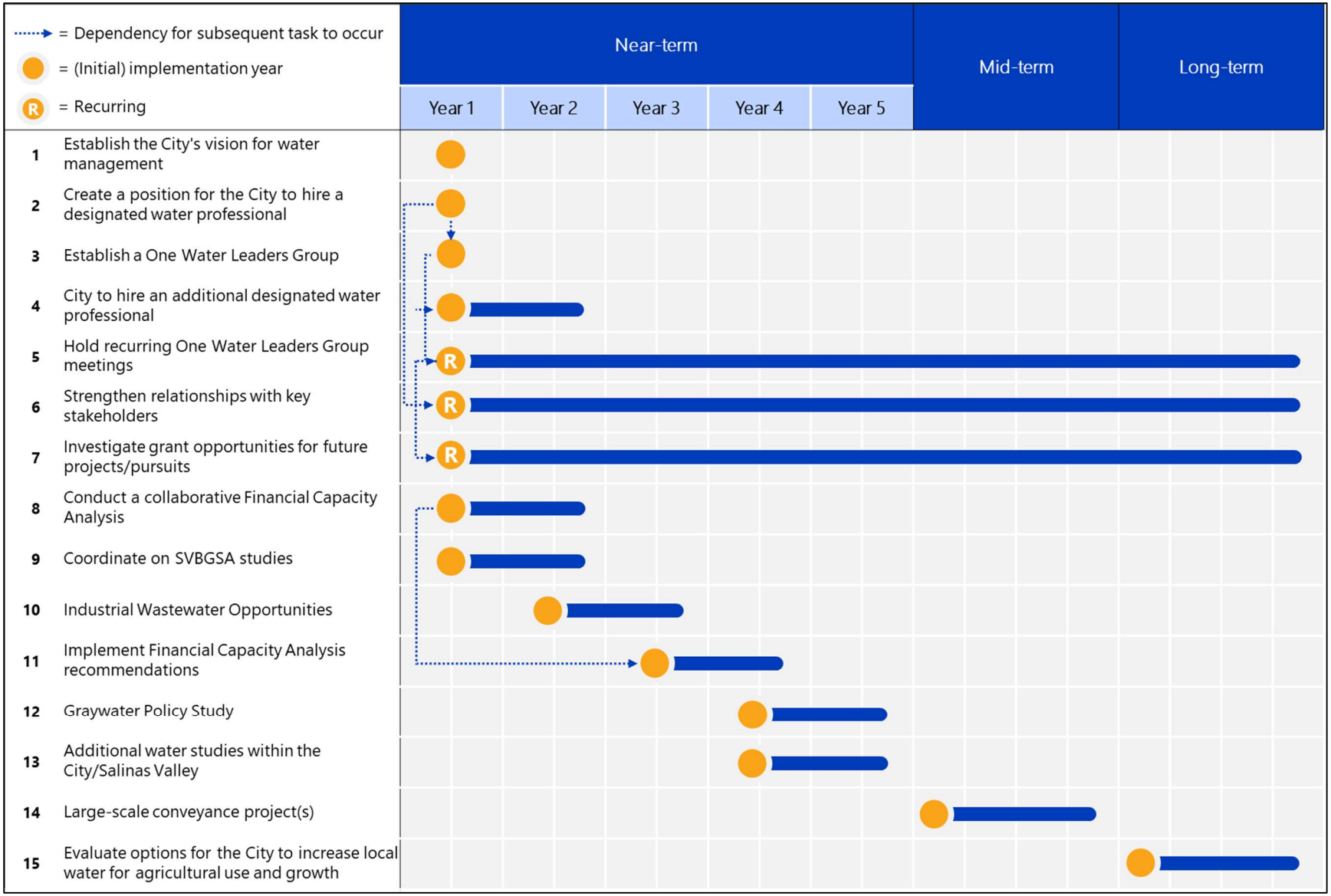

Figure 5 One Water Roadmap

6.3.1 Near-Term Recommendations

As acknowledged during the first stakeholders workshop, the shared sense of urgency on many regional issues has led to a majority of One Water recommendations being prioritized as near-term, or recommendations that should be implemented in the next 5 years. The following sections describe the phasing of these near-term recommendations in more detail.

6.3.1.1 Within the Next Year

Within the next year, the City should prioritize establishing the City's vision for water management (#1) to cement themselves as a key stakeholder on water management in the Salinas Valley and greater Monterey County. Simultaneously, the City should prioritize hiring a designated water professional (#2) to enable them to work on future One Water projects/pursuits and subsequently consider hiring a second water professional (#4) to expand its capacity for working on water-related efforts both locally and regionally. Through the establishment of a One Water Leaders Group (#3) and setting expectations for recurring meetings (#5), the City can begin to strengthen its relationships with key stakeholders (#6) in the region through more active participation both in One Water Leaders Group meetings and on stakeholder Boards. The City, along with other core stakeholders in the region, can also begin to investigate grant and loan opportunities to fund future regional projects/pursuits (#7). Over the next year, the City and other key stakeholders in the region should begin conducting a collaborative FCA (#8). Dependent on the outcomes of ongoing SVBGSA work, regional stakeholders can coordinate on expanding implementation of the SVBGSA studies (#9).

6.3.1.2 Between the Next 2 to 3 Years

Over the next 2 to 3 years, the City can pursue various industrial wastewater opportunities (#10) including conducting a study on the feasibility of land application of IWTF effluent and/or conducting a study on the feasibility of on-site industrial wastewater recycling within the City. The City and other key stakeholders in the region can subsequently implement the recommendations from the FCA to plan how the vast inventory of regional projects are going to be financed over the next several decades (#11).

6.3.1.3 Within the Next 4 to 5 Years

Over the next 4 to 5 years, the City can begin pursuing other local initiatives, such as studying the benefits and challenges of implementing a graywater policy (#12). This timeframe could also be used to conduct additional water studies within the City and greater Salinas Valley (#13), including on the potential for recycled water delivery to large users, efficient demand management for the City, and the potential for satellite WRFs in the City's FGAs.

6.3.2 Mid-Term Recommendations

In the next 5 to 10 years, stakeholders from throughout Monterey County (both on the Peninsula and in the Salinas Valley) can begin exploring the development of a large-scale conveyance project (#14) to help convey water where it's needed.

6.3.3 Long-Term Recommendations

In the next 10 or more years, the City could begin evaluating and implementing different options for the City to increase its local water supply for agricultural use and future municipal growth (#15).

APPENDIX A

DOCUMENT REVIEW REFERENCES

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APPENDIX B

DOCUMENT REVIEW VISUAL EXHIBITS

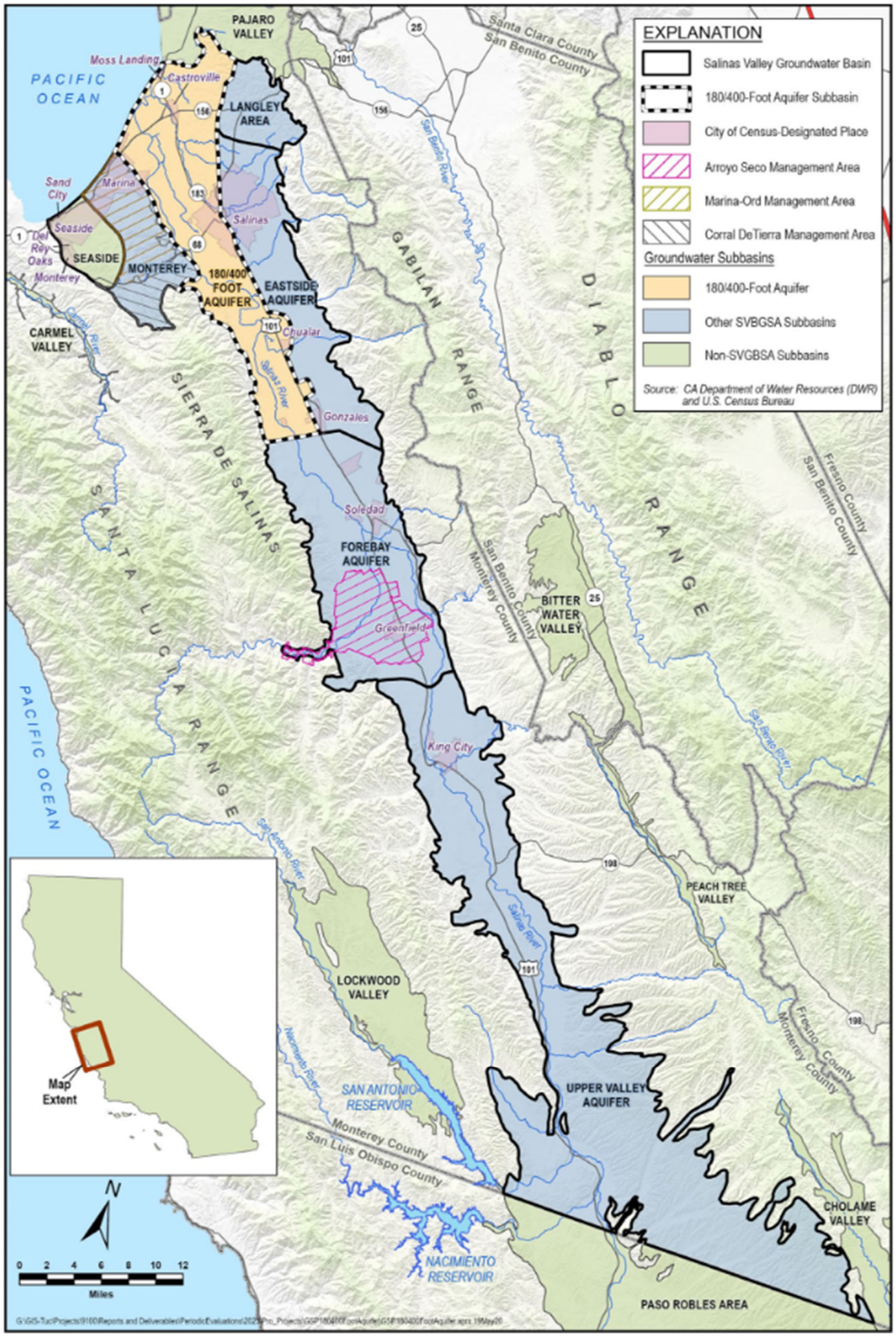


Figure B.1 180/400-Foot Aquifer Subbasin and Reservoir Locations (SVBGSA and Montgomery & Associates, 2025)

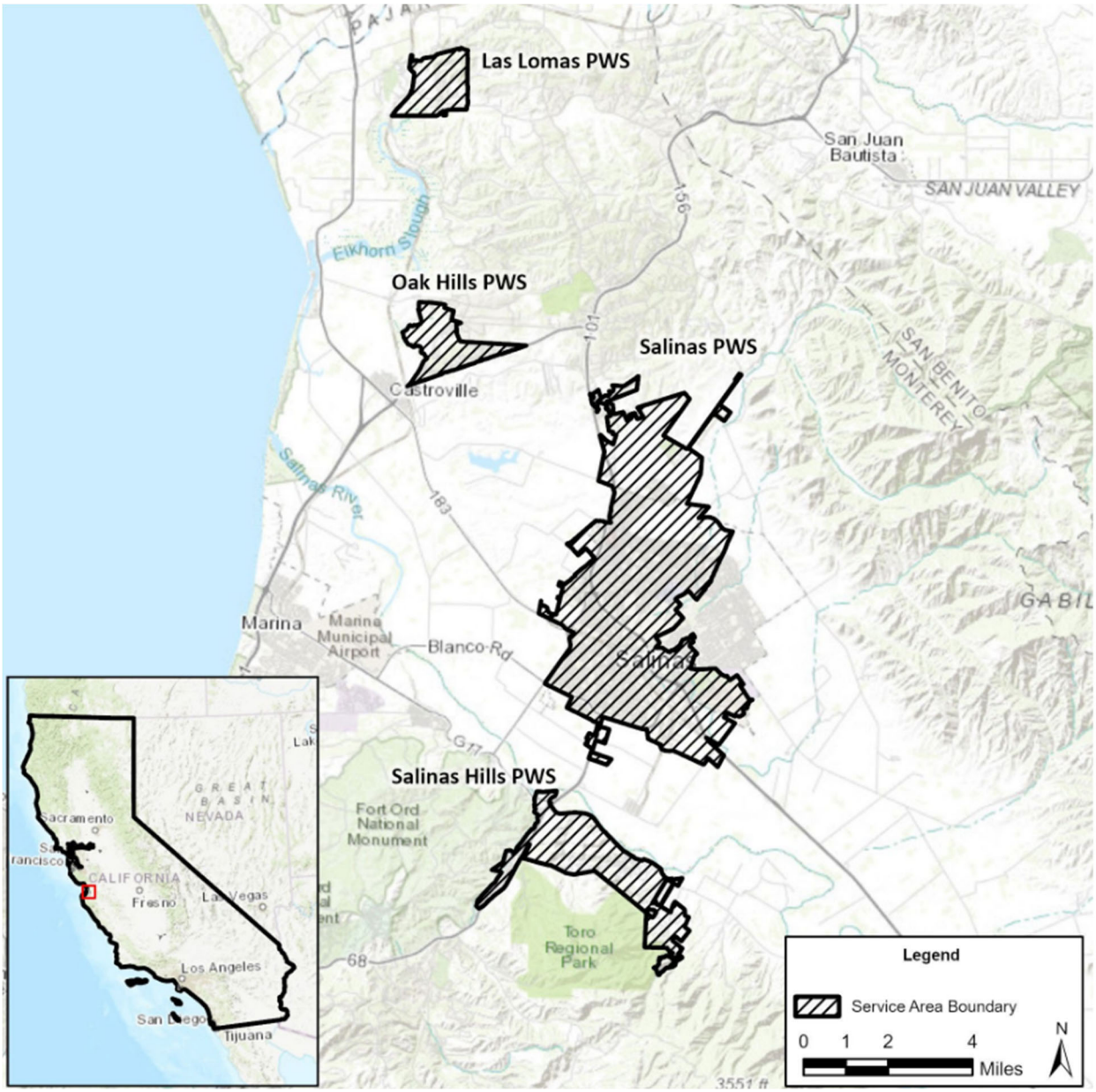


Figure B.2 Water System Map From California Water Service's Salinas District (California Water Service, 2025)

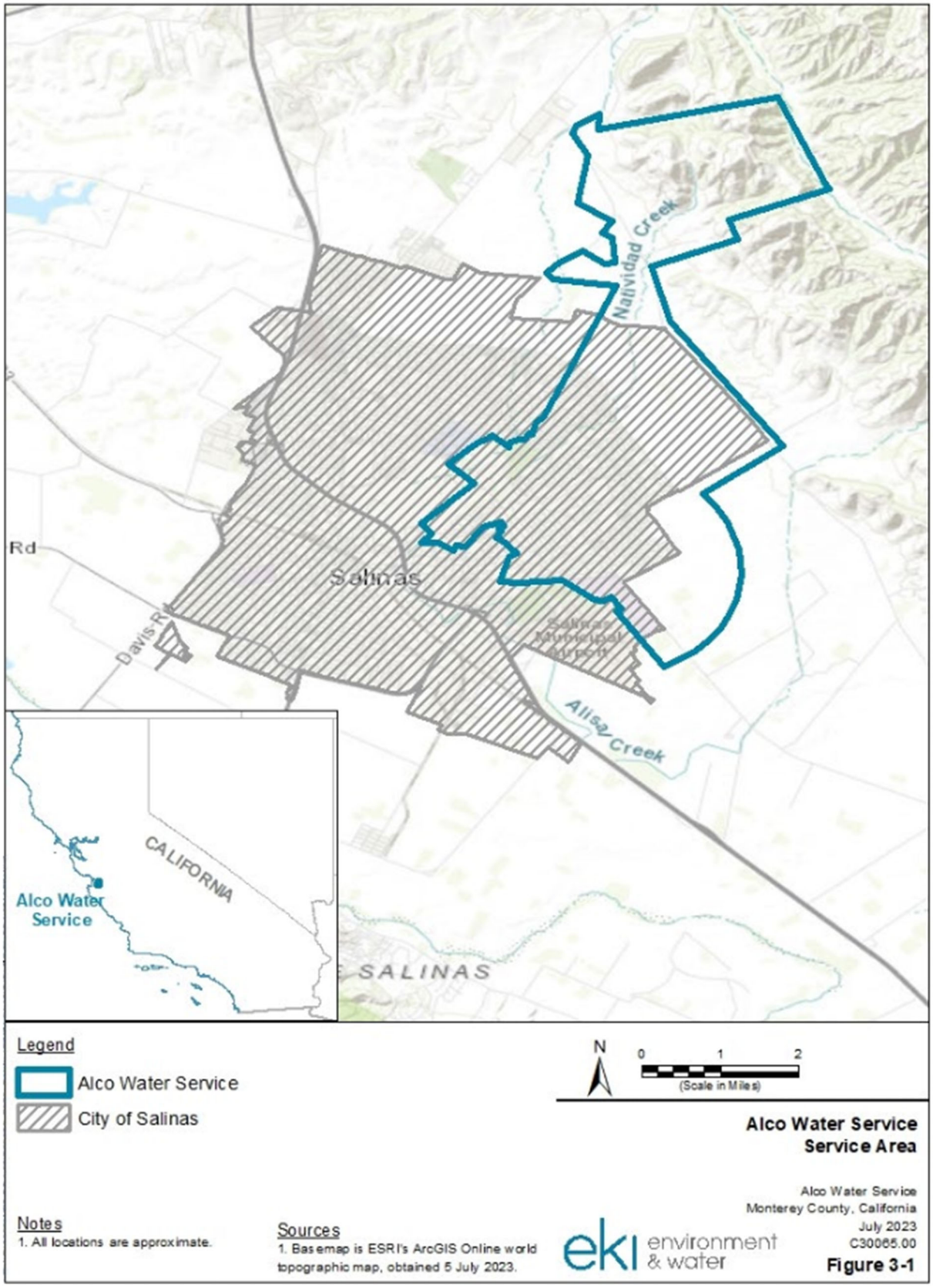


Figure B.3 Water System Map From Alco Water Company's Service Area (Alco Water Service, 2024)

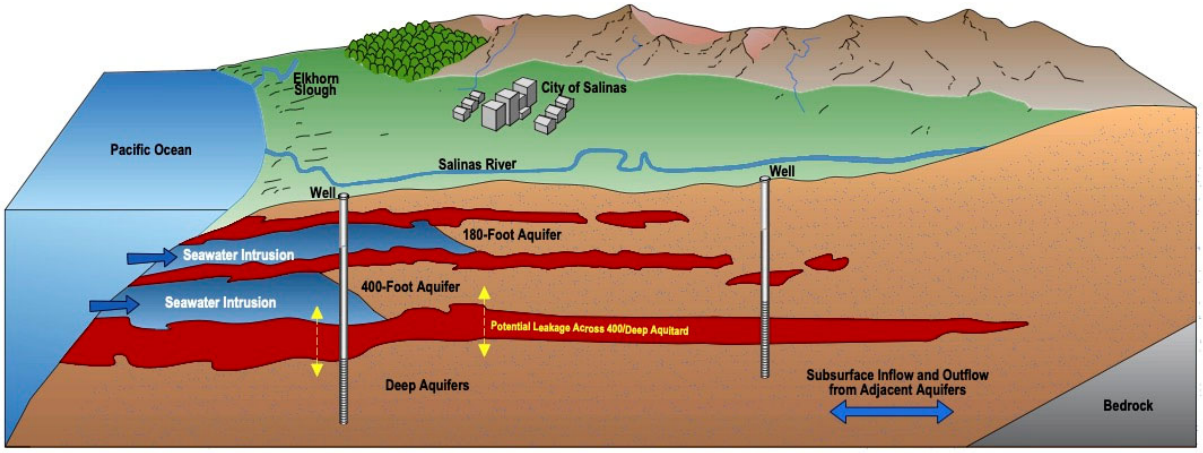
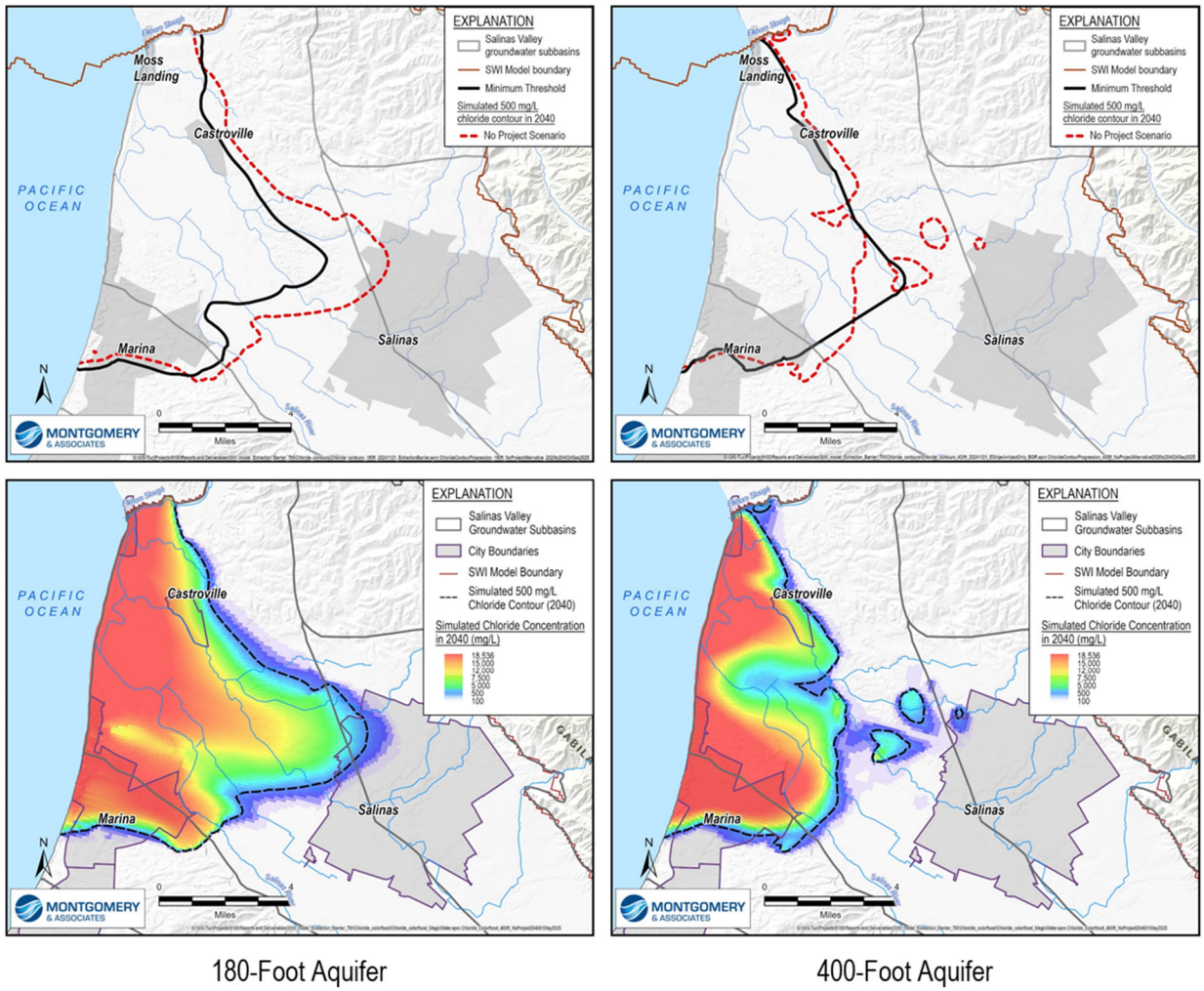


Figure B.4 Seawater Intrusion in the 180/400-Foot Aquifer Subbasin (SVBGSA)



180-Foot Aquifer

400-Foot Aquifer

Figure B.5 Seawater Intrusion and Chloride Concentration Projections Under No Project Scenario in the 180/400-Foot Aquifer Subbasin (Carollo, 2025)

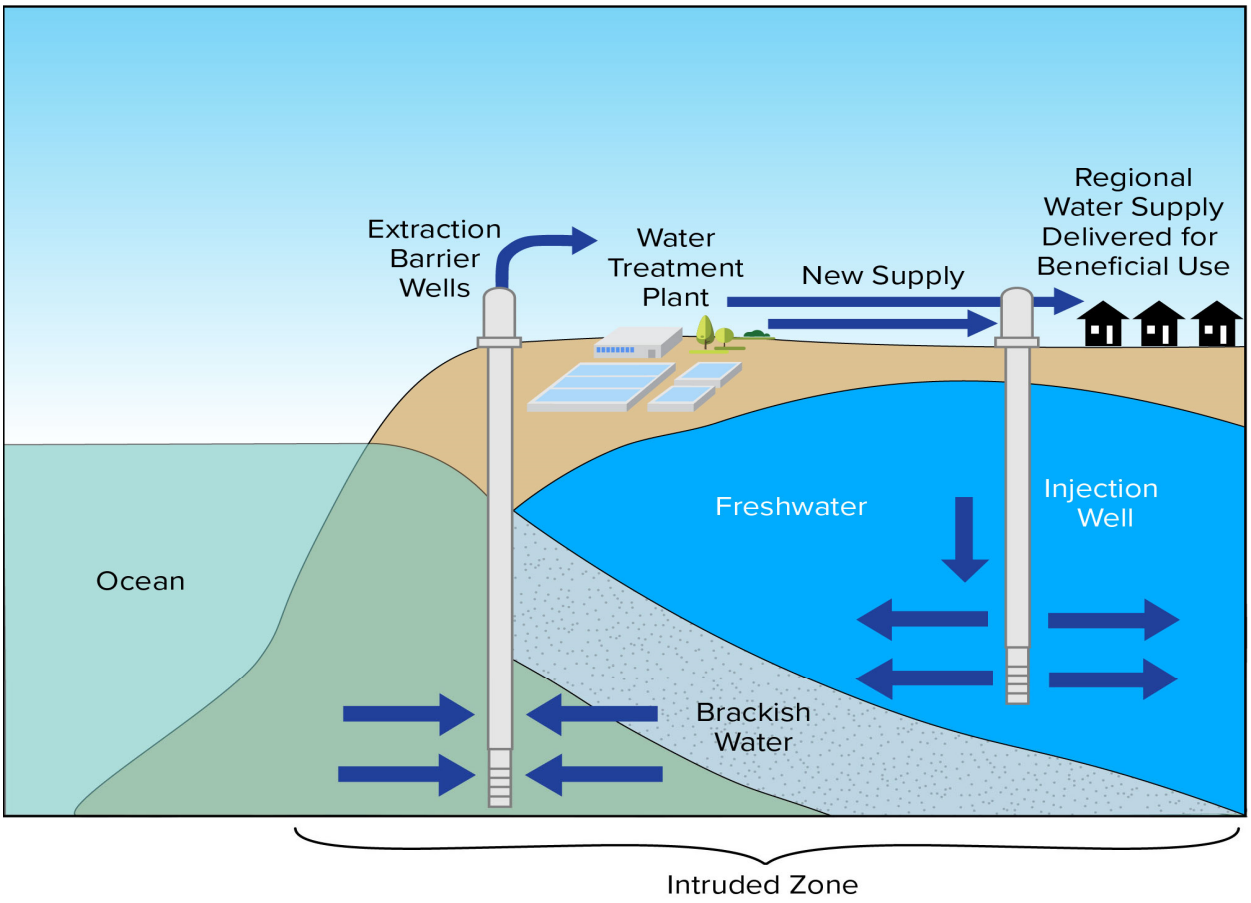


Figure B.6 Concept for Brackish Groundwater Restoration Project (Carollo, 2025)

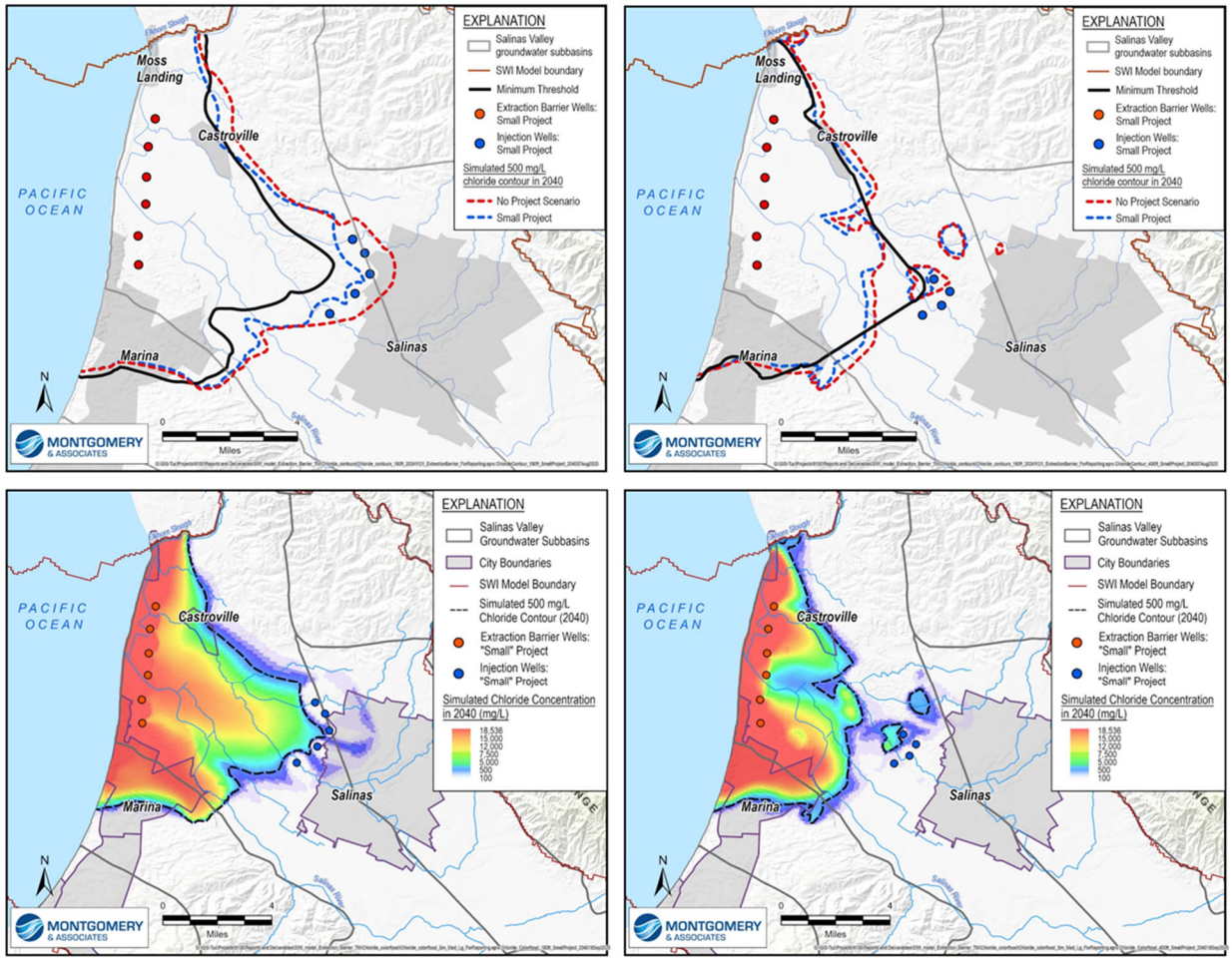
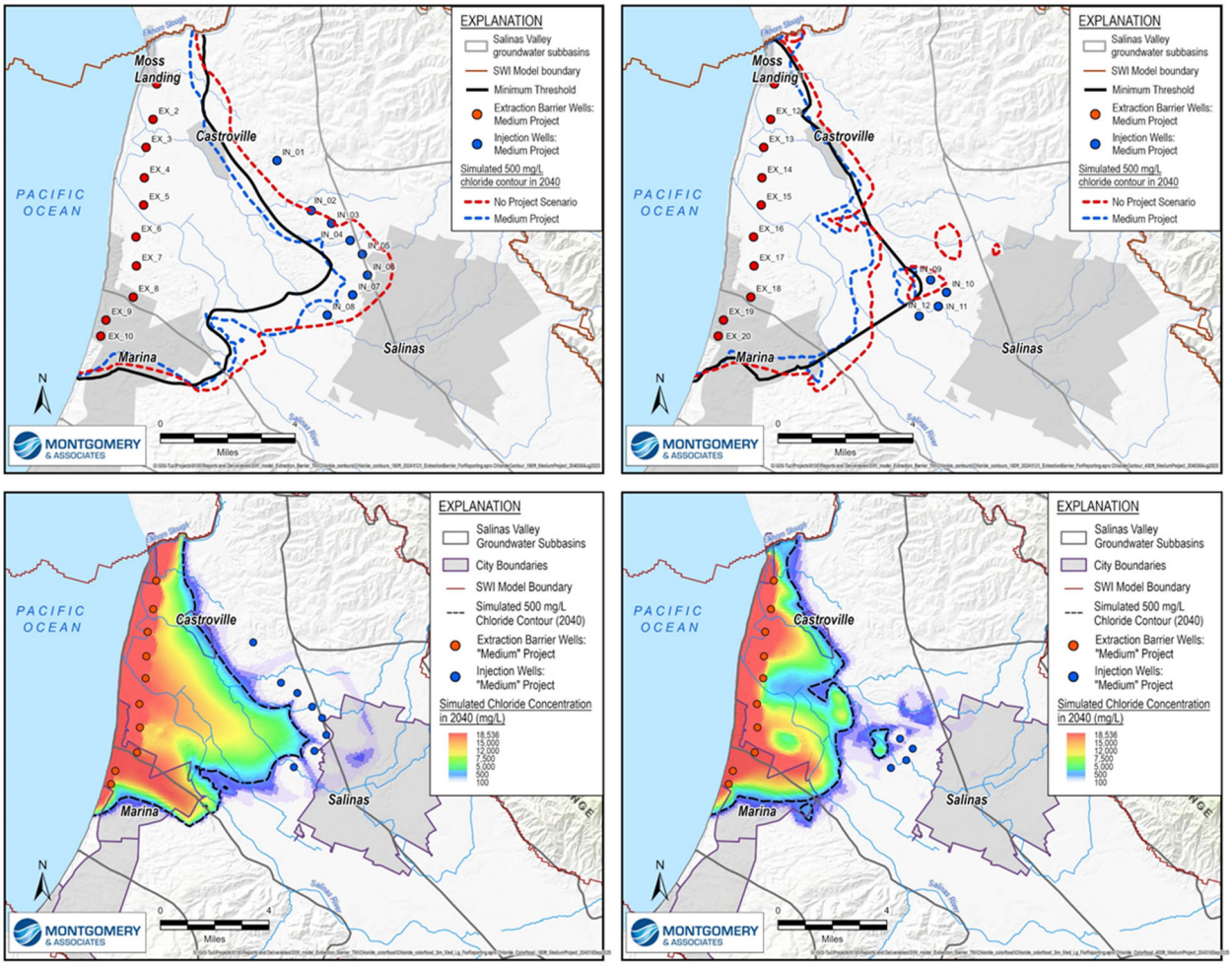


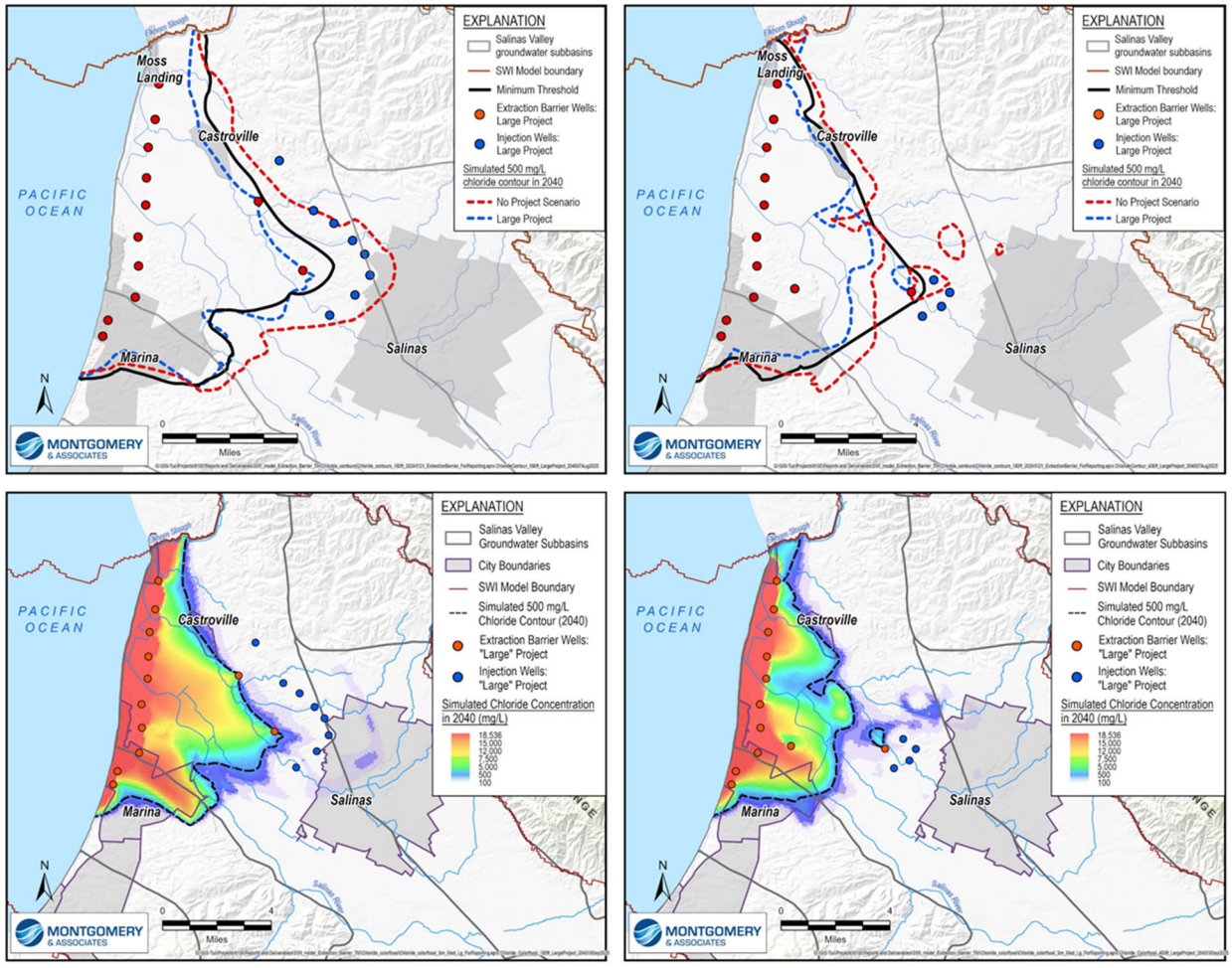
Figure B.7 Small Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)



180-Foot Aquifer

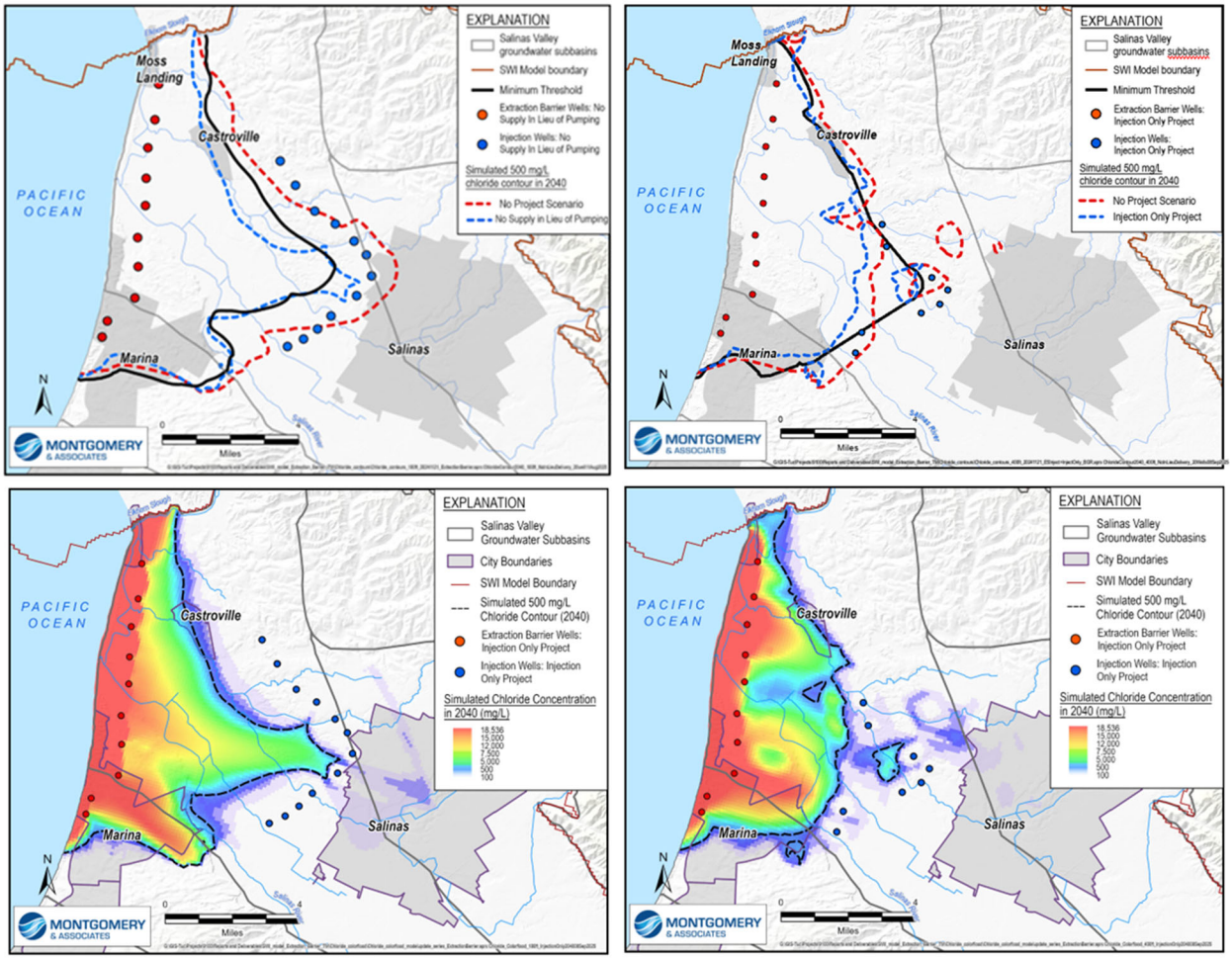
400-Foot Aquifer

Figure B.8 Medium Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)



180-Foot Aquifer 400-Foot Aquifer

Figure B.9 Large Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)



180-Foot Aquifer

400-Foot Aquifer

Figure B.10 Injection-Only Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)

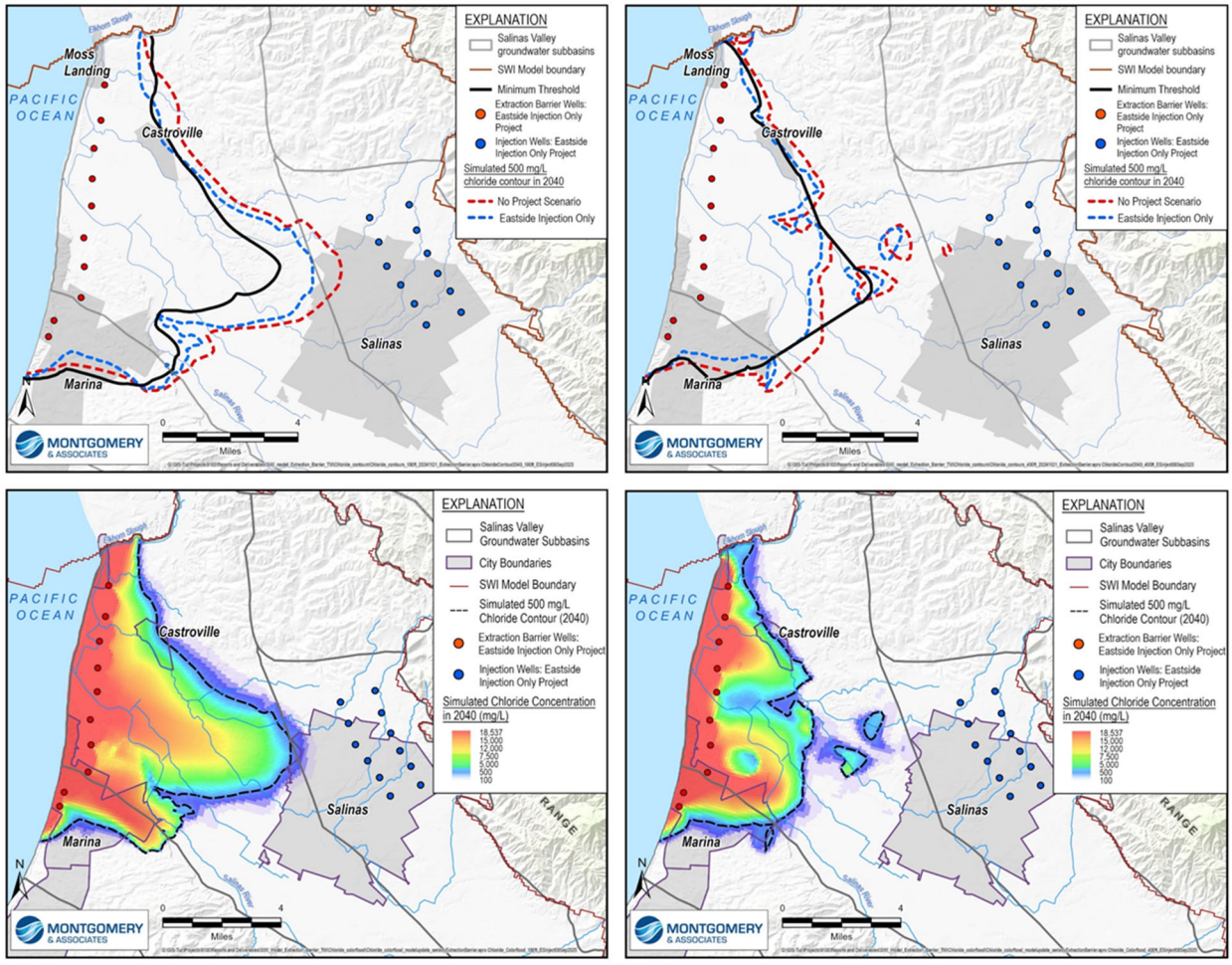
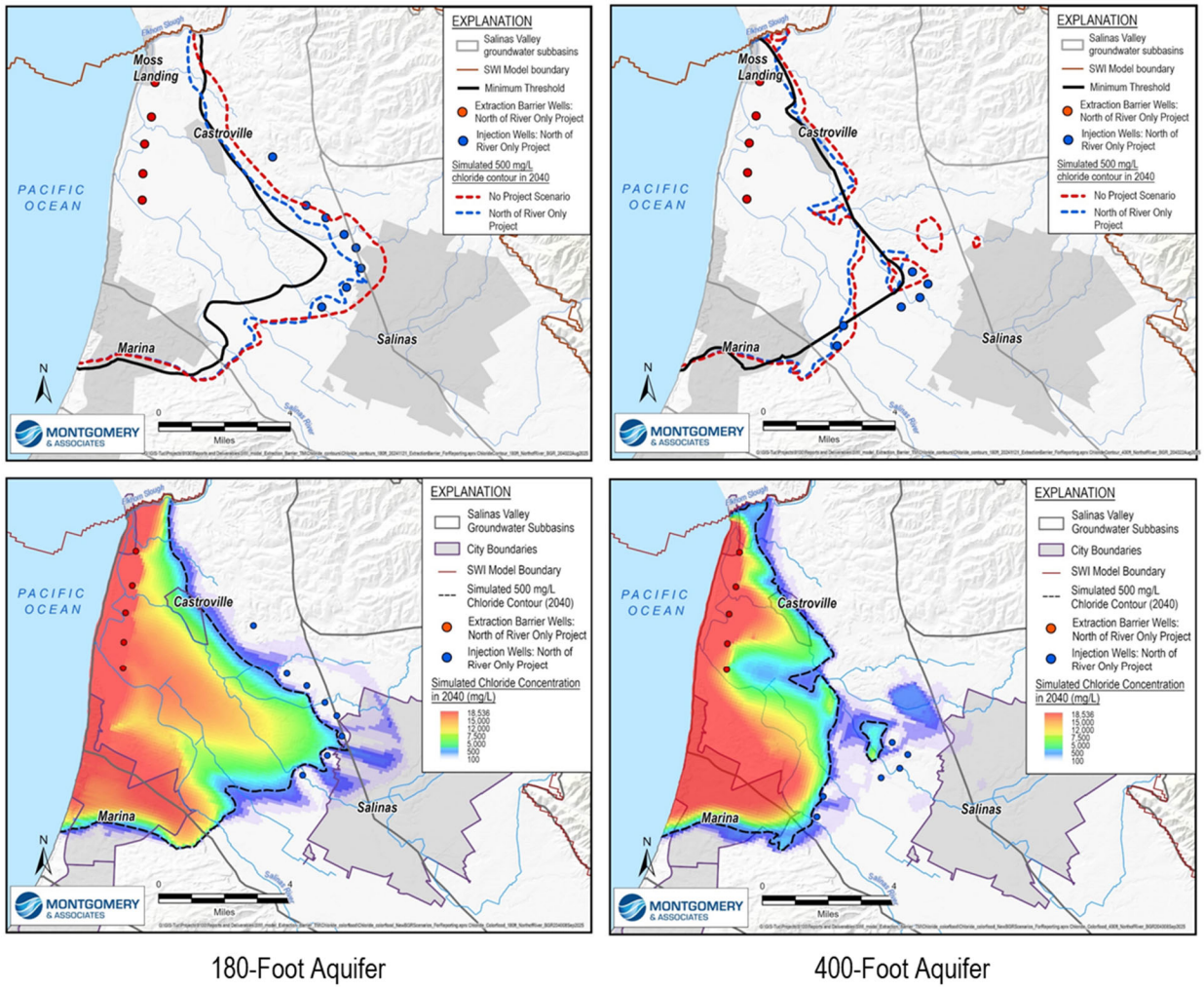


Figure B.11 Eastside Injection Only Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)



180-Foot Aquifer

400-Foot Aquifer

Figure B.12 North of River Only Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)

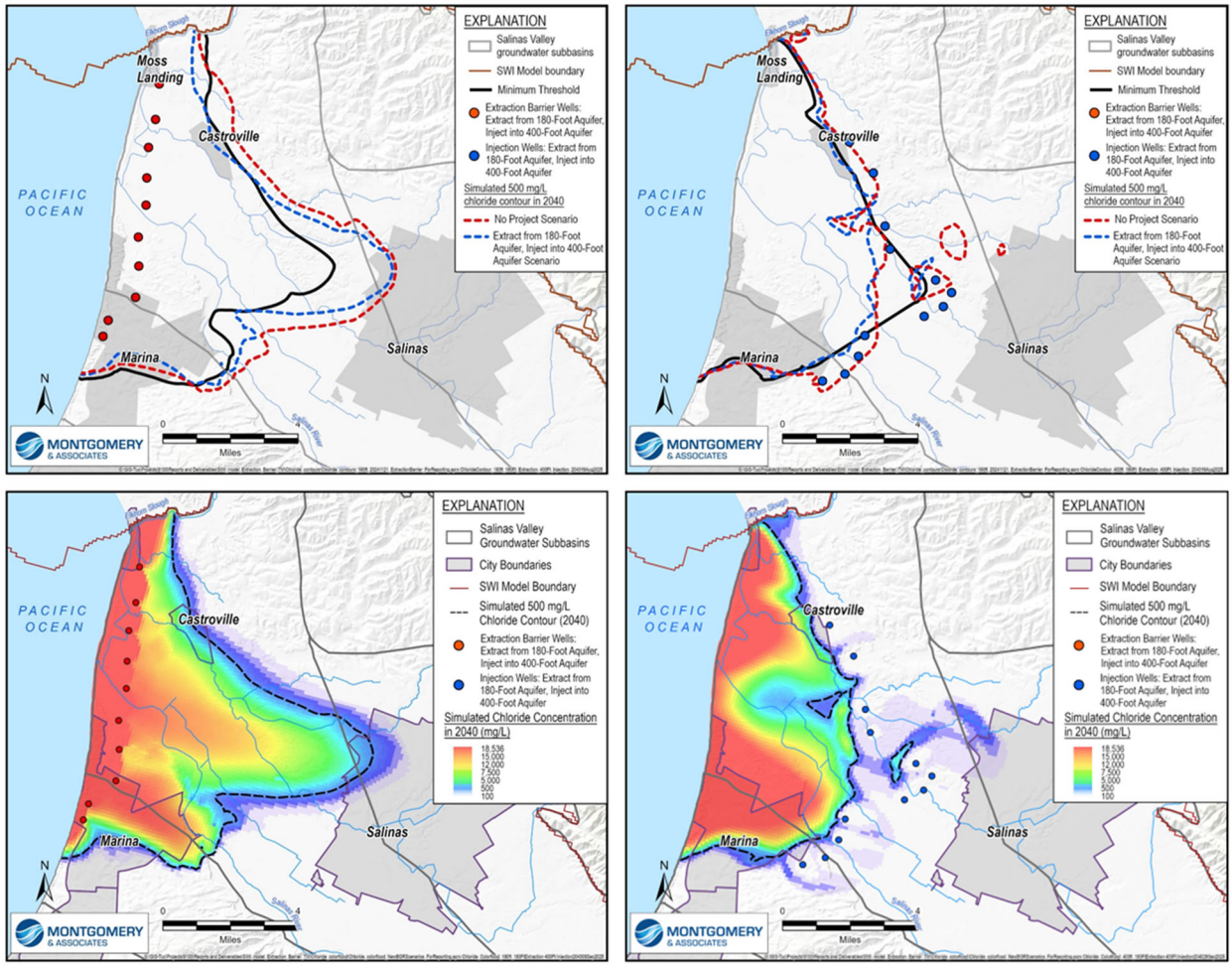


Figure B.13 Extract From 180-Foot Aquifer, Inject Into 400-Foot Aquifer Scenario Modeling Results for the Brackish Groundwater Restoration Project (Carollo, 2025)

APPENDIX C

STAKEHOLDER WORKSHOPS #1 AND #2 NOTES

MEETING MINUTES

CITY OF SALINAS, CA

One Water Roadmap

Prepared By:	Mayra Lara	**Issued Date:**	March 2, 2026
Meeting Date:	February 20, 2026, 8:00 a.m. – 10:00 a.m.	**Project No.:**	203884
Location:	Permit Center Large Conference Room; 65 W. Alisal, Salinas, CA 93901		
Subject:	Stakeholder Workshop #1		
Attendees:	City of Salinas: Dennis Donohue, Rene Mendez, David Jacobs, Lisa Brinton Carollo: Inge Wiersema, Lydia Holmes, Mayra Lara Alco Water Company: Tom Adcock California Water Company: Scott Wagner, Brenda Granillo, Robert Seeley, Albert Sanchez Monterey County Board of Supervisors: Chris Lopez Monterey County Business Council: Chris Steinbruner Monterey County Water Resources Agency: Ara Azhderian Monterey One Water: Steve Carrigan, Rachel Gaudoin, Alison Imamura Salinas Basin Water Alliance: Marc Kelley Salinas Valley Basin GSA: Piret Harmon Salinas Valley Chamber of Commerce: Colleen Bailey, Leonard Batti		

The following is our understanding of the subject matter. If this differs from your understanding, please notify us.

Agenda

- Welcome & Introductions.
- Project Overview & Workshop Objective.
- Water Management Issues.
- One Water Project Ideas.
- Meeting Close & Next Steps.

Meeting Minutes

- **Welcome & Introductions**
  - » Mayor Donohue opened the meeting stating that it is critical that the City of Salinas' (City) economic engine needs are addressed.
  - » The stakeholders present introduced themselves, as listed in the attendees list.
- **Project Overview & Workshop Objective - Discussion**
  - » Ara (MCWRA) asked what is the problem we are trying to solve?
    - Rene stated that from the City's perspective, they have the economic development and growth, but they do not have the water direction or policy. There is not a clear definition of

how the City is a player. The City can either go at it alone or collaborate with stakeholders to try to set up a secure water future.

- Mayor Donohue stated that finances are a big factor and the City is still left with the question of how they will pay for the future. Salinas is going to grow, and we can either shape that or just let it happen. Financial considerations are a factor for everyone. Agriculture has its own challenges but is critical to the viability of the region and key for economic diversification. This is a moment to talk about scale.

One Water Project Ideas – Review of Feedback from Interviews

General

- Ara (MCWRA) asked whether it is the City's vision to keep this effort just within the Salinas Valley.
  - Rene clarified that all the ideas are solely a reflection of the interviews. What is presented was not modified to fit the City's vision. Ara (MCWRA) agrees that the City's role could be expanded but does not think the Gaps and Needs Technical Memorandum (TM) fully addresses the relationships that already exist.
- Steve (M1W) asked whether there is anyone missing in the room that should be included in this and future conversations.
  - Question was tabled until the brainstorming activity.
- Scott (Cal Water) suggested including the City as another column on the handout.
- Piret (SVBGSA) mentioned that focusing on the Valley level could perpetuate the "lettuce curtain" perception and suggests making the effort county-wide. It would make sense to include other water entities on the peninsula (Marina Coast and Seaside are both impacted by seawater intrusion).

City Internal Projects/Programs

- Item #2 – City to create a position for a designated water professional.
  - Tom (Alco Water) asked what the idea is for having this new staff member. Would they replace the City officials currently on the M1W and SVBGSA boards? Rene and Mayor Donohue clarified that this new position would be to have more staff capacity, not to replace those on the Boards.
  - Scott (Cal Water) asked whether the new position would be more communications or technical. Inge answered that it could be both. David explained that the City has not been able to replace an old City staff member since they left. This position would support him since he is already stretched pretty thin. Reorganization made this position a manager.

Institutional Programs & Initiatives

- Item #6 – Be more proactive in coordination of water infrastructure projects.
  - Ara (MCWRA) suggested to reword the description to include private and public water utilities.
- Item #5 – Explore partnerships with industry.
  - Leonard (Chamber of Commerce, Taylor Farms) expressed his idea that the shipper community (i.e. processors) is important to include in this discussion, not just the growers. Clarified that shippers buy products from all over, so the north vs south silo does not exist

for them. Ag vs urban does not exist with shippers either because although their work revolves around Ag, they live in the City.
  - Industrial waste ponds at capacity. Beneficial to invest in on-site wastewater recycling for ag processors to reduce flow to ponds?
  - M1W shared that they should be included as an interested party for #5, as flows to their facilities could be affected.

» **Studies & Capital Projects**

- Item #9 – Collaborative Financial Capacity Analysis (FCA) for the Brackish Groundwater Restoration Project.
  - Ara (MCWRA) asked whether the FCA should be that narrow. Noted that the report talked about stagnated investment, like the Castroville Seawater Intrusion Project (CSIP). Suggested the FCA to be done in the context of all planned projects in the near future so that everyone can be involved.
  - Steve (M1W) mentioned that M1W has $750 million in capital investments over the next decade for replacing aging wastewater infrastructure alone.
  - Ara (MCWRA) mentioned that the costs for some projects not previously implemented have compounded to over $1 million more per month now. Delay ("the cost of doing nothing") is expensive.
  - Piret (SVBGSA) asked how the California Public Utilities Commission (CPUC) private utilities could be included in the FCA.
    - Tom (Alco Water) stated that Alco knows their estimates for future investments, but any capital investments would need to get approved by the CPUC to include in their rates. They do not have to do a Prop 218 rate process but must prove to the CPUC that the rate increases are reasonable. Development – can get developers to pay.
    - Scott (Cal Water) stated that the CPUC should be aware of the costs. The time element is important. The CPUC prefers when Cal Water collaborates with other entities.

▪ **One Water Project Ideas – Brainstorm New Ideas**

» Stakeholders individually brainstormed new ideas in the following categories: 1) Institutional Programs & Initiatives, 2) Studies, and 3) Capital Projects to include in the list of project ideas. New ideas were then shared with the group and placed in the corresponding timeframe under which they should be implemented.

» **Near-Term** (i.e. urgent/need to implement soon).

- New City water professional position related ideas/comments:
  - The City could have a water professional to coordinate with Alco and Cal Water.
  - The City needs to hire multiple people; the job is too big for just one person.
- One Water Leaders group-related ideas:
  - Have recurring meetings.
  - Need to improve communications.
  - Suggestions made of additional water entities that could/should be included in future conversations:
    - Peninsula water entities.

    - Monterey Peninsula Water Management Department (MPWMD).
    - California American Water.
    - Agricultural shippers and growers (entire Ag industry to be represented).
    - Marina Coast Water District (MCWD).
    - City of Seaside.
    - City of Castroville.
    - More agricultural entities.
    - Monterey County Environmental Health.
    - Monterey County Housing and Community Development.

- Topics for Regional Discussions for One Water Leaders Group:
  - First address the needs of community and industry above the Peninsula (in the Valley).
  - Better alignment (and understanding) of Future Growth Area (FGA) land use planning and associated water demand.
  - Consider energy-water nexus.
  - New development guidelines.
  - Need to work with community partners to educate the larger community about the challenges and cost of doing nothing.
- Financial Capacity Analysis-related ideas:
  - Broader view of FCA to include all regional projects; WRA and GSA cost and funding is the much harder driving unit.
  - Define unit cost in the county beyond meter billing. It's regionally different.
  - Focus on affordability over time.
  - Have conversations on how to prioritize different water capital project ideas that all impact many of the same ratepayers.
  - Plan for time/money for multiple party contracts/agreements existing and future.
- Grant/funding-related ideas:
  - Core group of agencies (plus consultant potentially) to investigate grant opportunities.
    - Identify source of grant funding for improvements.
  - Building a strategy for grants and funding in the near-term to set the stage for implementation in the mid-term.
    - Heard in the past that "If you can get your community behind it, there will be different opportunities."
- Additional studies:
  - Expand the scope of the SVBGSA project(s) to incorporate aspects/sub-projects to address full diversity of issues in Monterey County. (South County/MCWD/Castroville/ CSIP needs).
  - Seasonal storage study (on size and determine conveyance needs).
  - Plumbing vs Supply (GSA work should help answer this in the next month or so).
  - Study of recycled water potential to large users or groups of large users.
  - Study in the near term how to use the City's water more effectively.

        - Suggested that recycling would be more feasible in the short term given the lessened hurdles compared to storage.
    - Benefits of sewer treatment in the City's FGAs.
        - Batch/Satellite Plants, discussions held previously with Cal Water.

» **Mid-Term**

- City could work with Alco and Cal Water on leveraging water rights.
- Recycling-related ideas:
    - Look for water recycling opportunities.
    - Land application of Industrial Wastewater Treatment Facility effluent.
    - Expansion of the City's domestic and industrial wastewater capacity including recycling to provide water for Ag.
    - On-site industrial recycling.
- Large-scale conveyance projects to help move water where it needs to go, even across agencies and groups.

» **Long-Term**

- None of the new ideas generated were placed in the Long-Term category.

» **Parking Lot**

- None of the new ideas generated were placed in the Parking Lot.

Meeting Close & Next Steps

» Stakeholders were asked to provide any feedback on the Gaps and Needs TM to the City to incorporate.
» The City to follow up on the timing for the next in-person stakeholders workshop.
» As the majority of new ideas were prioritized as near-term, it was acknowledged that this indicated a shared understanding of the urgency of many issues and working together.
» It was suggested to break down the near-term phase (e.g. next 5 years through the end of 2030) into smaller time periods to guide implementation priorities.

MEETING MINUTES

CITY OF SALINAS, CA

One Water Roadmap

Prepared By:	Mayra Lara	**Issued Date:**	May 15, 2026
Meeting Date:	May 7, 2026, 2:30 p.m. – 4:30 p.m.	**Project No.:**	203884
Location:	Valley Conference Room; 200 Lincoln Ave, Salinas, CA 93901		
Subject:	Stakeholder Workshop #2		
Attendees:	City of Salinas: Dennis Donohue, Rene Mendez, David Jacobs, Lisa Murphy Carollo: Inge Wiersema, Lydia Holmes, Mayra Lara Alco Water Company: Tom Adcock California Water Company: Scott Wagner, Brenda Granillo, Robert Seeley, Albert Sanchez Monterey County Farm Bureau: Norm Groot Monterey County Water Resources Agency: Mike Scattini Monterey One Water: Paul Sciuto, Matt Thompson Salinas Basin Water Alliance: Marc Kelley Taylor Farms: Leonard Batti		

The following is our understanding of the subject matter. If this differs from your understanding, please notify us.

Agenda

- Welcome & Introductions
- Project Overview & Workshop Objective
- Review of Draft One Water Roadmap
- Discussion of One Water Recommendations
- Meeting Close & Next Steps

Meeting Minutes

- **Review of Draft One Water Roadmap**
  - **Recap of One Water Roadmap TM**
    - Paul (M1W) pointed out that most of the ideas were set as near-term and that this meeting should help prioritize and plan next steps.
  - **One Water Roadmap Breakdown**
    - #3 – Establish a One Water Leaders Group
      - Paul (M1W) said that about 10 years ago, the region did have meetings similar to a One Water Leaders Group but has since dissolved.
    - #9 – Proactive coordination of water infrastructure projects

  - Norm (Farm Bureau) said there may be a way to combine this recommendation into one with #3.
- #12 – Implement Financial Capacity Analysis (FCA) recommendations
  - Scott (Cal Water) wondered if some of the projects need to be moved earlier to be included in the FCA; shift #12 out further.
- #15 – Coordinate on expanding the scope of Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) studies
  - Tom (Alco Water) said the GSA items are moving quickly, this recommendation may need to be pushed to more near-term; GSA projects are being voted on in Fall 2026.
- #20 – Evaluate options for the City to increase local water for ag use and growth
  - Approximately 15,000 homes of future growth over the next 20 years; objective is to ensure sufficient water for the growing city and industry.

Discussion of One Water Recommendations

» Discussion of each One Water Recommendation included a review of the description of each recommendation followed by an open-ended discussion of the support/coordination that would need to happen for each recommendation, including the Who, What, Where, When, and How for each.

- Each recommendation had a table to fill in the answers for each of these questions. The details/responses for each can be found on the attached presentation slides. Input provided during the workshop is shown as **bolded** and ~~**strikethrough**~~ text on the tables and red text on the slides.
- The first few recommendations' questions were filled in as examples.

» Note that not all 20 recommendations were reviewed/discussed in detail due to time constraints.

» **Near-term Recommendations – Within the Next Year**

- #1 – Establish the City's Vision for Water Management
  - Norm (Farm Bureau) emphasized the need to clearly communicate to City Council both the near-term and long-term implications of this vision, especially as it relates to subsequent staffing recommendations (#2 and #4).
- #3 & #5 – Establish a One Water Leaders Group & Hold Recurring Meetings
  - Marc (SBWA) cautioned against expanding the core group beyond what's listed — water politics on the Peninsula could stall Valley progress. Only bring in Peninsula agencies (MCWD, CalAm, MPWMD) if the core group is functioning well.
  - David J. (City) suggested not overloading the County Board of Supervisors; perhaps include them via recommendation #5 instead.
  - Norm (Farm Bureau) agreed with Marc—the agricultural agencies already listed are sufficient.
  - Brenda (Cal Water) recommended standing agenda items include updates on recent decisions and upcoming agendas from individual member agencies.
  - Scott (Cal Water) asked whether meetings are for decision-making or information sharing. Consensus leaned toward information-sharing and producing recommendations that members take back to their respective agencies.

- Marc (SBWA) advocated that the City should own and drive the agenda — don't rotate facilitation between agencies.
- Tom (Alco Water) suggested distributing a draft agenda one week before each meeting.

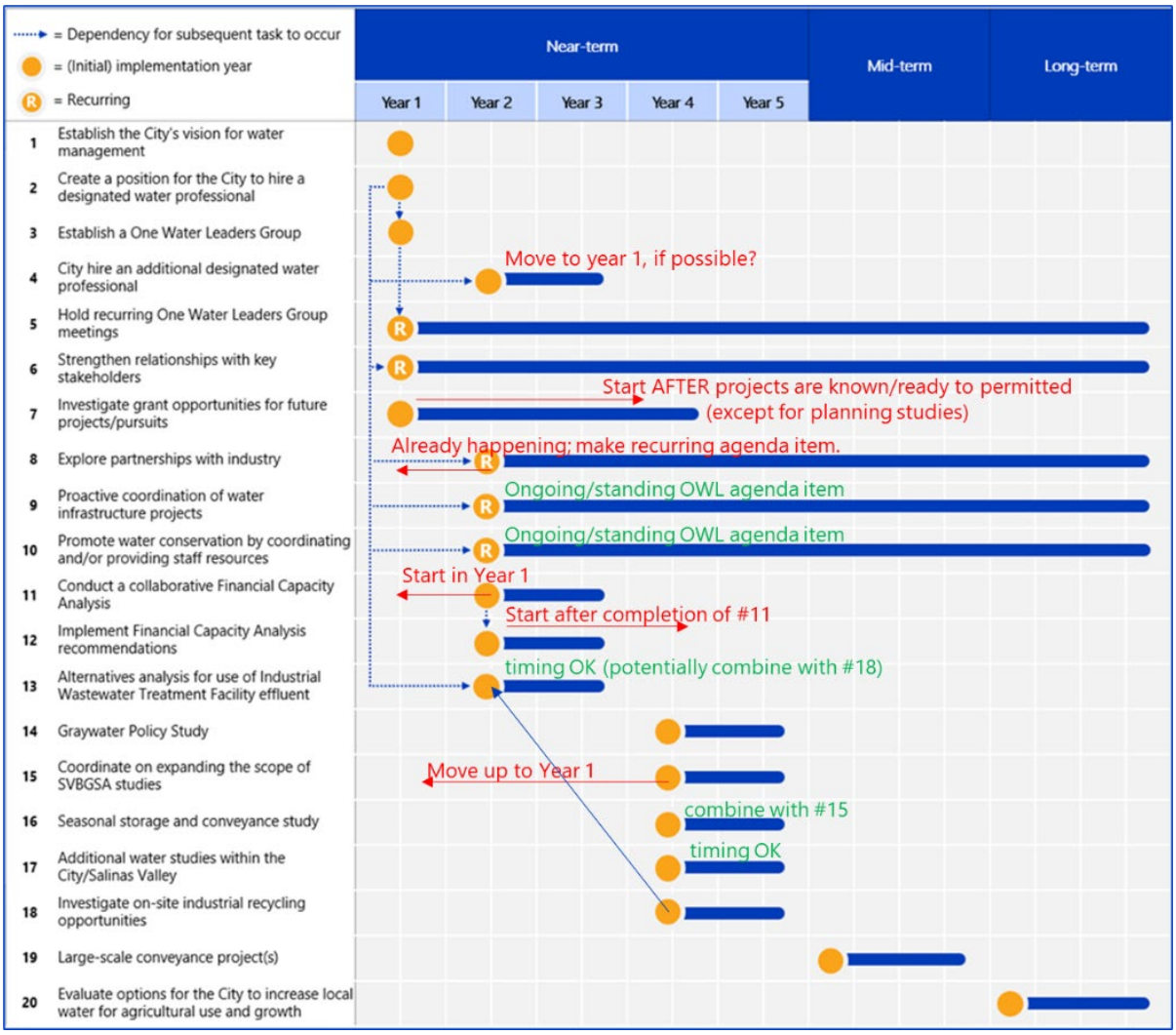
- #6 – Strengthen Relationships with Key Stakeholders
  - Clarified that this recommendation was more about consistently participating on current Boards and being proactive with existing relationships.
- #7 – Investigate Grant Opportunities for Future Projects
  - Marc (SBWA) cautioned against pursuing grants before projects are defined or permit-ready. Start this recommendation after that point (except for planning studies).
    - Make this a standing topic for the Main One Waters Leaders group meetings; sub-groups only formed once the project/players are known.
  - Rene (City) noted that the City now has grant support capacity it previously lacked.

» **Near-term Recommendations – Between the Next 2 to 3 Years**

- #8 – Explore Partnerships with Industry
  - Tom (Alco Water) said Alco and Cal Water have CPUC-regulated rate structures; the City could help by securing grants, funding, and removing potential roadblocks.
  - Add as standing agenda item for main One Water Leaders group meetings (merge into #5); move to start in Year One, recurring.
- #9 – Proactive Coordination of Water Infrastructure Projects
  - This recommendation is to coordinate resources to not duplicate efforts.
  - Include this as a goal of #3/5, not as a stand-alone One Water recommendation/project.
- #10 – Promote Water Conservation by Coordinating Staff Resources
  - Tom (Alco Water) hopes one of the City's new water professional hires (#2/4) could serve as a conservation specialist.
  - Cal Water has recently hired a new conservation specialist — emphasis on leveraging existing resources and coordinating to avoid duplicating efforts.
  - Add as standing agenda item for main One Water Leaders group meetings (merge into #5).
- #11 & #12 – Conduct a Collaborative Financial Capacity Analysis (FCA), Implement FCA Recommendations
  - Consensus that this should happen sooner rather than later; move to Year 1 and the City should lead the effort.
  - Determined that the FCA would focus on water, would need to hire an economist/consultant.
  - Paul (M1W) said that working collaboratively on the FCA will produce the best outcomes.
  - Marc (SBWA) called this the most important project to come out of the Roadmap: "if you don't understand the money, you don't understand the project".
  - Scott (Cal Water) referenced Valley Water as a good example (dams, water supply, etc) and stressed the FCA must also address debt financing.
  - Norm (Farm Bureau) urged the FCA should factor in time, inflation, and CEQA-related delays.

- #13 & #18 – Alternatives Analysis for Industrial Wastewater Treatment Facility (IWTF) Effluent Use & Investigate On-Site Industrial Recycling Opportunities
  - #13 could build off Castroville Seawater Intrusion Project (CSIP), work with MCWRA for this; hire consultant to conduct analysis
  - Marc (SBWA) said the Alliance is already looking to partner with the City on a project much bigger than CSIP; larger distribution system.
  - #18 can be combined with #13, move to Years 2-3 accordingly.
    - Industries would need to be highly involved/engaged.
- #15 – Coordinate on Expanding the Scope of SVBGSA Studies
  - Marc (SBWA) said the Alliance has been working with the GSA and has an alternative to the GSA projects they plan to propose — getting this right is critical because it directly affects the City's Future Growth Areas (FGA).
  - Consensus to move #15 to Year 1 (recurring); NOT the whole County — rather Salinas Valley.
  - Recommendation would coordinate with SGMA implementation, not expand the scope of the GSA's projects.
- #16 – Seasonal Storage and Conveyance Study
  - Consensus to merge/group with #15 given the overlap with SVBGSA studies.
- #17 – Additional Water Studies within the City/Salinas Valley
  - Tom (Alco Water) said previous discussion from Stakeholder Workshop #1 centered on whether the City would require purple pipe for future development (currently it does not).
  - Rene said this will likely emerge naturally from the General Plan Update and Climate Action Plan — recommended keeping in Years 4–5 until those are adopted.
  - Scott (Cal Water) noted the crossover with the satellite WRF concept; could pair with #13 and #18.

- **Revised One Water Roadmap**



- **Meeting Close & Next Steps**
  - » Stakeholders were asked to provide any comments on the Draft One Water Roadmap TM to the City by Friday, May 15th.
- **Attachments**
  - » Stakeholder Workshop #2 Meeting Slides

City of Salinas

One Water Roadmap

Stakeholder Workshop #2

May 7, 2026

Carollo

Agenda

1. Welcome & Introductions 2:30 - 2:40 pm
2. Project Overview & Workshop Objective 2:40 - 2:50 pm
3. Review of Draft One Water Roadmap 2:50 – 3:00 pm
4. Discussion of One Water Recommendations 3:00 - 4:20 pm
5. Meeting Close & Next Steps 4:20 - 4:30 pm

   Adjourn 4:30 pm

1 Welcome & Introductions

Project Team

Rene Mendez

City Manager

David Jacobs

Director of Public Works

Inge Wiersema

Project Manager

Lydia Holmes

Technical Advisor

Mayra Lara

Project Engineer

2

Project Overview & Workshop Objective

Salinas One Water Timeline

Ground Rules #1: What we commit to:

1. Listening attentively and with an open mind.
2. Respecting your ideas and perspectives.
3. Keeping good records of discussion and input.
4. Providing information in a timely manner.

Ground Rules #2: What we expect from you:

1. Contribute to make the group's time together productive.
2. Listen attentively and with an open mind.
3. Respect the ideas and perspective of others. Give everyone a chance to speak. Don't interrupt.
4. Maintain focus on the topic currently under discussion. Avoid repeating issues that have already been raised or recorded.

Goals and Objectives

City's One Water Roadmap Goal

Identify how the City can best collaborate with other partners and invest time, energy and money into more sustainable water solutions to help prepare for a changing future.

Today's Workshop Objective

Collaboratively expand on One Water initiatives documented in the Draft One Water Roadmap.

Discussion Guideline:

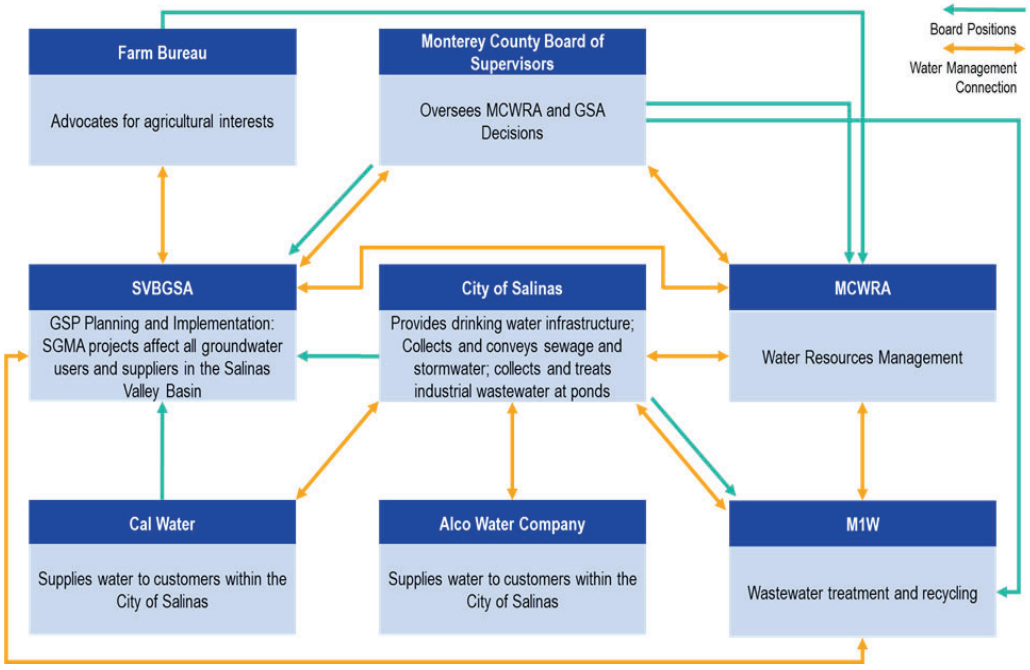
Our focus today: solidify collaboration opportunities to help address key water management challenges.

3

Review of Draft One Water Roadmap

Recap of One Water Roadmap TM

Stakeholder Connections

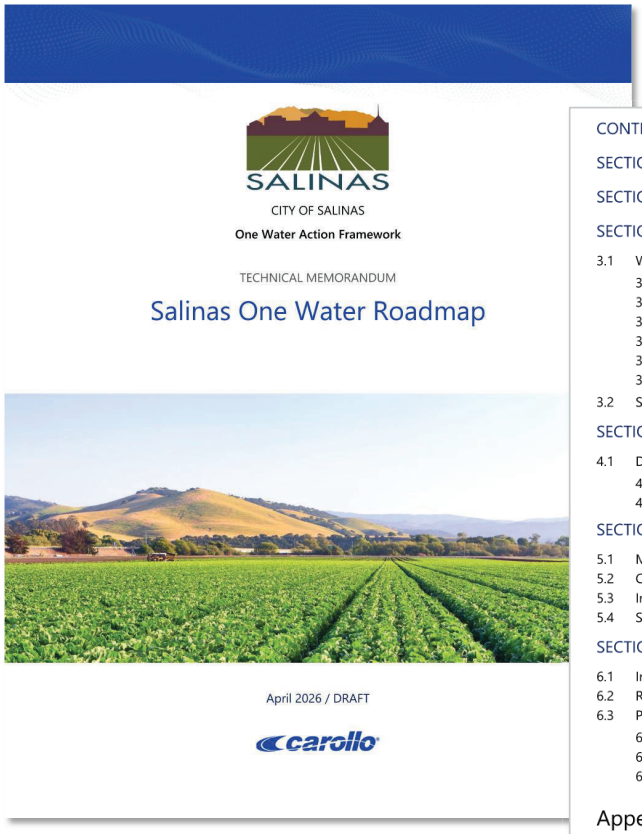


Water Management Issues

- **Regional Storage and Conveyance:** Difficulty in delivering adequate water to the right locations at the right times.
- **Water Quality:** Maintaining water quality amidst ongoing contaminant concerns.
- **Seawater Intrusion:** Groundwater contamination risk in key basins.
- **Lack of Infrastructure Investment:** Historical underinvestment in water infrastructure.
- **Financial Concerns and Costs:** High costs for both existing infrastructure and future projects.
- **Siloed Perspectives:** Lack of trust and siloed perspectives limiting regional collaboration.

Recap of One Water Roadmap TM

Paul (M1W): most of the ideas were set as near-term and this meeting should help prioritize and plan next steps



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Questions?

One Water Opportunities

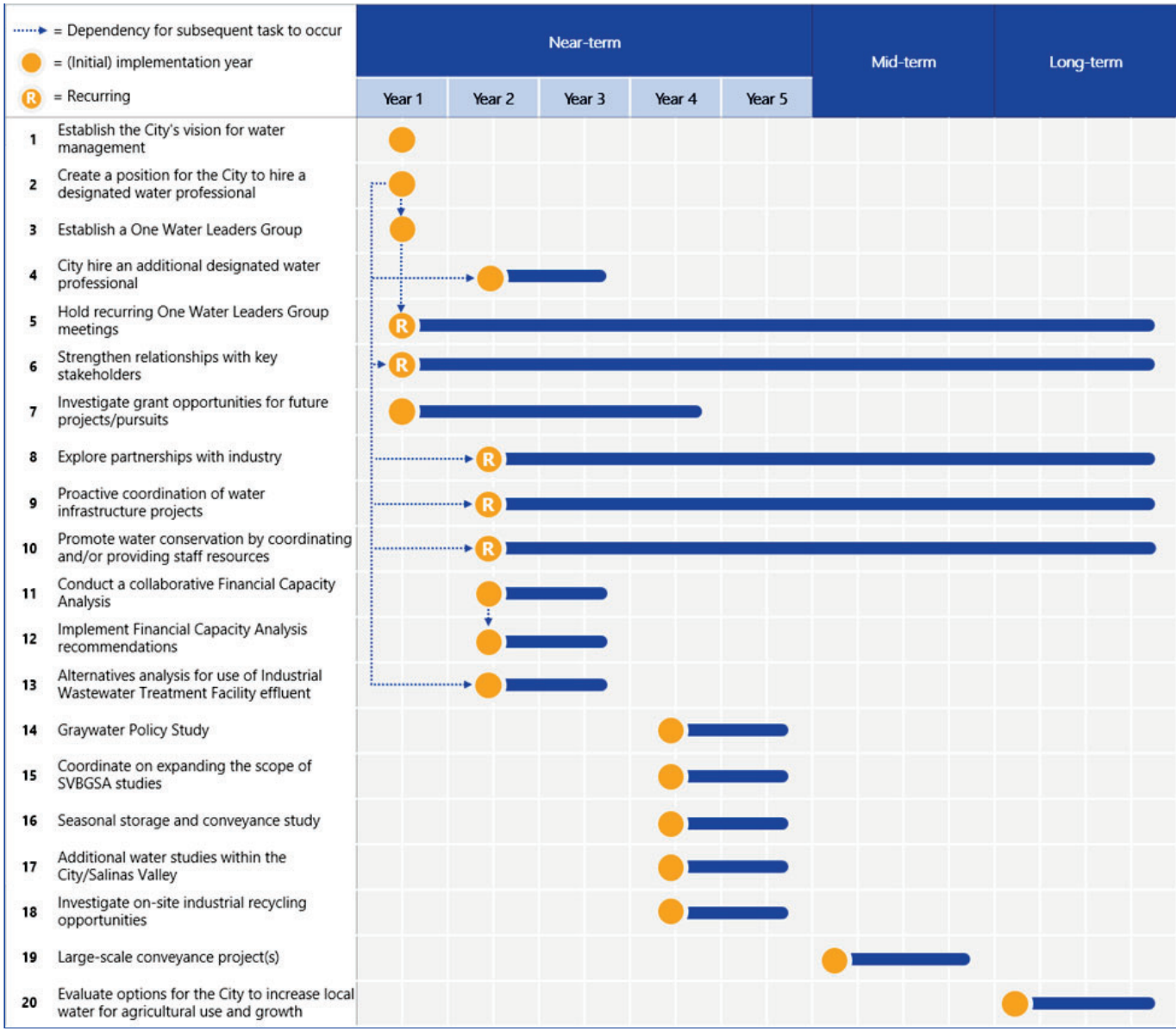
- Ideas were developed initially through review of the provided data and documents and directly from the stakeholder interviews.
- Ideas categorized into one of the following categories:
  - Internal City Projects and Programs
  - Institutional Programs and Initiatives
  - Studies and Capital Projects

One Water Opportunities, Continued

- At Stakeholder Workshop #1, all ideas and new ones generated during the workshop were presented, discussed, and categorized.
- Timelines for the ideas were ultimately refined to be:
  - Near-term
    - Within the Next Year
    - Between the Next 2 to 3 Years
    - Within the Next 4 to 5 Years
  - Mid-term (in the next 5-10 years)
  - Long-term (in the next 10 or more years)

One Water Roadmap

While all near-term projects can be started early in the 5-year period, recognizing the need to spread out the workload, the projects were divided into groups from Year 1 through Year 5



Immediate Efforts # 1 – 7 (Year 1)

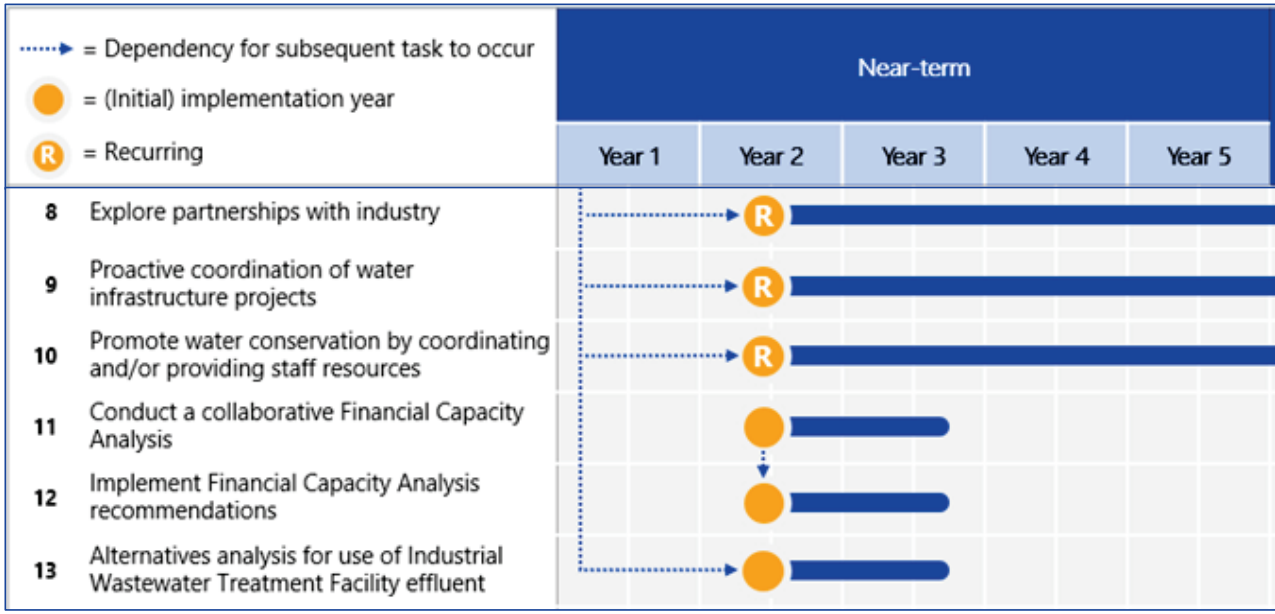
Paul (M1W): about 10 years ago, the region did have meetings similar to a One Water Leaders Group but has since dissolved

- Establish City vision
- Create and Hire City water professional position(s)
- Establish One Water Leaders Group
- Hold Recurring Meetings
- Strengthen Relationships
- Investigate grant opportunities

Near-term Efforts # 8 – 13 (Years 2-3)

Norm (MCFB): may be a way to combine #9 into one recommendation with #3
Scott (Cal Water): wondering if some of the projects need to be moved earlier to be included in the FCA; shift #12 out further

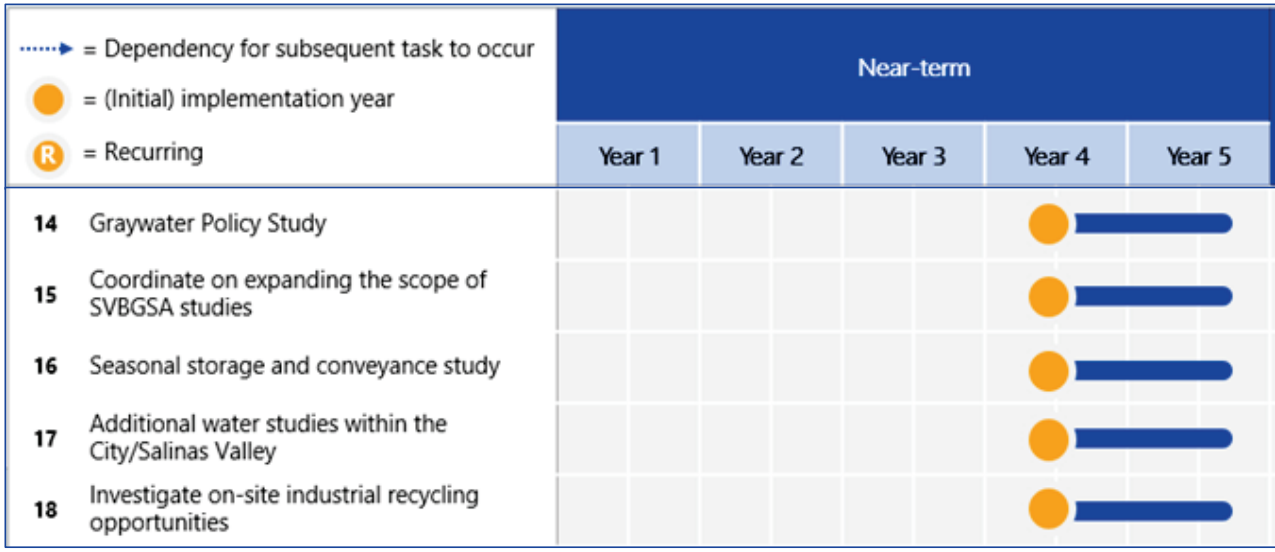
- Industry Partnerships
- Proactive Coordination
- Promote Water Conservation
- Conduct & Implement Financial Capacity Analysis
- Alternatives Analysis for IWTF Effluent



Near-term Efforts # 14 – 18 (Years 4-5)

Tom (Alco Water): GSA items are moving quickly, #15 may need to be pushed to more near-term; GSA projects are being voted on in Fall 2026

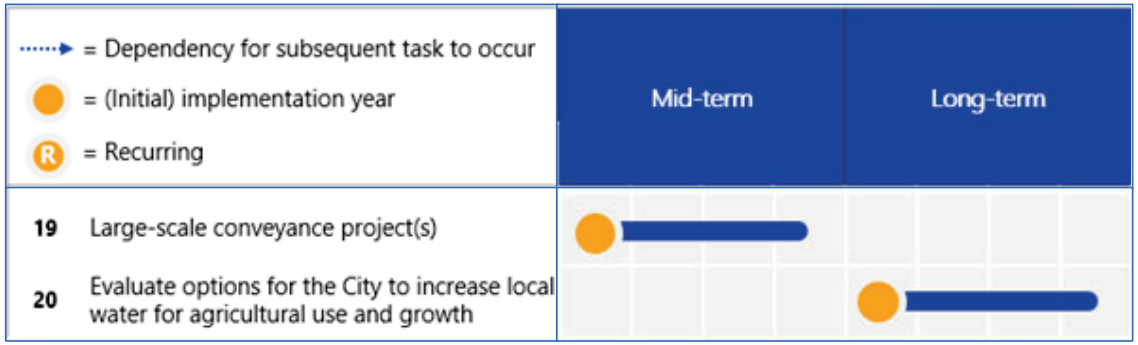
- Graywater Policy Study
- Expand SVBGSA Scopes
- Seasonal Storage & Conveyance Study
- Additional Water Studies
- On-site Industrial Recycling Opportunities



Mid-term and Long-term Efforts # 19 - 20

General comment related to #20: Approximately 15,000 homes of future growth over the next 20 years; objective is to ensure sufficient water for the growing city and industry.

- Large-Scale conveyance projects
- Increase local water for ag use and growth



Any questions or comments?

Comments Received (as of 5/6/2026)

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4 Discussion of One Water Recommendations

from the Draft One Water Roadmap TM

One Water Recommendations - Discussion Topics

- Review description of each recommendation
- Discuss what support/coordination would be needed for each recommendation to occur:
  - **Who** would be involved
  - **What** would each stakeholder need to do
  - **Where** would this take place
  - **When** would this take place
  - **How** would this happen

Near-term Recommendations

Within the Next Year

#1 – Establish the City's Vision for Water Management

City Projects & Programs

- Develop a clear message about the City's role in water management in the region.
- Help define and communicate the City's vision for water management.
- Use these messages to educate elected officials and the public about water issues and the City's role.

Who	What	When	Where	How
City of Salinas	Establish vision for role in water management	FY 26/27	City Council	Staff to develop position paper; Council workshop for direction; Council approval

#2 & 4 – Create Positions for Designated Water Professionals

Norm (MCFB): pointed out how #1 would affect these; need to be clear with/relay to City Council the near-term and long-term ideas for these positions

City Projects & Programs

- Hire a designated water leader on City staff to represent the City's water interests throughout the region.
- In the short term, consider contracting a consultant; long-term, strive to add a full-time hire.
- To provide continuity between elected councils and accelerate understanding of water issues for officials appointed to boards (SVBGSA, M1W). Coordinate between the City and its water purveyors, Alco Water Company and Cal Water.
- Following the first hire, consider adding a second water professional to expand the City's capacity. Provides additional support for advancing water-related efforts within the City. Position could be part-time or a part-time responsibility of a full-time employee with other duties.

Who	What	When	Where	How
City of Salinas	Establish position for water leader/ management	FY 26/27	City Council	Staff to develop job description and classification; Council approval
City of Salinas	Establish 2nd position for water leader/ management	FY 27/28	City Council	Staff to develop job description and classification; Council approval

#3 & 5 – Establish a One Water Leaders Group & Hold Recurring Meetings

Institutional Programs & Initiatives

- City should lead the establishment of a core regional One Water Leaders group with Salinas Valley stakeholders.
- Core members: City, Cal Water, Alco, M1W, SVBGSA, Board of Supervisors, and MCWRA plus agricultural representatives
  - Keep the core group smaller to allow for more active participation from each stakeholder.
- Hold recurring meetings (e.g., bi-monthly in Year 1, then quarterly as appropriate).
  - Standing agenda: grant opportunities, funding updates, individual stakeholder capital project updates.
  - Discussion topics: regional projects, City's Future Growth Areas, energy-water nexus, new development guidelines.
- Periodically expand meetings to include Peninsula agencies (MCWD, CalAm, MPWMD).

Who	What	When	Where	How
City of Salinas; Cal Water; Alco; M1W; SVBGSA; MCWRA; ~~**County Board of Supervisors**~~ Ag: ~~**SVWC,**~~ SBWA, Farm Bureau	Establish One Water Leaders Group	FY 26/27		
Only expand to include the Peninsula agencies as needed/if core group goes well **Include County Board of Supervisors here instead of #3**	Hold recurring One Water Leaders Meetings **Meetings will be for information-sharing and producing recommendations**	**Every other month initially, quarterly at least** **[Decide dates later]** **Ensure these meetings are set as recurring calendar invites**	**In-person**	**City to head and distribute agendas a week prior** **Include in standing agenda: recent decisions, opportunities for collaboration/sharing project decisions, future agenda items from member agencies**

#6 – Strengthen Relationships with Key Stakeholders

Clarified that this recommendation was more about consistently participating on current Boards and being proactive with existing relationships.

Institutional Programs & Initiatives

- Enhance active participation in current Board positions held by the City.
- Seek positions on additional Boards and Committees (e.g., Farm Bureau and other relevant organizations).
- Build trust and collaboration across the institutional landscape of the Salinas Valley.

Who	What	When	Where	How
City of Salinas	**Consistently participate on the current Boards; be proactive with existing relationships**	FY 26/27		

#7 – Investigate Grant Opportunities for Future Projects

Rene noted that the City now has grant support capacity it previously lacked.

Make this a standing topic for the Main One Water Leaders group meetings

Institutional Programs & Initiatives

- Form a smaller sub-group from the core One Water Leaders to investigate grant opportunities.
- Identify sources of funding for future regional water infrastructure improvements.
- In the near-term, build a strategy for securing grants and funding to set the stage for mid-term project implementation.

Who	What	When	Where	How
Main One Water Leaders group **Sub-groups only formed once the project/players are known**		FY 26/27 ***start AFTER projects are known/ready to permit (for construction projects; planning studies are an exception**		

Near-term Recommendations

Between the Next 2 to 3 Years

#8 – Explore Partnerships with Industry

Tom (Alco Water) said Alco and Cal Water have CPUC-regulated rate structures; the City could help by securing grants, funding, and removing potential roadblocks.

Merge into #5

Institutional Programs & Initiatives

- Begin exploring partnerships with industry to fund the City's needed infrastructure improvements.
- Support local water management initiatives through public-private partnerships.
- Leverage industry collaboration to accelerate infrastructure investment.

Who	What	When	Where	How
	Add as a standing item on One Water Leaders Group agenda;	**Year 1 (recurring)**		

#9 – Proactive Coordination of Water Infrastructure Projects

Scrap this one as a recommendation; more of a goal for the One Water Leaders group (#3/5)

Institutional Programs & Initiatives

- Enhance internal coordination within the City on water infrastructure planning.
- Be more proactive in coordinating with cross-sector stakeholders (e.g., processors).
- Coordinate planned infrastructure projects with public and private water utilities to avoid difficulties later down the line.

Who	What	When	Where	How
	Coordinate resources to not duplicate efforts			

#10 – Promote Water Conservation by Coordinating Staff Resources

Cal Water noted they recently hired a new conservation specialist.

Add as standing agenda item for main One Water Leaders group meetings (merge into #5).

Institutional Programs & Initiatives

- Coordinate and/or provide staff resources to work with Cal Water and Alco Water Company.
- Conduct community engagement around water issues.
- Streamline promotion of water conservation to meet urban water use objectives and increase water use efficiency.

Who	What	When	Where	How
(Potentially) the new City water professional				**Coordinate with current water agencies' conservation specialists/coordinators to leverage existing resources and avoid duplicating efforts**

#11 – Conduct a Collaborative Financial Capacity Analysis (FCA)

Studies & Capital Projects

Paul (M1W): working collaboratively on the FCA will produce the best outcomes

Marc (SBWA): most important project to come out of the Roadmap

Scott (Cal Water): Valley Water is a good example of including debt financing

Norm (MCFB): need to consider time and inflation, delays from CEQA particularly

- Collaborate with stakeholders on a Financial Capacity Analysis (FCA) to understand the regional project inventory.
- Identify relevant stakeholders involved and project costs for each project.
- Develop a plan for how projects will be paid for over time.
- Help define a unit cost for water in Monterey County beyond just meter billing; host conversations on prioritizing capital projects for shared ratepayers.

Who	What	When	Where	How
City should lead the effort	**Fundamentally water; need to get the number on the board; include how to handle the debt financing**	**Move to Year 1**		**Define scope** **Hire economist/consultant; build off of GSA**

See #11 for notes

#12 – Implement Financial Capacity Analysis (FCA) Recommendations

Studies & Capital Projects

- Use the plan developed from the collaborative FCA to guide implementation.
- Develop multiple-party contracts and agreements to solidify how regional projects can be financed to manage overall affordability for residents and businesses in the Salinas Valley.

Who	What	When	Where	How

#13 – Alternatives Analysis for IWTF Effluent Use

Paul (M1W): Could build off Castroville Seawater Intrusion Project (CSIP), work with MCWRA on this, can group together with #18

Marc (SBWA): Alliance already looking to partner with the City on a project much bigger than CSIP; larger distribution system

Studies & Capital Projects

- Conduct an alternatives analysis on the feasibility of land application of Industrial Wastewater Treatment Facility (IWTF) effluent.

Who	What	When	Where	How
City	Feasibility analysis	Years 2-3		Hire someone to conduct analysis

Near-term Recommendations

Within the Next 4 to 5 Years

Skipped

#14 – Graywater Policy Study

Studies & Capital Projects

- Study the benefits and challenges of implementing a graywater policy for the City.
- Encourage customers to install graywater systems to offset potable water needs for landscaping.

Who	What	When	Where	How

#15 – Coordinate on Expanding the Scope of SVBGSA Studies

Marc (SBWA): Alliance working with the GSA and has an alternative to the GSA projects they plan to propose — getting this right is critical because it directly affects the City's Future Growth Areas (FGA).

Studies & Capital Projects

- Coordinate with stakeholders to expand the scope of SVBGSA project(s).
- Incorporate aspects to address the full diversity of issues in Monterey County (South County/MCWD, Castroville/CSIP needs).

Who	What	When	Where	How
NOT the whole County -> Salinas Valley	**Coordinate w SGMA implementation, not expanding the scope of the GSA's projects**	**Move to Year 1 (recurring)**		

Merge with #15

#16 – Seasonal Storage and Conveyance Study

Studies & Capital Projects

- Review the SVBGSA's ongoing studies on storage and conveyance of surface water supplies.
- Build off existing studies to determine storage size and conveyance needs.

Who	What	When	Where	How

#17 – Additional Water Studies within the City/Salinas Valley

Tom (Alco Water): recall last workshop's discussion revolved around whether the City would require purple pipe for future developments (currently don't)

Scott (Cal Water): a bit of a crossover wit the satellite WRF concept; could pair with #13 and #18

Studies & Capital Projects

- Study the potential for recycled water delivery to large users within the City and Salinas Valley.
- Evaluate more efficient management of the City's water demands.
- Assess whether a satellite WRF could cost-effectively provide local recycled water for the City's Future Growth Areas.

Who	What	When	Where	How
		Keep in Years 4-5		

Combine/merge with #13

#18 – Investigate On-Site Industrial Recycling Opportunities

Studies & Capital Projects

- Conduct a feasibility study on on-site industrial wastewater recycling at agricultural processing facilities within the City
- Would result in reduced water use as well as wastewater generated within the City.

Who	What	When	Where	How
Collaboratively w the processing plants		**Move to Years 2-3**		

Mid-term Recommendations

In the Next 5 to 10 Years

Skipped

#19 – Large-Scale Conveyance Project(s)

Studies & Capital Projects

- Begin exploring development of a large-scale conveyance and storage project.
- Help move water where it needs to go, even across agencies and groups.
- Address the regional "plumbing problem" of getting sufficient water to the right places at the right times.

Who	What	When	Where	How

Long-term Recommendations

In the Next 10 or More Years

Skipped

#20 – Evaluate Options to Increase Local Water for Agriculture and Growth

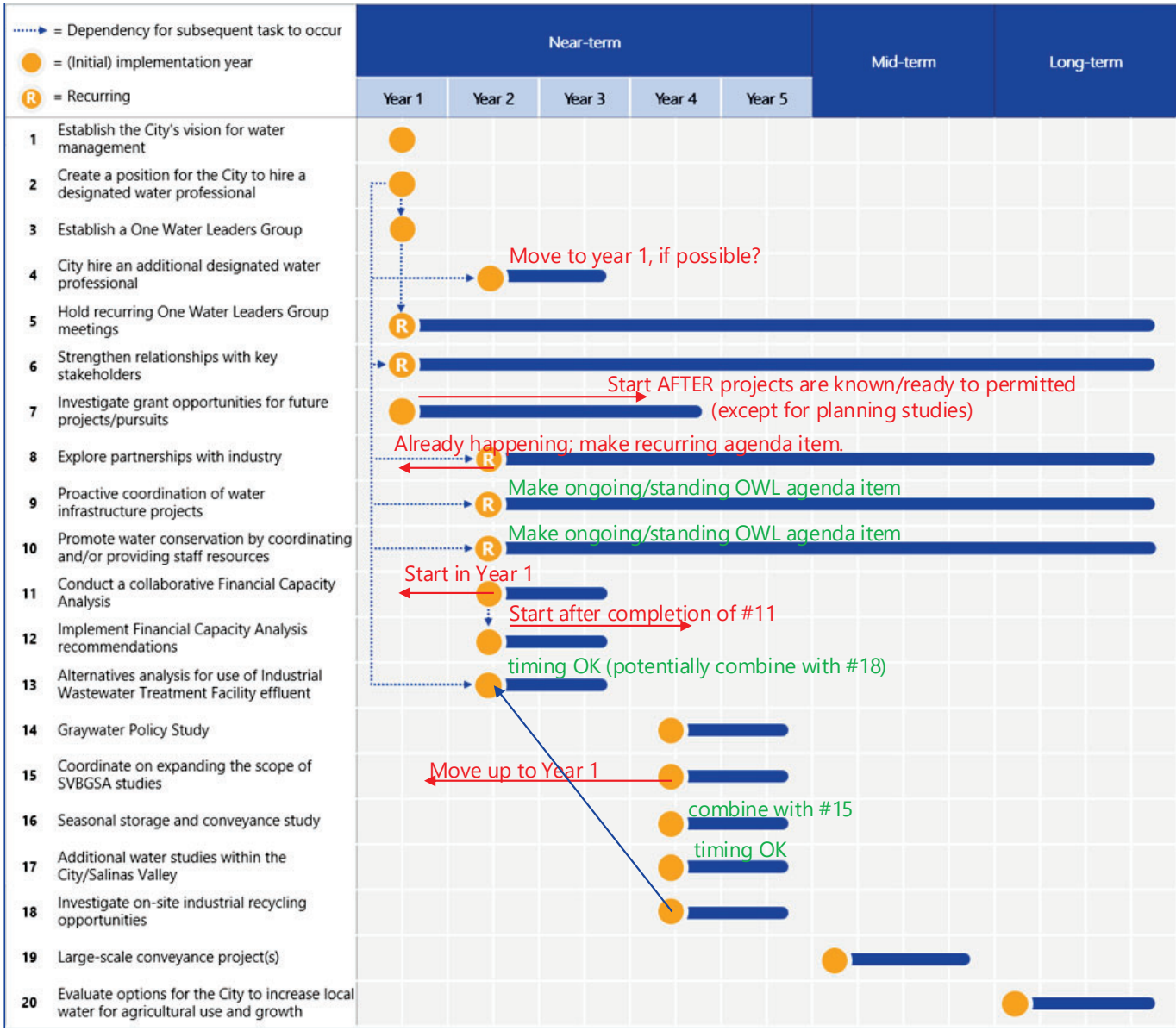
Studies & Capital Projects

- Evaluate alternatives to expand the City's industrial wastewater recycling capacity (e.g., converting ponds into a water recycling facility).
- Explore how to keep municipal wastewater flows within the Salinas Valley and produce local recycled water at a satellite WRF.
- Implement recycled water requirements for new developments and explore use for agricultural irrigation.

Who	What	When	Where	How

One Water Roadmap

- **Action Item:** Revisit prioritization and time periods of the recommended projects and initiatives.



5

Meeting Close & Next Steps

Salinas One Water Timeline

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City of Salinas

One Water Roadmap

Stakeholder Workshop #2

May 7, 2026

carollo

File #: ID#26-333, **Version:** 1

..Title
Technology Disruption Policy
..Recommended Action
Approve a Resolution adopting the Technology Disruption Policy for City Council Meetings in accordance with SB 707.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION**

FROM: **PATRICIA M. SORATOS, CITY CLERK**
ALEXIS MEJIA, ASSISTANT CITY CLERK

TITLE: **TECHNOLOGY DISRUPTION POLICY FOR CITY COUNCIL MEETINGS**

RECOMMENDED MOTION:

A motion to approve a Resolution adopting the Technology Disruption Policy for City Council Meetings in accordance with Senate Bill 707.

EXECUTIVE SUMMARY:

The California Legislature enacted Senate Bill 707 in 2025, amending the Ralph M. Brown Act to require local legislative bodies to provide two-way remote public access for meetings and to adopt formal policies addressing disruptions of telephonic or internet services during meetings. These policies must be adopted by July 1, 2026.

BACKGROUND:

California Senate Bill 707 (SB 707) was enacted in 2025, amending the Ralph M. Brown Act to require local legislative bodies to provide two-way remote public access for meetings and to adopt formal polices addressing disruptions of telephonic or internet services during meetings. Since October 2020, the City of Salinas has conducted hybrid City Council meetings, allowing both in-person and two-way remote public participation via Zoom consistent with SB 707 requirements. To comply with state law, the City must formalize procedures for responding to technology related disruptions for two-way remote public access.

The proposed policy establishes a framework for responding to a disruption in telephonic or internet services that provide two-way remote public and clarify procedures to ensure staff make and document good-faith effort to diagnose and restore two-way remote public access as quickly as possible. The policy also defines how and when the Council may reconvene, either by continuing the meeting or adjourning if service is not restored. The statute further requires that if a disruption occurs that prevents members of the public from observing or participating in a City Council meeting through the two-way telephonic or audiovisual platform, the City Council must recess the open session for at least one hour and make good faith effort to restore service. During this time, the City Council may meet in closed session for agendized closed session matters as permitted by law. If service has not been restored after the hour has passed, the City Council must

make findings by roll call vote that good faith efforts were made to restore access and the public interest in continuing the meeting outweighs the public interest in remote public access or vote to adjourn the meeting due to not being able to restore remote access.

The provisions of SB 707 apply only to City Council meetings and do not apply to Council subcommittees or council-appointed boards and commissions. The policy does not apply to disruptions of one-way televisions (Comcast) or internet broadcasts (YouTube) of City Council meetings.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This policy aligns with the City Council's Strategic Goal of City Services, Item 6. Engage residents and improve communication with the community.

DEPARTMENTAL COORDINATION:

The City Clerk's Office collaborated with the City Attorney's Office to comply with Senate Bill 707.

FISCAL AND SUSTAINABILITY IMPACT:

No fiscal impact.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
N/A	N/A	N/A	N/A	N/A

ATTACHMENTS:
Resolution
Technology Disruption Policy for City Council Meetings

RESOLUTION NO.

A RESOLUTION OF THE SALINAS CITY COUNCIL ADOPTING A TECHNOLOGY DISRUPTION POLICY FOR CITY COUNCIL MEETINGS

WHEREAS, the Ralph M. Brown Act (Government Code § 54950 et seq.) establishes requirements for open and public meetings of local legislative bodies; and

WHEREAS, Senate Bill 707 (2025) amended the Brown Act to update teleconferencing and accessibility requirements, including provisions related to remote participation in public meetings; and

WHEREAS, Government Code § 54953.4(b)(1)(A) requires eligible legislative bodies, on or before July 1, 2026, to adopt at a public meeting in open session, and not on the consent calendar, a policy addressing disruption of telephonic or internet service during meetings conducted with remote participation; and

WHEREAS, the required policy must address procedures for recessing and reconvening a meeting in the event of a disruption and the efforts the legislative body will make to attempt to restore service; and

WHEREAS, Government Code § 54953.4 further requires that, in the event of a disruption preventing members of the public from observing or participating in the meeting through a two-way telephonic or audiovisual platform, the legislative body shall recess the open session for at least one hour and make a good faith effort to restore service, and may not reconvene open session until at least one hour has passed or service has been restored, whichever occurs first; and

WHEREAS, if telephonic or internet service has not been restored upon reconvening, the legislative body must make findings by roll call vote that good faith efforts to restore service have been made and that the public interest in continuing the meeting outweighs the public interest in remote public access; and

WHEREAS, adoption of a technology disruption policy is required to ensure compliance with state law and to promote transparency and continuity of public meetings.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council approves and adopts the "Technology Disruption Policy".

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Alexis Mejia, Assistant City Clerk

Technology Disruption Policy for City Council Meetings

1. Background

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

2. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the City of Salinas City Council, as required by the Brown Act (Gov. Code § 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

3. Definitions

For purposes of this policy:

- "Disruption" means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.
- "Remote access services" means the two-way telephonic service and/or two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

4. Applicability

This policy applies to all open and public meetings of the City Council at which remote public participation is offered or required under the Brown Act.

5. Procedures in the Event of a Service Disruption

5.1. Response to Service Disruption

If the Presiding Officer or Clerk becomes aware of a disruption to the agency's remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer or Clerk shall immediately announce the disruption to the public.
2. The Presiding Officer may then call for a recess of the open session or convene the legislative body in closed session, consistent with the Brown Act.
3. Staff shall begin efforts to diagnose and restore the disrupted service.
4. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner. The recess period may be extended if restoration efforts are ongoing.

5.2. Efforts to Restore Service

The agency shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment

- Attempting alternative connection methods
- Contacting necessary support staff or service providers
- Switching to back-up equipment or platforms, if available

The City Clerk shall document the restoration efforts undertaken.

6. Reconvening the Open Session

6.1. Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

6.2. If Service Is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

6.3. If Service Is *Not* Restored

If service has not been restored after one hour, the City Council may reconvene and:

1. Adjourn the meeting; or
2. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar, finding:

   "The City of Salinas has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

7. Recordkeeping

The Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of the disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section 6.3

8. Review and Updates

This policy may be amended by the City Council at a noticed public meeting in open session in accordance with State law.

File #: ID#26-275, **Version:** 1

..Title
Alisal Vibrancy Plan And Alisal Market Place Update
..Recommended Action
No action is required. This Report presents information to the City Council regarding Alisal Vibrancy Plan implementation and activation strategies for development of the Alisal Market Place.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION AND COMMUNITY DEVELOPMENT**

FROM: **LISA MURPHY, ASSISTANT CITY MANAGER**
LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR

BY: **GRANT LEONARD, PLANNING MANAGER**
NATHAN KIEU, DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT

TITLE: **ALISAL VIBRANCY PLAN AND ALISAL MARKET PLACE UPDATE**

RECOMMENDED MOTION:

No action is required. This Report presents information to the City Council regarding Alisal Vibrancy Plan implementation and activation strategies for development of the Alisal Market Place.

EXECUTIVE SUMMARY:

The Alisal Vibrancy Plan (AVP), adopted unanimously by the City Council in November 2019, provides a community driven framework to improve quality of life, strengthen cultural identity, and support long-term investment in East Salinas. Implementation has progressed steadily since 2019 through a combination of capital projects, neighborhood revitalization efforts, and cross departmental collaboration. Following the City Council's October 12, 2021 adoption of the AVP Implementation Plan and budget, this report provides a summary of completed, ongoing, and future projects, an updated implementation matrix, and a status overview of major initiatives in five priority areas: Appearance, Cleanliness, Safety & Infrastructure, Parks & Open Space, and Economic Development. The Alisal Marketplace (Marketplace) is the primary catalyst zone for economic development identified in the Alisal Vibrancy Plan. The Marketplace concept envisions a more walkable, community centered commercial corridor that includes retail centers, spaces for local entrepreneurs, and vendors.

BACKGROUND:

Alisal Vibrancy Plan Overview
The AVP is an action oriented, comprehensive strategy for the East Salinas community, developed through extensive engagement with residents, businesses, faith-based organizations, and

community partners. The Plan addresses longstanding underinvestment and outlines a shared vision built on the cultural, social, and economic strengths of the Alisal.

The AVP includes topic areas such as:

- Land Use & Design
- Housing & Neighborhoods
- Economic & Workforce Development
- Community Health & Safety
- Transportation & Infrastructure
- Youth, Arts, Parks, Recreation & Enrichment

The Alisal Vibrancy Plan is action driven and contains efforts that could span 10 to 15 years. Each chapter identifies community defined priorities and includes short, mid, and long-term actions. Chapter 10 contains an implementation matrix that highlights immediate steps for the first one to two years and identifies potential funding sources and partnership models.

Figure 1.1 Alisal Vibrancy Plan Area

AVP Implementation Plan and Budget

In October 2021, City staff presented the first structured AVP Implementation Plan to the City Council, along with a budget framework using approximately $3 million in FY 2021–22 CIP funds to initiate immediate and short-term projects. The 2021 plan established a visual, priority-based

format, including a dashboard style progress table and spending summary, which continues to guide implementation updates.

The AVP's short-term focus included:

- Improving neighborhood appearance and cleanliness
- Enhancing public safety and mobility infrastructure
- Expanding parks and open space investment
- Supporting early economic development activities in the Alisal

Implementation Progress

Since adoption in 2019, the City has completed numerous high impact projects across appearance, safety, mobility, and recreation. Achievements include completion and opening of the new Hebbron Family Center, renovations to Cesar Chavez Park, corridor lighting improvements, tree planting, public art, district identity branding, community cleanups, and expanded walking and biking infrastructure. Multiple additional projects, ranging from park improvements to Safe Routes to School projects and the Alisal Streetscape Master Plan, are underway. These efforts reflect sustained collaboration with the Alisal Vibrancy Plan Implementation Committee, which meets quarterly to provide input on new and ongoing projects.

Based on both the 2019 AVP and the 2021 Implementation Plan, AVP implementation continues to center on the following five priority areas:

1. Appearance
2. Cleanliness
3. Safety & Infrastructure
4. Parks & Open Space
5. Economic Development

These categories provide the organizational structure for the updated Status of Implementation Priorities Summary Table and Chapter 10: Implementation Status Summary Table provided below. A more detailed updated Chapter 10 Short-term Priority Tasks Matrix is attached to this report. It incorporates completed tasks, updated timelines, project leads, and priority alignment, consistent with the visual and tabular structure introduced through the 2021 Implementation Plan.

Status of Implementation Priorities Summary Table

2025-2026 AVP Implementation Activities	

Appearance	• Awarded ~$800,000 for beautification through public art (murals, signage, district identifiers, and a gateway monument) designed by local and youth artists along E. Alisal Street, at Closter Park, and in front of the Breadbox and Firehouse recreation centers. (Caltrans Clean California Grant)
	  ○ Installation of the new Mural at the Closter Park Boxing Club - estimated to be completed by September 2026. (Caltrans Clean California Grant
	  ○ Completed the selection process for artist to construct new monument sculpture in the East Alisal St./Skyway Blvd. Roundabout – estimated to be completed by September 30, 2026. (Caltrans Clean California Grant)
	  ○ Installed 20 new banners along East Alisal St. – May 2026. (Caltrans Clean California Grant)
	  ○ Installed 28 new artistic wraps on East Alisal St. trash and recycling receptacles – March 2026. (Caltrans Clean California Grant)

Cleanliness	• Continued the annual contract with Hope Services to provide clean-up services along commercial corridors in the Alisal • Installed 30 new trash and recycling receptacles along E. Alisal Street - completed January/February 2025. (Caltrans Clean California Grant)
Safety and Infrastructure	• Completed design work for the Willams Rd. Safe Street Corridor Project – funded with a $16 million Federal Safe Streets for All grant. • Completed design work for the John St. And Williams Road Safe Routes to School Project and Programing – funded by a $7 million State Active Transportation grant. • Lighting review and analysis - A draft of the study was completed in August 2025 and it's still in draft form. Public works then selected Roosevelt as the first phase. Roosevelt design was completed in February 2026 • Funded purchase and installation of cameras for Human Trafficking and Prostitution Response – January 2026 • Completed Draft Photometric Assessment (August 2025) • Completed Design for Phase I at Kern and Roosevelt (February 2026) • MST East Alisal St. Bus Rapid Transit Study – partnering with MST to evaluate the feasibility of Bus Rapid Transit services in the Alisal. Anticipated completion of plan by Fall 2026. • Prepared Alisal Streetscape Master Plan (January 2025). Plan is on hold pending final designs for Williams Road.
Parks and Open Space	• Completed new Hebbron Family Center which opened to the public on January 31, 2026. • Construction of Closter Park Improvements is on-going with estimated completion by end of summer 2026.

	• Construction contract El Gabilan Park Improvements awarded in spring of 2026 with construction estimated to begin by summer 2026.
Economic Development	• Continuing to provide Commercial Façade Improvements grant and marketing and technology grants to qualifying businesses in the Alisal, with 11 applications received to date. A total of $40,000 has been issued for payment, and $118,000 of funding has been reserved for four applicants pending permits.

Chapter 10: AVP Implementation Status Summary Table

Summary of AVP Accomplishments 2020-2026	
Land Use & Urban Design	• Partnered with the Housing Authority of Monterey County on development of affordable housing at the City's Division Street property. • Completed the Alisal District Identity Master Plan and adopted by City Council on November 19, 2024.
Housing and Neighborhood	• Continued to promote and support ADU development with pre-approved plans and reduced fees. • Proposed a new land use classification in the draft Visión Salinas 2040 General Plan that will allow increased density and more mixed-use areas in the Alisal and throughout the City. Additionally, the Alisal Market Place has its own unique mixed use Place Type designation, consistent with past planning efforts. General Plan anticipated to be adopted in 2027.
Economic and Workforce Development	• Hired a Business Navigator (November 2020). • Launched Bilingual Small Business Hotline (April 2020). • Established Small Business Technology and Marketing grant programs (August 2023). • Established the Commercial Facade Improvement Pilot Program and the Business Technology and marketing grant programs (October 2025).
Community Health & Safety	• County completed new County Behavior Health Clinic (of N. Sanborn Street and Circle Drive) in 2025.
Transportation and Infrastructure	• Completed E. Laurel Drive Pedestrian Improvements Project. • Completed Safe Routes to School educational programing and installation of Sidewalk Art along school walking routes (2023-25).

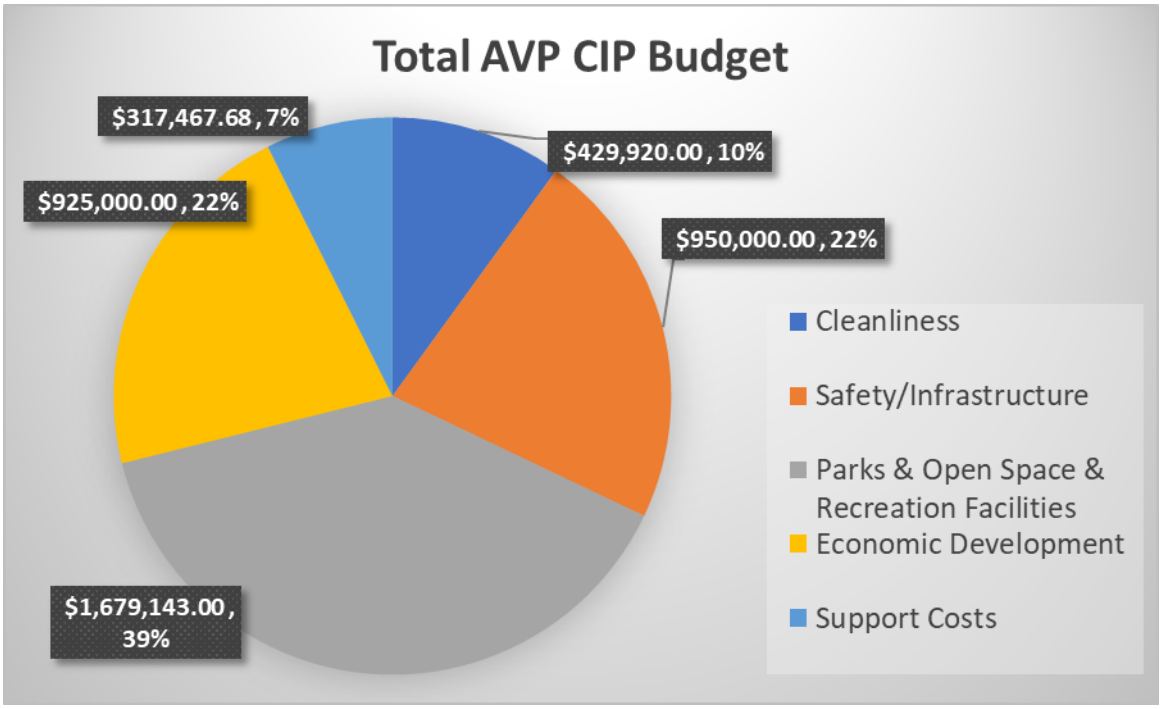
	• Completed Clean California infrastructure improvements to sidewalks on East Alisal Street and Sanborn Road, including installation of a new sidewalk patio area for the Bread box (2025). • Completed East Market Street Cycle Track (2024). • Secured $16 million Federal Safe Streets for All grant funding to fund the Williams Road Safe Street Corridor Project (2024). • Secured $7 million Active Transportation Grant for the John Street and Williams Road Safe Routes to School Project and Programing (2025). • Lighting review and analysis - A draft of the study was completed in August 2025 and it's still in draft form. Public works then selected Roosevelt as the first phase. Roosevelt design was completed in February 2026.
Youth, Art, Parks, Recreation & Enrichment	• Launched Amor Salinas September 2021. • Completed the Hebbron Family Center rebuild (2025). • Installed multiple murals at the Bread Box and the U.S. 101 underpasses (2024).

Implementation Budget

Following adoption of the AVP, the City Council appropriated approximately $5.4 million Measure G funding for AVP implementation as part of the Capital Improvement Program (CIP).

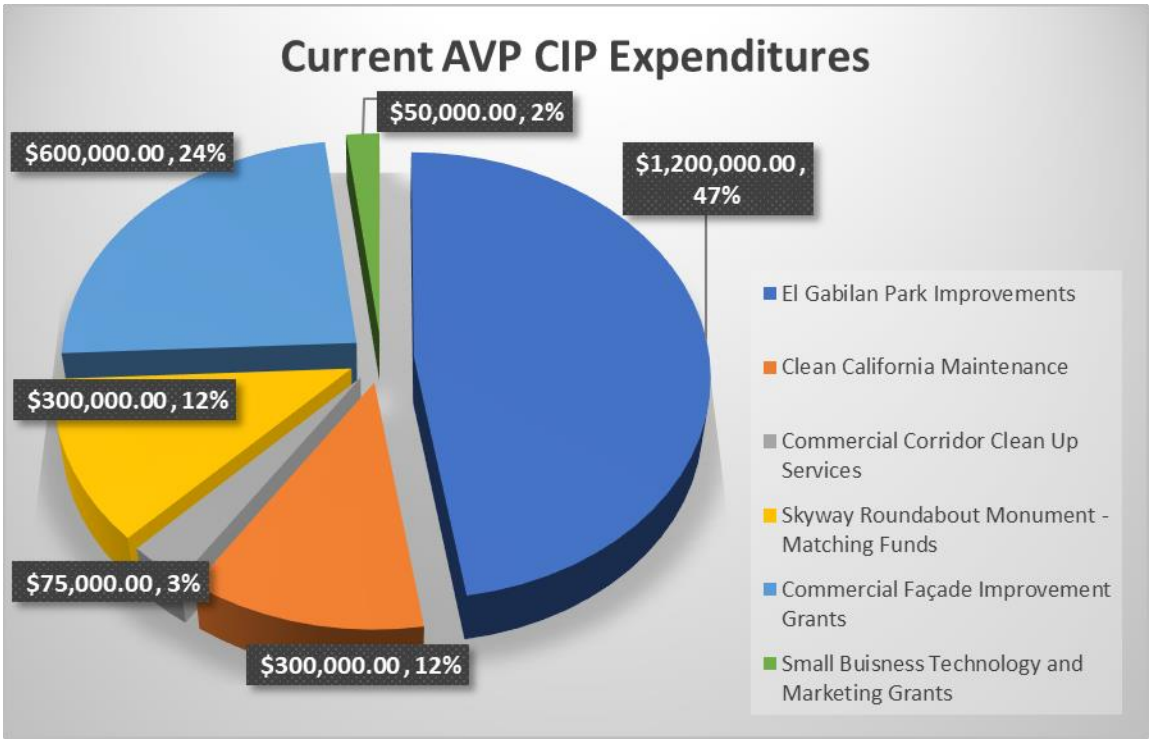
- FY 2021-22: $3 million
- FY 2022-23: $1.4 million
- FY 2023-24: 1.04 million

The AVP Implementation Plan Budget below is organized by priority "buckets" focused on improving the cleanliness, appearance, safety and infrastructure, and parks and open space in the Alisal, and to promote economic development of the Alisal. The AVP budget is presented at a high level to provide flexibility to take advantage of emerging opportunities that meet the Plan's identified priority actions.



An accomplishment to highlight is the City's success in obtaining additional funding to leverage funding for AVP implementation activities. In February 2022 Caltrans identified Salinas for a $1.8 million project to install public art, lighting, and landscaping at three underpasses leading into the Alisal at E. Market Street, E. Alisal Street, and Sanborn Road. In Spring of 2022 the City was awarded a $2.1 million Caltrans Clean California Local Program grant to support the Alisal Greening, Beautification, and Safety Project (Project). The Transportation Agency of Monterey County (TAMC) and Safe Routes to School program partnered with the City in the application process. AVP Implementation funds in the amount of $156,896 were used as the City's required grant match. The City has also been successful in securing State and Federal funds for large park projects and road projects, including $8 million in State funding for the Hebbron Family Center and $16 million from the Federal Safe Streets for All grant for the Williams Road Safe Streets Project.

By securing state and federal funding for large projects in the Alisal, the City has been able to strategically use the AVP CIP funding as either matching funds for state and federal grants, funding for additional amenities on grant funded projects, or for projects not eligible for state and federal grants. There is currently approximately $2.5 million remaining in the AVP CIP dedicated to the following projects and programs:



Of the AVP CIP funded projects, several are multi-year commitments, such as the maintenance of the Clean California Grant funded improvements and the economic development grant programs, while others will be completed within Fiscal Year 2026-27, such as the El Gabilan Park Improvements and the Skyway Roundabout monument. As such, a majority of the remaining AVP CIP funds are anticipated to be expended within Fiscal Year 2026-27, with the remaining funds are anticipated to extend into Fiscal Year 2027-28, depending on factors such as number of grantees for the economic development grants and level of maintenance for the Clean California funded improvements.

Community Engagement

Continued community engagement is also key to the successful implementation of the Alisal Vibrancy Plan. The City continues to conduct a variety of engagement activities for project specific outreach, such as pop-ups and community surveys. Additionally, staff meet quarterly with the Alisal Vibrancy Plan Implementation Committee, which is comprised of individuals who served on the AVP Steering Committee and who represent key constituencies and community-based organizations. The AVP Implementation Committee members provide input on the development and implementation of new and continuing projects and programs, and act as ambassadors to the Alisal community to share about the progress being made on implementing the AVP. See ID#26-277 on the June 30, 2026 City Council Agenda for more detail on community engagement and outreach effort related to Clean California Alisal Greening, Beautification, and Safety Project public art projects.

AVP and the General Plan Update
Many of the AVP goals, policies, and actions have been carried forward into the General Plan Update, particularly through the Place Types framework, mobility and streetscape strategies, housing opportunities, and neighborhood identity initiatives. This integration ensures that the AVP continues to inform long-term land use and community development policy in East Salinas.

Economic Development Activities and Future Development:

Alisal Marketplace:

The Alisal Marketplace (Marketplace) is the primary catalyst zone for economic development identified in the Alisal Vibrancy Plan, located west of US-101 and centered on East Alisal Street, Work Street, and John Street. The Marketplace is envisioned as a mixed-use commercial district supporting the broader revitalization goals of East Alisal. The Marketplace concept envisions a more walkable, community centered commercial corridor that includes retail centers, spaces for local entrepreneurs, and vendors.

Currently occupied by mostly light-industrial uses and big box retail buildings, the area has significant redevelopment potential. The vision is a unique, dynamic, pedestrian-oriented urban district connecting the downtown and the Alisal. The Marketplace concept envisions transforming the area into a new mixed-use neighborhood integrating housing, retail, public open space, community-serving uses, and civic buildings.

Since the adoption of the AVP the City completed the new Police Station in 2020. The City also purchased the car wash property adjacent to the new Police Station. The City continues efforts to acquire additional parcels in and near the Marketplace area to support future redevelopment opportunities.

To further advance the implementation of the Alisal Marketplace, the City hired Kosmont Companies in 2025 to provide their technical expertise for real estate and economic development advisory services to the City for the Alisal Marketplace. Kosmont completed a market assessment and economic development strategy for the Marketplace, which evaluated market conditions, opportunity sites, and potential public financing and economic development tools.

Market findings indicate an extremely tight rental housing market with very low vacancies, retail vacancies on the rise as well as slow growth in industrial sites. Conditions that point to housing-led development as the most viable near-term strategy, with retail and commercial activity expected to follow increased residential density. The trend is to create new sales tax revenue by creating a neighborhood and curating retail to serve it, which fits perfectly with the Marketplace concept.

The analysis identified three priority opportunity sites for near-term focus. The former Salinas Valley Waste Authority site on Sun Street is the most advanced, with MST actively pursuing acquisition for a project that includes transit operations, workforce training, and community-serving space that would activate the adjacent commercial corridor. The Uni-Kool Partners site at John Street and Abbott Street represents the largest entitled opportunity in the district, a 22.74-

acre site with planning entitlements in place for a seven-phase mixed-use development including residential, hotel, retail, and office use. City-owned parcels including the City's corporation yard, within the Marketplace will be evaluated for long-term redevelopment potential as operational needs are resolved.

The City's Binational Economic Development Strategy, prepared by Beacon Economics in February 2026 (Attachment 2), further identifies the Alisal Marketplace as a key opportunity area for mixed-use development, small business growth and attraction, culturally relevant retail, food business, and community gathering space. The strategy aligns with the Alisal Vibrancy Plan's vision to support local entrepreneurship, strengthen neighborhood identity, activate commercial corridors, and encourage long-term investment in East Salinas.

The City is also working with Kosmont to explore the feasibility of utilizing Enhanced Infrastructure Financing District as tools to fund infrastructure projects to support future development in coordination with Monterey County and is scoping a hotel market study to position Salinas for future hospitality investment as market conditions improve.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

Implementation of the Alisal Vibrancy Plan and work on the Alisal Market Place directly support the City's 2025-2028 Strategic Plan Initiatives related to Economic Development, Housing, Infrastructure, City Services, Public Safety, and Youth and Seniors by investing resources into the Alisal neighborhood to revitalize City parks and roadways, support development of new housing, support business retention and expansion, provide programing for youth and seniors, and install new public art throughout the community.

DEPARTMENTAL COORDINATION:

The Community Development Department is leading Alisal Vibrancy Plan implementation efforts and coordinates closely with Public Works, Library and Community Services, City Attorney's Office, Finance, and Administration on implementation programs and projects. Work on the Alisal Market Place is being led by the City Manager's Office and the Economic Development division.

FISCAL AND SUSTAINABILITY IMPACT:

This is an administrative report. There is no fiscal impact on the General Fund.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
N/A	N/A	N/A	N/A	N/A

ATTACHMENTS:

AVP Chapter 10 Implementation Matrix
MST Concepts
Binational Economic Development Strategy, Beacon Economics 2025
Power Point Presentation

SHORT TERM PRIORITY TASKS

LAND USE & URBAN DESIGN

Priority: Update regulations to create more housing that is affordable to Alisal Residents.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
LU 1.4 - Continue to Promote Second Units on Single-Family Lots and Evaluate and Remove Regulatory Barriers to Encourage Accessory Dwelling Unit (ADU) Construction.	• Explore options for further reducing fees or delaying until occupancy • Eliminate conflicting parking requirements for ADUs	City of Salinas – Community Development	**Past City Work:** - Development and Park Impact Fees waived - Permitting Approval Streamlined **Current City Work:** - Pre-Approved Plans - ADU Legalization - Delay of Enforcement - Public Workshops/materials • 142 ADU's permitted in 93905 • 112 ADU's permitted in 93906 • Continue to promote and support ADU development with pre-approved plans and reduced fees.

LU 3.7 - Locate High-Density Housing with Increased Height in Mixed-Use Areas and Near Primary Commercial Corridors with Capacity for Transit and Alternative Modes of Transportation.	• Implement SB 2 grant for services to review regulations and identify suitable parcels to upzone
	• Upzone identified parcels to current Mixed-Use zoning code designation
		City of Salinas – Community Development	**Past City Work:**
			• Released RFQ (8/2021) for planning and environmental support to analyze and process rezoning amendment.
			• Entered into professional services agreement (10/2021).
			• Completed Rezoning and General Plan amendment for:
			  • Downtown Parking lots and ITC rezoned to Mixed-Use
			  • 1 Preston Street – rezone to High-Density
			  • Additional sites were evaluated for upzoning through the SB2 grant, but the property owners elected to retain their current zoning and General Plan land uses designations.

Priority: Maximize affordable housing on City-owned sites.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS

LU 4.4 - Develop a Detailed Vision for the Opportunity Site with the Community.	• Collaborate with community members on developing RFPs/RFQs for East Alisal Street Marketplace Opportunity Site Include community in design process of each development	City of Salinas – Public Works/Community Development	• Issued RFP October 2020 soliciting projects in line with community vision for site. • Housing Development Corporation responded. ○ Executed Alisal MOU with County to develop a joint Master Plan of surrounding area (November 2022). • Partnering with the Housing Authority of Monterey County on development of affordable housing at the City's Division Street property. **Current City Work:** • The draft Vision Salinas 2040 General Plan update includes new land use classifications with higher allowed densities. Adoption of the General Plan update is anticipated in Fiscal Year 2026/27, to be followed by a comprehensive Zoning code update.
Priority: Proactively acquire underutilized sites.			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**
LU 4.3 - Acquire Remaining Parcels for Opportunity Site Next to the Police Services Headquarters.	• Acquire the remaining parcels for the East Alisal Street Marketplace Opportunity Site and assist businesses in relocating. • Seek out additional opportunities to purchase properties or work with developers to facilitate the purchase and redevelopment of underutilized properties.	City of Salinas – Public WorksCity of Salinas – Public Works/Community Development	**Past City Work:** • Property owner not interested in selling; **Current City Work:** • City will continue to check.
HOUSING & NEIGHBORHOODS			
Priority: Advance housing affordability.			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**
HN 4.1.a – Consider a Moratorium on Rent Increases. HN 4.1.b – Develop a Rent Stabilization Ordinance.	• Research best practices and outcomes in California cities that have enacted rent stabilization. • Start community discussions and education at the citywide level. • Start developing an enforcement framework for AB 1842 with the new Housing TAC.	City of Salinas – Community Development	**Past City Work:** • Contracted with EPS to prepare study that included researching best practices and outcomes in California cities that have enacted rent stabilization. • In September 2024 City Council adopted Ordinance No. 2663 (Residential Rental Registration), Ordinance No. 2681 (Rent Stabilization), Ordinance No. 2682 (Tenant Protection and Just Cause Eviction), and Ordinance No. 2683 (Tenant Anti-Harassment). These ordinances were later repealed by Council but remain in effect until voters decide on the repeal in November 2026.

HN 4.4.b – Notify Residents of Inclusionary Housing Lotteries.	• Work with community partners to create an outreach strategy to increase awareness in the Alisal when there is inclusionary lottery opportunities and include education material on how to qualify/apply. • Promote the notification list so residents can pre-register to make sure they are contacted.	City of Salinas – Community Development	• Montebella Phase 5b lottery conducted in 2019 - 8 LMOD Units; Phase 6 doesn't have any inclusionary units. No additional update.

Priority: Increase housing options			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**
HN 1.3.b –Provide ADU Loans. HN 1.4.e – Create a Housing Tour	• Working with MBEP and the Housing Trust Silicon Valley, explore modifying the types of housing loans available through the Monterey Bay Housing Trust to fund additional forms of affordable housing. • Establish an ADU loan pilot program. • Create a list of housing sites in Salinas and the local region that demonstrates various community benefits and housing styles. • Poll interested residents and stakeholders on what kind of housing features they want to see in-person.	Monterey Bay Economic Partnership (MBEP)/ City of Salinas – Community Development City of Salinas – Community Development	**Past City Work:** • $200,000 PLHA funds (2021) allocated to establish a revolving loan fund for ADU development, directly associated with construction cost for new ADUs within City limits. The City is proposing to allocate 10% of the PLHA funds on years two (2), four (4) and five (5). • Once the program guidelines have been established and adopted by City Council, the City will begin the pre-qualifying process (for households at 120% of the AMI or below). • Pre-approved plans and user guide were made available in July 2022. **Current City Work:** • The City's pre-approved plans are being updated in 2026 to comply with the most current California Building Standards Code (Title 24 of the California Code of Regulations). Additionally, the handbook/user manual for the pre-approved plans is being updated to help guide applicants through the process of utilizing the plans and navigating the Permit Center process. • PLHA funding from years two (2) and three (3) was allocated toward the production of three (3) affordability-restricted ADUs in collaboration with CHISPA. Construction began on February 8, 2026, and the projects are anticipated to be completed by September 30, 2026.

Priority: Develop tenant protections.			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**

HN 2.2.b – Adopt a Just Cause Eviction Ordinance. HN 3.1.a – Develop a Rental Registration and Inspection Program.	• Explore best practices and existing ordinances for both Just Cause Eviction and Rental Registration/ Inspection. • Examine Just Cause provisions in AB 1482 with the Housing TAC and determine if there are stronger protections that could be put in place locally. • Identify ways to mitigate displacement and establish measures before implementing registration and inspection. • Work with non-profit partners to discuss options with the Alisal community. Reach out to landlords to start dialogues.	City of Salinas – Community Development	**Past City Work:** • Formed Housing TAC – December 2019. • Developed a Rental Registration program Council approved 6-1 vote on January 18, 2022. • In September 2024, the City enacted Ordinance No. 2663 (Residential Rental Registration), Ordinance No. 2681 (Rent Stabilization), Ordinance No. 2682 (Tenant Protection and Just Cause Eviction), and Ordinance No. 2683 (Tenant Anti-Harassment). These ordinances were later repealed by Council but remain in effect until voters decide on the repeal in November 2026.

ECONOMIC & WORKFORCE DEVELOPMENT

Priority: Support small businesses.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
ED 2.1.d –Provide Relevant, Bilingual Business Assistance Workshops. ED 2.1.f – Hold Annual Business Assistance Event. ED 2.1.g – Promote Available Business Assistance Services. ED 3.1.c – Promote Alisal Businesses.	• Continue to support Día Del Empresario Latino, an annual all-day event offering a variety of business and financial education workshops in Spanish. • Promote existing small business support services (through Monterey County Business Council, SBDC, El Pajaro CDC, Salinas Valley Chamber, etc.) to Alisal entrepreneurs and businesses. • Partner with community-based organizations and business associations to promote Alisal businesses online and provide social media training. • Support Dia Del Empresario Latino, Procurement Expo and other annual all-day events that offer a variety of business and financial education workshops in Spanish. The City will be launching a Financial Empowerment Center that will provide free one-on-one personal financial counseling to residents. • Promote existing small business support services (through El Pajaro CDC, Monterey County Business Council, Salinas Valley Chamber of Commerce, etc.) to Alisal entrepreneurs and businesses. • Partner with community-based organizations and business associations to promote Alisal businesses online and build presence through a directory.	Monterey County Business Council/ City of Salinas – MCBC, SV Chamber, El Pajaro CDC/Financial Empowerment Center Provider, City of Salinas – Community Development & Economic Development	**Past City Work:** • In partnership with community business organizations, El Pajaro CDC, Monterey County Business Council, Cal Coastal SBDC and SUBA, there have been bilingual workshops for COVID reopening guidelines and state and local financial assistance. (in person annual business assistance events were cancelled due to COVID or switched to an online platform). • Continued to outreach to small businesses about services, permitting process requirements and new vendor requirements. • With the City's Economic Recovery Taskforce, a Shop Local Initiative Campaign has launched to support the recovery process of businesses city-wide. • In partnership with community business organizations, El Pajaro CDC, Monterey County Business Council (MCBC), Cal Coastal SBDC and SUBA, there have been bilingual workshops for building social media presence. SUBA worked with GetVirtual to build presence for the 'mercaditos', multiple tenant properties, in the Alisal. MCBC and the City of Salinas worked with the Monterey Bay Visitors Center to help businesses in the Alisal opt-in on their directory page. **Current City Work:** • With the disestablishment of SUBA, the city and business organizations are working together to build a presence in the Alisal area to fill this gap.

Priority: Create a Business Navigator position.			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**
ED 4.2.a – Create a Business Navigator Position	• Refine the role and duties of this position. • Dedicate staffing to this position. • The Business Navigator (BN) will continue to strengthen the partnership with small business service providers to build a connected referral network that supports and guides small business owners with accessible resources and technical assistance. • Collaborate on the development of a Financial Empowerment Center focused on increasing access to financial literacy education and referral services that promote long-term financial stability for residents and entrepreneurs. • Continue to provide technical support to grant and forgivable loan applicants and access other funding opportunities.	City of Salinas – Community Development & Economic Development	**Past City Work:** • Hired Business Navigator (BN) (4-year Limited Term CD Analyst (Covid Relief Funds; 11/2020). Position made permanent and funded by the General Fund starting in 2025. ○ The BN manages the Small Business Hotline ○ The BN manages the Small Business Website • BN helped with completing applications for businesses to obtain financial assistance **Current City Work:** • Next steps for the BN ○ Managing Business Technology and Marketing grant program ○ Managing Commercial Facade Improvement Pilot Program ○ Providing small business support through current hours and the small business hotline • Financial Empowerment Center (FEC) is expected to launch in Fall 2026 and will provide Alisal residents with access to personal finance resources and services that support economic mobility. A satellite office will also be established at a library center in the area to increase access to services.
Priority: Increase access to microloans.			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**
ED 2.2.b – Increase Access to Capital for All Stages of Business Growth. ED 2.2.c – Activate Existing Loan Programs and Identify Funding Gaps. Establish a Microloan Program	• Recapitalize the Grow Salinas Fund. Work with the National Development Corporation (NDC) to find institutions and foundations to contribute to recapitalization. • Expand marketing to increase Alisal business participation in existing microloan programs, such as Cal Coastal's. • Use El Pajaro CDC to provide education to local businesses on how to create successful loan • Find institutions and foundations to contribute to recapitalization. •Expand marketing to increase Alisal business participation in existing microloan programs • Increase visibility of available resources and strengthen connectivity to state and federal funding opportunities for businesses.	City of Salinas – Community Development Cal Coastal/ City of Salinas – Community Development City of Salinas – Community Development MCBC, El Pajaro CDC/ City of Salinas – Community Development & Economic Development	**Past City Work:** • Through the Grow Salinas Fund and technical assistance provided, $600K of grants were distributed to businesses in the Alisal area. • Continued to recapitalize the Grow Salinas Fund and connect businesses to new local, state and federal funding opportunities. • El Pajaro CDC also created a loan program, Fondo Adelante and Alisal Program available for ITIN holders. • Developed framework for Facade Improvement forgivable loan and Business Marketing & Technology Grants ○ El Pajaro CDC created a loan program, Fondo Adelante and Alisal Program available for ITIN holders. **Current City Work:** • Financial Empowerment Center (FEC) is expected to launch in Fall 2026 and will provide Alisal residents with access to personal finance resources and services that support economic mobility. A satellite office will also be established at a library center in the area to increase access to services. • Continuing to provide Commercial Façade Improvements grant and marketing and technology grant to qualifying businesses in the Alisal. There are currently 11 applications in queue for the Alisal Facade Forgivable Loan Program. Of these, five applicants have initiated an application but have not submitted, four are applying for building permits and two are in the payment processing stage to begin or finalize work. A total of $38,800 has been issued for payment, and $80,000 of funding has been reserved for the four applicants pending permits.

COMMUNITY HEALTH & SAFETY

Priority: Improve pedestrian level lighting in neighborhoods, parks and streets.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
HS 1.1.a - Complete a lighting needs survey.	• Determine how to complete the survey and involve the community.	City of Salinas – Public Works Department	**Past City Work:** • Street Light locations identified along E. Alisal and E. Market July of 2021 as part of corridor inventory. • A draft of the study was completed in August 2025 and it's still in draft form. Public Works then selected Roosevelt as the first phase. Roosevelt design was completed in February 2026 ○ The intent of the study was to document the existing conditions, data collection process, and to present the photometric analysis of existing street lighting of the public spaces in the Alisal neighborhood. The investigation of existing street lighting conditions included data collection and field inventory, light model creation, and model calibration. This analysis will serve as the "baseline" against which future improvements and optimizations will be evaluated and developed. • Additional lighting is to be installed as part of the Human Trafficking and Prostitution Response. **Current City Work:** • The study analysis will serve as the "baseline" against which future improvements and optimizations will be evaluated and developed.

Priority: Focus on public safety engagement with the Alisal community

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS

HS 3.3.b - Develop more opportunities for positive engagement between public safety officers and the Alisal community.HS 3.3.e – Conduct a series of community and neighborhood meetings.	• Collaborate with Alisal residents on programming and activation of the Police Services Headquarters' community room and flex plaza.
	• Use this process to improve communication and trust with police by creating a community benefit together.
	• Continue education and outreach initiatives that promote two-way dialogue with residents, including Coffee with a Cop, meetings and other community-oriented best practices.
		City of Salinas – Police Department	**Past City Work:**
			• Resumed Neighborhood Watch in person meetings - met February 2022, next one is May 23, 2022, and August 29, 2022.
			• Resumed in person Building Strong Neighborhood series (12 meeting series)
			  ○ The first meeting of the 2026 Building Strong Neighborhood Series was conducted in February out of a 9-meeting series; every year they have 9-12 meeting series on different topics:
			  ○ Code Enforcement, Public Works, Safety (fireworks – 4th of July) and Neighborhood Watch.
			
			Current City Work:
			• Neighborhood Watch continues as requested by different neighborhoods, normally about 2 presentations are offered per year.
			• Building Strong Neighborhood series (12 meeting series).
			• Continue to have Coffee with a cop event (in person)
			  ○ Cafecito with a cop (school districts) & Coffee with a cop (Starbucks, Hartnell, and any other bakery/or coffee shop that requests).

Priority: Increase mental health resources.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS

HS 5.1.h - Collaborate with the Monterey County Health Department on the Construction of a New Mental Health Clinic in the Alisal. HS 5.1.i Encourage MST to Increase Transit Access for Alisal Residents to Mental Health Services	• Support construction of the new County mental health clinic at Sanborn and Circle Drive. • Collaborate with MST to increase transit access to this facility and other mental health services.	Monterey County Health Department Monterey-Salinas Transit	**Past City Work:** • New County Behavior Health Clinic on corner of N. Sanborn Street and Circle Drive opened in 2025; the project Includes a community room. • MST offers existing transit programs related to health, including RIDES and Special Medical Trips. MST also partners with SAFE Place for youth in crisis.

TRANSPORTATION & INFRASTRUCTURE

Priority: Support sidewalk maintenance and connectivity.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
TI 1.2.b – Complete Sidewalk Network and Keep Sidewalks in Good Repair. TI 2.1.e – Implement Complete Streets Improvements.	• Secure funding and complete design of new sidewalks on East Laurel Drive to provide pedestrian access up to Constitution Boulevard and the soccer fields. • Promote the 50/50 Sidewalk Repair Program to Alisal homeowners and businesses. • Explore grants or other resources to cover low-income residences. • Apply for funding for full design and implementation of Complete Streets on East Alisal Street.	City of Salinas – Public Works	**Past City Work:** • The E Laurel Dr Pedestrian Improvements Project completed December 2021. • Safe Route to School pop-up demonstration event was held for Sherwood Elementary School, on East Alisal Street between US 101 and Hebbron Avenue from October 14th – November 10th (due to weather and other reasons the pop-up demonstration was only available for one week) Completed Safe Routes to School educational programing and installation of Sidewalk Art along school walking routes. • Completed Clean California infrastructure improvements to sidewalks on East Alisal Street and Sanborn Road, including installation of a new sidewalk patio area for the Bread box – Summer 2024. • Completed East Market Street Cycle Track • Secured $16 million Federal Safe Streets for All grants to fund the Williams Road Safe Street Corridor Project - currently in design stage. • Secured $7 million Active Transportation Grant for the John Street and Williams Road Safe Routes to School Project and Programing - currently in design stage.

Priority: Improve transit services.

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
TI 2.1.a – Update Transit Routes and Schedules to Make Bus Transit Work for More Residents.TI 2.1.d – Identify Opportunities to Provide Public Transit to Farmworker Employment Locations or Encourage Private Buses and Shuttles to Use Existing Bus Stops	• Start a dialogue with MST about updating routes and schedules in conjunction with the General Plan update. • Collaborate with MST on Bus Rapid Transit for East Alisal Street. • Look for opportunities to add shelters, benches, and other quick improvements to existing bus stops. • Collaborate with MST and neighborhood groups to identify suitable stops.	MST/City of Salinas – Public Works and Community Development	**Past City Work:** • MST completed a Comprehensive Operational Analysis in 2022 that made system wide operational improvements to increase ridership, while addressing transportation needs throughout the region. **Current City Work:** • MST is currently conducting the Salinas Rapid Bus and Transit Center Relocation Study, which considers the feasibility of bus rapid transit along East Alisal Street and Williams Road. The study is anticipated to be completed in Fall of 2026. • MST staff are actively participating in General Plan Update which will include incorporation of AVP policies.

Priority: Plant street trees

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
TI 3.3 – Increase Street Tree Coverage Throughout The Alisal.	• Ensure major street improvement plans, such as those for East Alisal Street and Williams Road, include increasing street tree numbers and other vegetation. • Partner with residents and businesses to replace street trees in areas where previously located. Develop additional temporary parklet projects to demonstrate the positive effects of greening streets.	City of Salinas – Public Works Department	**Past City Work:** • Replacement trees planted in existing tree wells along East Alisal Street and Sanborn Road in 2024 as part of the Clean California grant. • 2024 Alisal District Identity Master Plan identifies additional opportunities for tree planting throughout the Alisal **Current City Work:** • Forthcoming Alisal Streetscape Master Plan provides further recommendations for tree plantings in the Alisal. • Williams Road Safe Street Corridor Project will include new tree planting
YOUTH, ART, PARKS, RECREATON, & ENRICHMENT			
Priority: Support youth leadership programs.			
RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS
YAP 1.1.a – Increase Opportunities for Youth to Engage with and Lead Civic Processes. YAP 1.1.f – Remove Barriers and Support Promotion of Program Participation.	• Continue to fund and promote events and programs like the See Our Youth Summit (SYS), the Youth and Government Initiative (YAGI), and the Youth Leadership Academy (YLA). These programs provide internships, mentors, experiences with businesses and government, and other valuable educational services. • Collaborate with MST and school district to use a combination of City vans, school buses/vans, and public transit to provide free transportation to leadership opportunities. • Support the annual Ciclovía to continue to give dozens of youth leadership and organizational experience.	City of Salinas – Library and Community Services City of Salinas – Library and Community Services/MST/Alisal school districts Building Healthy Communities – East Salinas	**Past City Work:** • A series of key initiatives have been developed including: - Amor Salinas - launched on September 9, 2021 - Amor Salinas Community Service Camp - Ongoing Volunteer Opportunities - Adopt-A-Park Program • Participated in Ciclovia, Earth Day and Día del Nino Events annually. • Partnered with students on Safe Routes to School programing and sidewalk art installations. • Presented to the Salinas Youth Council about AVP implementation.
Priority: Improve park and recreation center safety.			

RELATED POLICIES OR ACTIONS	NEXT TASKS	LEAD DEPARTMENT/ORGANIZATION	IMPLEMENTATION STATUS

YAP 5.3.b - Re-construct a larger Hebbron Family CenterYAP 5.3.a - Improve and refurbish recreational facilities consistent with the adopted Parks and Sports Facility Standards	• Rebuild the Hebbron Family Center. The City has already applied for California Proposition 68 funding for this project.
	• Engage the community in the design of the new facility, similar to the process of the new El Gabilan Library.
	• Develop program schedules to keep parks active and use CPTED principles when designing new features and facilities, such as improved lighting and lines of sight.
	• Renovate restroom facilities in Closter Park and Natividad Creek Park using CDBG funding.
		City of Salinas – Library and Community Services	**Past City Work:**
			• Natividad Creek Park Restrooms renovation completed in 2025.
			• Cesar Chavez Park improvements competed in 2025.
			• Reconstructed Hebbron Family Center opened in January 2026.
			  ○ $8.1 million from state tax surplus, to be used for community projects.
			  ○ Assembly Robert Rivas secure the state funding to help rebuild Hebbron Family Center.
			  ○ $1.5 million from American Rescue Plan Act (ARPA) to help rebuild the Hebbron Family Center.
			  ○ $2 million to from American Rescue Plan Act (ARPA) to help improve Playground, park Benches and grills in the 93905 and 93906 zip code areas of Salinas.
			• Closter Park reconstruction started in 2025 and anticipated to be completed by end of Summer 2026.
			
			Current City Work:
			• El Gabilan Park design completed with extensive public engagement. Reconstruction is anticipated to begin in Summer 2026.

Priority: Expand arts-based partnerships and programming.			
RELATED POLICIES OR ACTIONS	**NEXT TASKS**	**LEAD DEPARTMENT/ORGANIZATION**	**IMPLEMENTATION STATUS**
YAP 4.1.a - Create the Alisal Arts Action Plan.YAP 4.1.c Increase arts and culture funding.	• Reach out to community-based organizations and artists in the Alisal to gather support to advocate for plan to the Public Arts Commission and City Council. • Advocate to the Public Arts Commission and City Council to direct arts budget resources to the Alisal and for staff to actively pursue relevant grants.	City of Salinas - Library and Community Services/Community Development	**Past City Work:** • Citywide Public Arts Master Plan completed in February 2020. • Three (3) new murals install on US 101 underpasses at East Alisal Street, East Market Street, and Sanborn Road – completed September 2023 • New mural installed at Breadbox in 2023 • Alisal District Identity Master Plan completed in 2024, with a dedicate chapter for public art in the Alisal • New mural installed at new County Alisal Health Center – 2025 **Current City Work:** • Clean California Grant to fund installation of a new mural at the Closter Park Boxing Club and a new artistic monument in the Skyway Blvd/East Alisal Street roundabout. Both projects are to be completed by end of September 2026. • New artistic banners and trash enclosure wraps were installed along East Alisal Street in March 2026 & May 2026.

File #: ID#26-337, **Version:** 1

..Title
Minutes
..Recommended Action
Approve minutes of June 16, 2026.

File #: ID#26-304, **Version:** 1

Minutes

Approve minutes of June 2, 2026.

File #: ID#26-173, **Version:** 1

..Title
Award of the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP No. 9981
..Recommended Action
Approve a Resolution approving the plans and specifications for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981; awarding a contract to The Don Chapin Co. Inc. in the amount of $11,927,000 for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981; approving a 15% contingency in the amount of $1,789,050 for a total not to exceed $13,716,050; appropriating $309,960 from the Sanitary Sewer Fund Balance; and appropriating $1,904,040 from the Sanitary Sewer Development Impact Fee.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **PUBLIC WORKS DEPARTMENT**

FROM: **DAVID JACOBS, P.E., L.S., PUBLIC WORKS DIRECTOR**

BY: **VICTOR SANCHEZ, ASSISTANT ENGINEER**
ADRIANA ROBLES, PE, CFM, CITY ENGINEER

TITLE: **2026 ABBOTT ST SANITARY SEWER AND PAVEMENT IMPROVEMENTS PROJECT, CIP NO. 9981**

RECOMMENDED MOTION:

A motion to approve a resolution:

1. Approving the plans and specifications for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981;

2. Awarding a contract to The Don Chapin Co. Inc. in the amount of $11,927,000 for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981;

3. Approving a 15% contingency in the amount of $1,789,050 for a total not to exceed $13,716,050;

4. Appropriating $309,960 from the Sanitary Sewer Fund Balance; and

5. Appropriating $1,904,040 from the Sanitary Sewer Development Impact Fee.

EXECUTIVE SUMMARY:

The 2026 Abbott St Sanitary Sewer and Pavement Improvements Project provides street reconstruction and sanitary sewer upsizing on Abbott Street. On June 2, 2026, four bids were electronically received, publicly opened and read via a Zoom meeting. Following review of contractor documentation, The Don Chapin Co. Inc. was determined to be the apparent low responsible and responsive bidder.

Staff recommends awarding the 2026 Abbott Street Sanitary Sewer and Pavement Improvement Project, CIP No. 9981 to The Don Chapin Co. Inc. in the amount of $11,927,000 and approving a 15% construction contingency for any unforeseen conditions.

BACKGROUND:

The 2026 Abbott St Sanitary Sewer and Pavement Improvements Project (the "Project") is a continuation of the City's effort to rehabilitate roads that are deteriorated, damaged, in need of

repair, and to make necessary upsizing to the City's sanitary sewer infrastructure. Following a report of the recommended treatments of the selected roadway provided by the City's consultant, Pavement Engineering Inc., City staff identified a combination of treatments to apply to the roadway including cement full depth reclamation, pavement patch and repair, aggregate base repair, and rubberized pavement overlay.

Sanitary sewer improvements on Abbott St. are in accordance with the City of Salinas Sanitary Sewer Master Plan Update. The master plan identifies Abbott St. as a location in need of sewer improvements driven by aging infrastructure and future peak flows which may cause sewage overflow if sewer infrastructure is left as is. The City's consultant, Harris & Associates, developed the sanitary sewer improvement plans which provided the contractor the option of upsizing the existing sanitary sewer lines via open trench (Base Bid No. 1) or a combination of pipe bursting and open trench (Base Bid No. 2). The City will award the lower of Base Bid No. 1 or Base Bid No. 2 presented by the apparent lowest bidder.

The pavement improvements on Abbott St. was selected based on the year 2 street list identified in the 5-Year Street Pavement Preservation Street List approved by City Council on June 25, 2024 through Resolution No. 23031. Another portion of Abbott St. is due for improvements on the year 5 street list of the City Council approved list. City Manager and City Public Works Director determined that keeping both portions of Abbott St. as separate improvements would not be an efficient use of City Funds and instead combined both year 2 and year 5 pavement portions with the sanitary sewer improvements. By combining the sanitary sewer and year 2 and year 5 of the pavement improvements as one project, the City is able to obtain better pricing and eliminate overlapping improvements.

On December 11, 2024, the Department of Resources Recycling and Recovery (CalRecycle) awarded the City of Salinas with a Rubberized Pavement Grant in the amount of $250,000. $129,779.00 of the $250,000.00 awarded by CalRecycle was allocated to the 2025 pavement improvements project with the remaining $120,221.00 available for use in the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project if costs are incurred prior to April 1, 2027. The Project will incorporate rubberized pavement, a proven road paving material that is created by blending ground rubber from tires with asphalt binder and other conventional aggregate materials to create a paving material that is durable and reduces vehicle roadway noise. Rubberized pavement will be used to overlay Abbott St from S Sanborn Rd to the City limits.

On April 14, 2026, the City Engineer approved the project plans and specifications and authorized the call for bids for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project. On June 2, 2026, four bids were electronically received and publicly opened and read via a Zoom meeting. Following review of contractor documentation, The Don Chapin Co. Inc. is the apparent lowest bidder for the project followed by Granite Construction Company as the apparent second lowest bidder. Below are the bid results, (see Exhibit A – Bid Tabulation sheet for details).

Table 1: BID RESULTS

Contractor	Base Bid No. 1, Base Bid No. 3, and Additive Bid No. 1-2	Base Bid No. 2-3 and Additive Bid No. 1-2	5% Local Preference	Basis of Award
The Don Chapin Co. Inc.	$11,927,000.00	$12,368,000.00	X	$11,330,650.00
Granite Construction Co.	$13,114,821.46		X	$12,459,080.39
Granite Rock Co.	$13,647,076.36		X	$12,964,722.54
Teichert & Sons Inc.		$14,906,957.00		$14,906,957.00
Engineer's Estimate	$16,873,053.94	$16,449,378.94		

The engineer's estimate for the project was $16,449,378.94 and was based on unit prices of the 2024 and 2025 pavement improvement projects.

In determining the lowest bid for a public works contract that exceed $5,000.00, a qualified local business shall receive a five percent (5%) preference, per the City's Local Purchasing Preference Ordinance (Sec. 12-28.050 and Sec. 12-28.060). Don Chapin Co. Inc., Granite Construction Co., and Granite Rock Co. all qualified for the local purchasing preference, which is reflected in the basis of award column in Table 1. The lowest responsive bidder, Don Chapin Co. Inc. submitted a bid of $11,927,000.00 which is 72% of the engineer's estimate.

Based on the bids received, staff recommend awarding the project to the lowest responsive and responsible bidder, The Don Chapin Co. Inc., for their bid of $11,927,000.00 based on the lowest bid received, the estimated total project cost is $13,766,050.00, including direct construction costs and soft costs. The anticipated project costs are identified in Table 2.

Multiple funding sources are needed to implement the Project including General Fund, Measure E, Measure G, Measure X, SB1, Gas Tax, CalRecycle Grant, sewer rates and sanitary sewer development impact fees. Allocation of funds is detailed in the Fiscal and Sustainability Impact section of this report.

On June 16, 2026, City Council approved a reallocation of CIP funds following adoption of the Biennial (FY2026/27-2027/28) Capital Budget. This reallocation of funds allows for sufficient funds to be appropriated to CIP 9981 for the 2026 Sanitary Sewer and Pavement Improvements Project.

Table 2: ANTICIPATED PROJECT COSTS

Expenditure Description	Anticipated Expenditure
Base Bid 1	$1,845,000.00
Base Bid 3	$8,247,000.00
Additive Bid 1	$1,355,000.00
Additive Bid 2	$480,000.00
Contingency (15%)	$1,789,050.00
Direct Project Cost Subtotal	**$13,716,050.00**
Inspection (2.5%)	$298,175.00
Administrative Overhead	$50,000
City Staff Project Management and Admin. (2.5%)	$298,175.00
Soft Project Cost Subtotal	**$646,350.00**
Project Direct Costs	$13,716,050.00
Project Soft Costs	$646,350.00
TOTAL PROJECT COSTS	**$14,362,400.00**

Construction Timeline and Public Engagement Plan: Construction for the Abbott Street Sanitary Sewer and Pavement Improvements Project is scheduled to commence late 2026. The project has been allotted 185 working days, and assuming favorable weather conditions it is expected to reach completion in 2027.

Given the significant volume of traffic on Abbott Street, robust public engagement is essential to minimize disruptions. Early involvement of stakeholders is a priority, ensuring that affected businesses, residents, and the general public are informed and prepared for project-related impacts. Stakeholder meetings will be organized for those directly affected, including business owners, residents, and community members. These meetings will cover key aspects of the project, including the scope of work, the proposed construction schedule, and anticipated timing of lane closures.

To maintain transparency and keep all stakeholders updated throughout the project, a comprehensive communication plan will be implemented. This will include:

- Regular media releases providing project updates
- A dedicated project website featuring a project description, current schedule, frequently asked questions (FAQs), and an option for submitting questions
- Continued stakeholder meetings as the project progresses

- Active social media posts sharing updated schedules, information about upcoming work, lane closures, and any other relevant developments

CEQA CONSIDERATION:

The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section 15301(c), Class I) because the project proposes to maintain existing roadway facilities.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2 as all exceptions do not relate to the project scope of work for this project.

CALIFORNIA GOVERNMENT CODE §84308:

No. The Government Code §84308/Levine Act does not apply to this project since this was a competitive bid project.

STRATEGIC PLAN INITIATIVE:

This project relates to the Council's Goals of Infrastructure and Environmental Sustainability and Public Safety by maintaining the City's existing roadways, installing new striping and signage to enhance vehicular safety, and upsizing existing sanitary sewers to accommodate future flows.

DEPARTMENTAL COORDINATION:

Public Works staff and Finance staff have worked together on the funding of the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project.

FISCAL AND SUSTAINABILITY IMPACT:

Funding in the amount of $12,148,400 is available and appropriated in CIP 9981 for FY 2026/27 and the remaining balance needed is requested as follows:

- $309,960 from the Sanitary Sewer Fund Balance
- $1,904,040 from the Sanitary Sewer Development Impact Fee Fund Balance

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1000, 1100, 1200, 2401, 2403, 2510, 2511, 5201	50.9981-66.4000	Capital Outlays – Improvements other than Bldg.	$20,420,609	$12,148,400
6400	50.9981-66.4000	Capital Outlays – Improvements other than Bldg.	$0	$309,960
2301	50.9981-66.4000	Capital Outlays – Improvements other than Bldg.	$0	$1,904,040

ATTACHMENTS:

Resolution
Exhibit A – Bid Tabulation Sheet
Exhibit B – Project Location Map
Exhibit C – Specifications

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION AWARDING THE 2026 ABBOTT ST SANITARY SEWER AND PAVEMENT IMPROVEMENTS PROJECT, CIP 9981 TO THE DON CHAPIN CO. INC.

WHEREAS, on June 25, 2024, through Resolution No. 23031, City Council approved the 5-Year Pavement Preservation Street List; and

WHEREAS, the Sanitary Sewer Master Plan Update lists Abbot St as a location in need of sewer improvements driven by aging infrastructure and future peak flows; and

WHEREAS, the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project is comprised of pavement improvements on a portions of Abbott St from Year 2 and Year 5 of the council approved street list and sanitary sewer upsizing to obtain better pricing and to consolidate overlapping improvements; and

WHEREAS, on December 11, 2024, the Department of Resources Recycling and Recovery (CalRecycle) awarded the City of Salinas with a Rubberized Pavement Grant in the amount of $250,000, a portion of which is available for use in this project; and

WHEREAS, the 2025 Abbott St Sanitary Sewer and Pavement Improvements Project incorporates rubberized pavement on Abbott Street from South Sanborn Rd to the City Limits; and

WHEREAS, on April 14, 2026, the City Engineer approved the project plans and specifications and authorized the call for bids for the 2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981 (the "Project"); and

WHEREAS, on June 2, 2025, at a public meeting held via Zoom meeting from City Hall, at Salinas, California, publicly opened and read all bids delivered electronically via the PlanetBids website for the Project in accordance with the specifications for such work filed in the office of said City Clerk, and now on file in said office; and

WHEREAS, the apparent lowest responsive and responsible bidder, Don Chapin Co., submitted a bid that is 72% of the engineer's estimate; and

WHEREAS, City staff thereupon reported the results of the bidding process to the City Council at its regular meeting on June 16, 2026, and the City Council in open session at said meeting examined the report of staff; and

WHEREAS, The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section 15301(c), Class I) because the project proposes to maintain existing roadways, crosswalks, signage, pavement striping, and upsize existing sanitary sewers and the project does not qualify for any of the exemptions to the categorical exemptions found at CEQA Guidelines Sections 15300.2; and

BE IT FURTHER RESOLVED that pursuant to Salinas Charter section 13.1 and City Code Section 12-21, in reference to the "2026 Abbott St Sanitary Sewer and Pavement

Improvements Project, CIP 9981", that all of said bids are rejected except the bid from The Don Chapin Co. Inc., (hereinafter referred to as "Successful Bidders"), being the lowest and best bid, which is hereby accepted (Base Bid No. 1, Base Bid No. 3, Additive Bid No. 1, and Additive Alternative No. 2). The subject contract is hereby awarded to said Successful Bidder for the sum of $11,927,000.00, and more specifically at the unit prices particularly set forth and contained in the Proposal for the "2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981", of said successful bidders previously filed in the office of the City Clerk. Said sum shall be paid by the City of Salinas to said Successful Bidder at the time and manner specified in the plans and specification and contract documents for the project filed in the office of the City Clerk, entitled "2026 Abbott St Sanitary Sewer and Pavement Improvements Project, CIP 9981"; and

BE IT FURTHER RESOLVED that said plans and specifications are adopted for said work and are also referred to for all details and particulars thereof, and said plans and specifications are by reference incorporated in and hereby made a part of this resolution; and

BE IT FURTHER RESOLVED that the Salinas City Council hereby approves a contingency of 15% in the amount of $1,789,050.00; and

BE IT FURTHER RESOLVED that the Salinas City Council hereby approves an appropriation of $309,960 from the Sanitary Sewer Fund Balance and $1,904,040 from the Sanitary Sewer Development Impact Fee for said Project; and

BE IT FURTHER RESOLVED that the Mayor of Salinas is hereby authorized and directed on behalf of the City of Salinas to execute a contract consistent with the Proposal of said Successful Bidder for said work.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____

Patricia M. Soratos, City Clerk

2026 ABBOTT ST SANITARY SEWER AND PAVEMENT IMPROVEMENTS PROJECT, CIP 9981

Bid awarded on _____ by City Council to_____
for the sum of_____
Dated

City Clerk

ITEM NO.	DESCRIPTION	APPROX. QUANTITY	UNIT	ENGINEER'S ESTIMATE UNIT PRICE	ENGINEER'S ESTIMATE TOTAL	CONTRACTOR #1 The Don Chapin Co., Inc. 560 Crazy Horse Cyn. Rd Salinas CA 93907 UNIT PRICE	CONTRACTOR #1 TOTAL	CONTRACTOR #2 Granite Construction Company 585 W Beach St Watsonville CA 95076 UNIT PRICE	CONTRACTOR #2 TOTAL	CONTRACTOR #3 Granite Rock Company 5225 Hellyer Ave Suite 220 San Jose CA 95138 UNIT PRICE	CONTRACTOR #3 TOTAL	CONTRACTOR #4 A. Teichert & Son, Inc 5200 Franklin Dr., Ste. 115 Pleasanton CA 94588 UNIT PRICE	CONTRACTOR #4 TOTAL
	BASE BID NO. 1 - SANITARY SEWER IMPROVEMENTS OPEN TRENCH												
1	MOBILIZATION	1	LS	$ 253,000.00	$ 253,000.00	$ 60,844.00	$ 60,844.00	$ 152,000.00	$ 152,000.00	$ 345,250.00	$ 345,250.00		$ -
2	TEMPORARY TRAFFIC CONTROL	1	LS	$ 253,000.00	$ 253,000.00	$ 225,000.00	$ 225,000.00	$ 152,000.00	$ 152,000.00	$ 165,000.00	$ 165,000.00		$ -
3	CLOSED CIRCUIT TELEVISION (CCTV)	1	LS	$ 25,000.00	$ 25,000.00	$ 32,000.00	$ 32,000.00	$ 34,000.00	$ 34,000.00	$ 32,000.00	$ 32,000.00		$ -
4	TRENCH SHEETING, SHORING, AND BRACING	1	LS	$ 100,000.00	$ 100,000.00	$ 70,000.00	$ 70,000.00	$ 91,200.00	$ 91,200.00	$ 86,000.00	$ 86,000.00		$ -
5	TEMPORARY BYPASS PUMPING AND DEWATERING	1	LS	$ 60,000.00	$ 60,000.00	$ 165,000.00	$ 165,000.00	$ 700,000.00	$ 700,000.00	$ 660,000.00	$ 660,000.00		$ -
6	OVER EXCAVATION AND SPECIAL PIPE FOUNDATION	2000	CY	$ 250.00	$ 500,000.00	$ 125.00	$ 250,000.00	$ 10.50	$ 21,000.00	$ 10.00	$ 20,000.00		$ -
7	INSTALL NEW 8" SS (PVC SDR 26) VIA OPEN CUT	30	LF	$ 500.00	$ 15,000.00	$ 400.00	$ 12,000.00	$ 1,200.00	$ 36,000.00	$ 1,148.00	$ 34,440.00		$ -
8	INSTALL NEW 15" SS (PVC SDR 26) VIA OPEN CUT	728	LF	$ 650.00	$ 473,200.00	$ 440.00	$ 320,320.00	$ 1,130.00	$ 822,640.00	$ 1,022.00	$ 744,016.00		$ -
9	REMOVE EXISTING SS AND INSTALL NEW 15" SS (PVC SDR 26) VIA OPEN	1876	LF	$ 750.00	$ 1,407,000.00	$ 136.00	$ 255,136.00	$ 785.00	$ 1,472,660.00	$ 740.00	$ 1,388,240.00		$ -
9.1	SANITARY SEWER CONCRETE ENCASEMENT	7	CY	$ 500.00	$ 3,500.00	$ 2,300.00	$ 16,100.00	$ 2,000.00	$ 14,000.00	$ 1,900.00	$ 13,300.00		$ -
10	REMOVE EXISTING SS AND INSTALL NEW 18" SS (PVC SDR 26) VIA OPEN	200	LF	$ 900.00	$ 180,000.00	$ 450.00	$ 90,000.00	$ 1,200.00	$ 240,000.00	$ 1,135.00	$ 227,000.00		$ -
11	CONSTRUCT NEW SSMH (TYPE A) PER CITY STANDARD PLAN 25	5	EA	$ 10,000.00	$ 50,000.00	$ 20,500.00	$ 102,500.00	$ 32,000.00	$ 160,000.00	$ 29,875.00	$ 149,375.00		$ -
12	CONSTRUCT NEW SSMH (TYPE B) PER CITY STANDARD PLAN 25	1	EA	$ 10,000.00	$ 10,000.00	$ 20,500.00	$ 20,500.00	$ 37,000.00	$ 37,000.00	$ 34,650.00	$ 34,650.00		$ -
13	MANHOLE REHABILITATION COATING	16	EA	$ 4,000.00	$ 64,000.00	$ 8,200.00	$ 131,200.00	$ 9,000.00	$ 144,000.00	$ 8,500.00	$ 136,000.00		$ -
14	PLUG AND ABANDON SS PIPE	840	LF	$ 5.00	$ 4,200.00	$ 85.00	$ 71,400.00	$ 42.00	$ 35,280.00	$ 40.00	$ 33,600.00		$ -
15	REMOVE AND REPLACE EXISTING SANITARY SEWER LATERAL	4	EA	$ 15,000.00	$ 60,000.00	$ 5,000.00	$ 20,000.00	$ 10,400.00	$ 41,600.00	$ 9,800.00	$ 39,200.00		$ -
15.1	CONSTRUCT NEW FLUSHING INLET	1	EA	$ 7,500.00	$ 7,500.00	$ 3,000.00	$ 3,000.00	$ 6,100.00	$ 6,100.00	$ 5,770.00	$ 5,770.00		$ -
	TOTAL BASE BID NO. 1 (ITEMS 1-15.1)				**$ 3,465,400.00**		**$ 1,845,000.00**		**$ 4,159,480.00**		**$ 4,113,841.00**		**$ -**
	BASE BID NO. 2 - SANITARY SEWER MAINLINE IMPROVEMENTS PIPE BURSTING												
16	MOBILIZATION	1	LS	$ 253,000.00	$ 253,000.00	$ 80,496.00	$ 80,496.00		$ -		$ -	$ 400,000.00	$ 400,000.00
17	TEMPORARY TRAFFIC CONTROL	1	LS	$ 253,000.00	$ 253,000.00	$ 198,000.00	$ 198,000.00		$ -		$ -	$ 520,000.00	$ 520,000.00
18	CLOSED CIRCUIT TELEVISION (CCTV)	1	LS	$ 25,000.00	$ 25,000.00	$ 30,000.00	$ 30,000.00		$ -		$ -	$ 130,000.00	$ 130,000.00
19	TRENCH SHEETING, SHORING, AND BRACING	1	LS	$ 100,000.00	$ 100,000.00	$ 70,000.00	$ 70,000.00		$ -		$ -	$ 160,000.00	$ 160,000.00
20	TEMPORARY BYPASS PUMPING AND DEWATERING	1	LS	$ 60,000.00	$ 60,000.00	$ 165,000.00	$ 165,000.00		$ -		$ -	$ 560,000.00	$ 560,000.00
21	OVER EXCAVATION AND SPECIAL PIPE FOUNDATION	2000	CY	$ 250.00	$ 500,000.00	$ 125.00	$ 250,000.00		$ -		$ -	$ 175.00	$ 350,000.00
22	INSTALL NEW 8" SS (PVC SDR 26) VIA OPEN CUT	30	LF	$ 500.00	$ 15,000.00	$ 480.00	$ 14,400.00		$ -		$ -	$ 1,600.00	$ 48,000.00
23	INSTALL NEW 15" SS (PVC SDR 26) VIA OPEN CUT	728	LF	$ 650.00	$ 473,200.00	$ 518.00	$ 377,104.00		$ -		$ -	$ 1,075.00	$ 782,600.00
24	REMOVE EXISTING SS AND INSTALL NEW 15" SS (PVC SDR 26) VIA OPEN	435	LF	$ 750.00	$ 326,250.00	$ 528.00	$ 229,680.00		$ -		$ -	$ 1,000.00	$ 435,000.00
24.1	SANITARY SEWER CONCRETE ENCASEMENT	7	CY	$ 500.00	$ 3,500.00	$ 4,500.00	$ 31,500.00		$ -		$ -	$ 975.00	$ 6,825.00
25	REMOVE EXISTING SS AND INSTALL NEW 18" SS (PVC SDR 26) VIA OPEN	200	LF	$ 900.00	$ 180,000.00	$ 530.00	$ 106,000.00		$ -		$ -	$ 1,300.00	$ 260,000.00
26	CONSTRUCT NEW SSMH (TYPE A) PER CITY STANDARD PLAN 25	5	EA	$ 10,000.00	$ 50,000.00	$ 20,500.00	$ 102,500.00		$ -		$ -	$ 38,150.00	$ 190,750.00
27	CONSTRUCT NEW SSMH (TYPE B) PER CITY STANDARD PLAN 25	1	EA	$ 10,000.00	$ 10,000.00	$ 20,500.00	$ 20,500.00		$ -		$ -	$ 39,600.00	$ 39,600.00
28	MANHOLE REHABILITATION COATING	16	EA	$ 4,000.00	$ 64,000.00	$ 8,200.00	$ 131,200.00		$ -		$ -	$ 7,000.00	$ 112,000.00
29	PLUG AND ABANDON SS PIPE	435	LF	$ 5.00	$ 2,175.00	$ 150.00	$ 65,250.00		$ -		$ -	$ 40.00	$ 17,400.00
30	REMOVE AND REPLACE EXISTING SANITARY SEWER LATERAL	4	EA	$ 15,000.00	$ 60,000.00	$ 5,000.00	$ 20,000.00		$ -		$ -	$ 5,000.00	$ 20,000.00
30.1	CONSTRUCT NEW FLUSHING INLET	1	EA	$ 7,500.00	$ 7,500.00	$ 3,000.00	$ 3,000.00		$ -		$ -	$ 12,500.00	$ 12,500.00
31	PIPE BURSTING OF EXISTING 10" WITH 16" SS (HDPE DR 17)	445	LF	$ 400.00	$ 178,000.00	$ 250.00	$ 111,250.00		$ -		$ -	$ 540.00	$ 240,300.00
32	PIPE BURSTING OF EXISTING 12" WITH 16" SS (HDPE DR 17)	996	LF	$ 425.00	$ 423,300.00	$ 200.00	$ 199,200.00		$ -		$ -	$ 470.00	$ 468,120.00
33	AC SURFACE UPHEAL REPAIR	5780	SF	$ 10.00	$ 57,800.00	$ 14.00	$ 80,920.00		$ -		$ -	$ 12.00	$ 69,360.00
	TOTAL ALTERNATIVES NO.2 (ITEMS 16-33)				**$ 3,041,725.00**		**$ 2,286,000.00**		**$ -**		**$ -**		**$ 4,822,455.00**
	BASE BID NO. 3 - ABBOTT ST FDR CEMENT												
34	MOBILIZATION	1	LS	$ 342,000.00	$ 342,000.00	$ 459,987.00	$ 459,987.00	$ 800,000.00	$ 800,000.00	$ 760,175.00	$ 760,175.00	$ 840,000.00	$ 840,000.00
35	TEMPORARY TRAFFIC CONTROL	1	LS	$ 554,859.12	$ 554,859.12	$ 441,989.50	$ 441,989.50	$ 681,000.00	$ 681,000.00	$ 776,000.00	$ 776,000.00	$ 1,345,000.00	$ 1,345,000.00
36	PREPARE AND IMPLEMENT SWPPP	1	LS	$ 50,000.00	$ 50,000.00	$ 9,000.00	$ 9,000.00	$ 40,000.00	$ 40,000.00	$ 30,000.00	$ 30,000.00	$ 43,011.80	$ 43,011.80
37	ADJUST MANHOLE FRAME AND LID TO FINISH SURFACE	35	EA	$ 1,539.60	$ 53,886.00	$ 2,500.00	$ 87,500.00	$ 1,320.00	$ 46,200.00	$ 1,250.00	$ 43,750.00	$ 1,250.00	$ 43,750.00
37.1	ADJUST MONUMENT TO FINISH SURFACE	2	EA	$ 1,000.00	$ 2,000.00	$ 2,500.00	$ 5,000.00	$ 1,320.00	$ 2,640.00	$ 3,269.00	$ 6,538.00	$ 1,250.00	$ 2,500.00
38	FURNISH AND INSTALL: THERMOPLASTIC STRIPES; PAVEMENT MARKINGS; CHANNELIZERS; RAISED PAVEMENT MARKERS (RPM) AND "TYPE	1	LS	$ 164,038.40	$ 164,038.40	$ 150,000.00	$ 150,000.00	$ 185,000.00	$ 185,000.00	$ 125,000.00	$ 125,000.00	$ 130,000.00	$ 130,000.00
39	REMOVE 4" OF EXISTING AC PAVEMENT	457574	SF	$ 1.50	$ 686,361.00	$ 0.55	$ 251,665.70	$ 0.85	$ 388,937.90	$ 0.66	$ 301,998.84	$ 0.40	$ 183,029.60
39.1	REMOVE PCC/CTB LAYER	433	CY	$ 12.00	$ 5,196.00	$ 60.00	$ 25,980.00	$ 110.00	$ 47,630.00	$ 183.00	$ 79,239.00	$ 45.00	$ 19,485.00
40	SOIL STABILIZATION FULL-DEPTH RECYCLING-CEMENT	457574	SF	$ 5.29	$ 2,420,566.46	$ 2.20	$ 1,006,662.80	$ 1.40	$ 640,603.60	$ 2.30	$ 1,052,420.20	$ 2.40	$ 1,098,177.60
41	CEMENT (FULL DEPTH RECYCLING-CEMENT)	3396	TONS	$ 238.55	$ 810,115.80	$ 230.00	$ 781,080.00	$ 189.00	$ 641,844.00	$ 186.00	$ 631,656.00	$ 200.00	$ 679,200.00
42	HOT MIX ASPHALT 1" MAX AGGREGATE (TYPE A)	18705	TONS	$ 208.00	$ 3,890,640.00	$ 164.00	$ 3,067,620.00	$ 127.00	$ 2,375,535.00	$ 118.00	$ 2,207,190.00	$ 140.00	$ 2,618,700.00
42.1	16" THICK HOT MIX ASPHALT 1" MAX AGGREGATE (TYPE A)	4400	SF	$ 20.00	$ 88,000.00	$ 26.00	$ 114,400.00	$ 13.00	$ 57,200.00	$ 22.00	$ 96,800.00	$ 17.00	$ 74,800.00
43	RUBBERIZED HOT MIX ASPHALT 1/2" MAX AGGREGATE (GAP GRADED)	5855	TONS	$ 228.80	$ 1,339,624.00	$ 214.00	$ 1,252,970.00	$ 176.00	$ 1,030,480.00	$ 165.00	$ 966,075.00	$ 190.00	$ 1,112,450.00
44	CLASS 2 AGGREGATE BASE	5649	CY	$ 168.94	$ 954,342.06	$ 105.00	$ 593,145.00	$ 100.00	$ 564,900.00	$ 130.00	$ 734,370.00	$ 86.00	$ 485,814.00
	TOTAL ALTERNATIVES NO.4 (ITEMS 34 - 44)				**$ 11,361,628.84**		**$ 8,247,000.00**		**$ 7,501,970.50**		**$ 7,811,212.04**		**$ 8,675,918.00**
	ADDITIVE BID NO. 1 ABBOTT ST (MILL AND REPLACE)												
45	PAVEMENT DIGOUT & REPAIR 3/4" MAX AGGREGATE (TYPE A)	7000	SF	$ 17.74	$ 124,196.80	$ 15.00	$ 105,000.00	$ 12.00	$ 84,000.00	$ 24.00	$ 168,000.00	$ 16.50	$ 115,500.00
45.1	TEMPORARY TRAFFIC CONTROL	1	LS	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 18,400.00	$ 18,400.00	$ 34,200.00	$ 34,200.00	$ 28,000.25	$ 28,000.25
46	RUBBERIZED HOT MIX ASPHALT 1/2" MAX AGGREGATE (GAP GRADED)	4775	TONS	$ 228.80	$ 1,092,520.00	$ 207.00	$ 988,425.00	$ 171.00	$ 816,525.00	$ 170.00	$ 811,750.00	$ 165.00	$ 787,875.00
47	REMOVE 2" OF EXISTING AC PAVEMENT	376751	SF	$ 0.50	$ 188,375.50	$ 0.30	$ 113,025.30	$ 0.20	$ 75,350.20	$ 0.36	$ 135,630.36	$ 0.25	$ 94,187.75
48	FURNISH AND INSTALL: THERMOPLASTIC STRIPES; PAVEMENT MARKINGS; CHANNELIZERS; RAISED PAVEMENT MARKERS (RPM) AND "TYPE	1	LS	$ 25,000.00	$ 25,000.00	$ 71,049.70	$ 71,049.70	$ 66,000.00	$ 66,000.00	$ 58,000.00	$ 58,000.00	$ 60,000.00	$ 60,000.00
49	ADJUST MANHOLE FRAME AND LID TO FINISH SURFACE	9	EA	$ 1,539.60	$ 13,856.40	$ 2,500.00	$ 22,500.00	$ 1,850.00	$ 16,650.00	$ 1,200.00	$ 10,800.00	$ 1,850.00	$ 16,650.00
49.1	ADJUST MONUMENT TO FINISH SURFACE	2	EA	$ 1,000.00	$ 2,000.00	$ 2,500.00	$ 5,000.00	$ 1,850.00	$ 3,700.00	$ 3,000.00	$ 6,000.00	$ 1,850.00	$ 3,700.00
	TOTAL ALTERNATIVES NO.4 (ITEMS 45 - 49.1)				**$ 1,495,948.70**		**$ 1,355,000.00**		**$ 1,080,625.20**		**$ 1,224,380.36**		**$ 1,105,913.00**

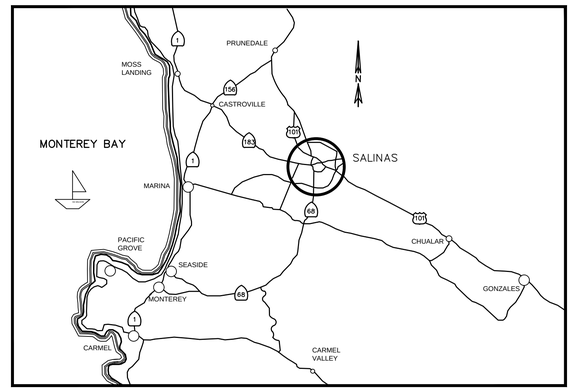
ADDITIVE BID NO. 2 HARKINS RD (MILL AND REPLACE)															
50	PAVEMENT DIGOUT & REPAIR 3/4" MAX AGGREGATE (TYPE A)	3000	SF	$ 17.74	$ 53,227.20	$ 14.00	$ 42,000.00	$ 13.00	$ 39,000.00	$ 38.00	$ 114,000.00	$ 12.00	$ 36,000.00
50.1	TEMPORARY TRAFFIC CONTROL	1	LS	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 11,000.00	$ 11,000.00	$ 34,000.00	$ 34,000.00	$ 6,500.00	$ 6,500.00
51	RUBBERIZED HOT MIX ASPHALT 1/2" MAX AGGREGATE (GAP GRADED)	503	TONS	$ 228.80	$ 115,086.40	$ 280.00	$ 140,840.00	$ 233.00	$ 117,199.00	$ 220.00	$ 110,660.00	$ 160.00	$ 80,480.00
52	HOT MIX ASPHALT 3/4" MAX AGGREGATE (TYPE A)	1071	TONS	$ 208.00	$ 222,768.00	$ 175.00	$ 187,425.00	$ 147.00	$ 157,437.00	$ 156.00	$ 167,076.00	$ 125.00	$ 133,875.00
53	REMOVE 6" OF EXISTING AC PAVEMENT	39688	SF	$ 2.00	$ 79,376.00	$ 1.00	$ 39,688.00	$ 0.77	$ 30,559.76	$ 1.42	$ 56,356.96	$ 0.75	$ 29,766.00
54	FURNISH AND INSTALL: THERMOPLASTIC STRIPES; PAVEMENT MARKINGS; CHANNELIZERS; RAISED PAVEMENT MARKERS (RPM) AND "TYPE	1	LS	$ 25,000.00	$ 25,000.00	$ 12,547.00	$ 12,547.00	$ 12,000.00	$ 12,000.00	$ 10,000.00	$ 10,000.00	$ 10,500.00	$ 10,500.00
55	ADJUST MANHOLE FRAME AND LID TO FINISH SURFACE	3	EA	$ 1,539.60	$ 4,618.80	$ 2,500.00	$ 7,500.00	$ 1,850.00	$ 5,550.00	$ 1,850.00	$ 5,550.00	$ 1,850.00	$ 5,550.00
	TOTAL ALTERNATIVES NO.4 (ITEMS 50 - 55)				**$ 550,076.40**		**$ 480,000.00**		**$ 372,745.76**		**$ 497,642.96**		**$ 302,671.00**
	GRAND TOTAL BASE BID NO. 1, BASE BID NO. 3, ADDITIVE BID NO. 1-2 (ITEMS 1-15.1, 34-55) OR			**$ 16,873,053.94**		**$ 11,927,000.00**		**$ 13,114,821.46**		**$ 13,647,076.36**			
	GRAND TOTAL BASE BID NO. 2-3, ADDITIVE BID NO. 1-2 (ITEMS 16-55)			**$ 16,449,378.94**		**$ 12,368,000.00**		**-**		**-**		**$ 14,906,957.00**	
	Local Purchasing Discount (5%)			**N/A**		**$ 596,350.00**		**$655,741.07**		**$682,353.82**		**$0.00**	
	GRAND TOTAL BASE BID W/ LOCAL PURCHASING DISCOUNT					**$ 11,330,650.00**		**$ 12,459,080.39**		**$ 12,964,722.54**		**$ 14,906,957.00**	
	ITEMS TO BE SUBMITTED WITH PROPOSAL ON BID OPENING DATE												
1	PROPOSAL					*		*		*		*	
2	SIGNED ADDENDUM NO. 1-6					*		*		*		*	
3	BIDDER'S BOND					*		*		*		*	
4	BIDDER'S STATEMENT OF FINANCIAL RESPONSIBILITY, TECHNICAL ABILITY, AND EXPERIENCE					*		*		*		*	
5	INSURANCE CERTIFICATION					*		*		*		*	
6	BIDDER'S STATEMENT OF SUBCONTRACTORS - PART I					*		*		*		*	
7	NON-COLLUSION AFFIDAVIT					*		*		*		*	
	ITEMS TO BE SUBMITTED BY LOW BIDDER AND SECOND LOWEST BIDDDER WITHIN 5 WORKING DAYS AFTER BID OPENING DATE												
8	RELIABLE CONTRACTOR DECLARATION					*		*					
9	BIDDER'S STATEMENT OF SUBCONTRACTORS - PART II					*		*					
10	BIDDER'S LIST FOR THE CITY OF SALINAS ENGINEERING AND TRANSPORTATION DEPARTMENT					*		*					
11	STATEMENT OF GOOD FAITH LOCAL HIRE					*		*					
12	NON-COLLUSION AFFIDAVIT OF SUBCONTRACTOR					*		*					
	**** Document under review**												

ABBOTT STREET SANITARY SEWER AND PAVEMENT IMPROVEMENTS

PROJECT No. 9981

SALINAS
RICH IN LAND | RICH IN VALUES

LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

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3-5	DETAILS
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7&9	FDR - ABBOTT ST
8	HARKINS PAVEMENT
10-11	OVERLAY - ABBOTT ST
12-14	STRIPING & SIGNING PLANS
T-1	TITLE SHEET
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CD-1	CIVIL DETAILS SHEET 1
CD-2	CIVIL DETAILS SHEET 2

811 Know what's below. Call before you dig.

SALINAS
CITY OF SALINAS
PUBLIC WORKS DEPARTMENT

DESIGNED BY: V. GUTIERREZ
CAD BY: V. GUTIERREZ
CONSTRUCTION INSPECTION SUPERVISOR:
PROJECT ENGINEER / MANAGER:

APPROVED FOR CONSTRUCTION:
DATE 4/14/2026
ADRIANA ROBLES, P.E.
CITY ENGINEER

REGISTERED PROFESSIONAL ENGINEER ADRIANA ROBLES NO. 69142 CIVIL STATE OF CALIFORNIA

REVIEWED BY:
DATE
MOHAMMAD EL-ALI, P.E.
SENIOR CIVIL ENGINEER

REVIEWED BY:
DATE
DAVID T. JACOBS, P.E., L.S.
PUBLIC WORKS DIRECTOR

DATE	REVISION	APP.

ABBOTT STREET SANITARY SEWER AND PAVEMENT IMPROVEMENTS

TITLE SHEET

PROJ. NO(S): 9981
SHEET NO.: 1
FILE NO.: 8280
OF: CD-2

File Path: J:\p\9981 2026 Pavement (yr2)\PLANS\Title Sheet 2025 Pave Improv.dwg
Plot By: VICTORIA GUTIERREZ
Plot Date: 4/14/2026 1:38 PM

SPECIFICATIONS
FOR
ABBOTT STREET SANITARY SEWER AND PAVEMENT IMPROVEMENTS
PROJECT NO. 9981

CITY OF SALINAS
200 Lincoln Avenue
Salinas, CA 93901

APRIL 2026

Dennis Donohue, Mayor

J. Barajas	G. De La Rosa
T. Barrera	A. Sandoval
M. D'Arrigo	A. Salazar

Rene Mendez	City Manager
Christopher A. Callihan Esq.	City Attorney
Patricia M. Soratos	City Clerk
David T. Jacobs, P.E., L.S.	Public Works Director
Adriana Robles, P.E.	City Engineer
Victor Sanchez	Project Coordinator

For use in conjunction with STANDARD SPECIFICATIONS, DESIGN STANDARDS AND STANDARD PLANS, 2008 Edition and subsequent latest revisions, City of Salinas-Public Works Department, and 2025 State Standard Specifications and Standard Plans, and the most current approved version of the California Manual of Uniform Traffic Control Devices (MUTCD) relating to signage and pavement markings.

APPROVED FOR CONSTRUCTION

Adriana Robles

4/10/26

Adriana Robles, P.E., C.F.M.
PUBLIC WORKS - CITY ENGINEER
RCE 69142

Date

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File #: ID#26-266, **Version:** 1

..Title
Airport Access Permit; Archer Aviation, Inc. (715 Vandenberg Street, Salinas)

..Recommended Action
Approve a Resolution authorizing the City Manager to issue an Airport Access Permit to Archer Aviation, Inc. to grant permission for Archer Aviation to taxi aircraft to and from the property located at 715 Vandenberg Street.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION/AIRPORT DIVISION**

BY: **LISA MURPHY, ASSISTANT CITY MANAGER**

FROM: **MATT NELSON, AIRPORT MANAGER**

TITLE: **AIRPORT ACCESS PERMIT; ARCHER AVIATION, INC. (715 VANDENBERG STREET, SALINAS)**

RECOMMENDED MOTION:

A motion to approve a resolution authorizing the City Manager to issue an Airport Access Permit to Archer Aviation, Inc. to grant permission for Archer Aviation to taxi aircraft to and from the property located at 715 Vandenberg Street.

EXECUTIVE SUMMARY:

Archer Aviation, Inc. ("Archer") has occupied and has commenced manufacturing operations at property located adjacent to the Salinas Municipal Airport ("Airport")—715 Vandenberg Street and has requested permission to taxi aircraft to and from the property onto the Airport. The Permit has an initial ten-year term and a monthly fee of $10,000.

BACKGROUND:

Archer has leased the property at 715 Vandenberg Street (former Reyes Coca Cola bottling warehouse), containing a total of approximately 459,556 square feet of land area. This property sits adjacent to the Airport boundary but does not have direct access to the Airport. Archer desires to have direct access to the Airport. The proposed permit will provide dedicated gate access for Archer aircraft and personnel to enter the Airport boundary.

The monthly base Permit fee is $10,000/month and is subject to annual adjustments. The use of the property for which the access permit is issued shall be restricted to those uses defined in the City Zoning Code. Uses specifically not allowed are aeronautical and aeronautical-related services to the general public. No airport access will be permitted from any residential dwelling or residential facilities. Archer will be making improvements to their property in order to gain access and that neither the City nor the Airport will have a financial obligation.

The first-year rental amount will positively benefit the Airport Enterprise Fund by $120,000 for year 1.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

This action supports the City Council's Goal of Economic Development: Maximize the use of the Airport property to boost economic growth; Support and engage with both new and established businesses to promote economic growth and job creation; and strategically explore and expand economic development opportunities throughout the City. (City of Salinas Strategic Plan 2025-2028)

DEPARTMENTAL COORDINATION:

The future implementation of this resolution involves the following departments: Administration, Finance, and Legal. The Airport Division oversees the development of the project's plans, specifications, and required permitting with the Federal Aviation Administration. The Finance Department administers the appropriation of funds. The Legal Department reviews pertinent documents/contracts to ensure the City is in compliance with applicable laws and regulations.

FISCAL AND SUSTAINABILITY IMPACT:

There will be no impact on the City's General Fund.

During the Original Term, Archer will pay a Permit fee of $10,000 month, adjusted pursuant to the Permit, to the Airport Enterprise Fund.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
16100	NA	Airport Access Permit	NA	NA

ATTACHMENTS:

Resolution
Airport Access Permit

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION AUTORIZING THE CITY MANAGER TO ISSUE AN AIRPORT ACCESS PERMIT TO ARCHER AVIATION, INC.

WHEREAS, the City is the owner and operator of the Salinas Municipal Airport and pursuant to Article VII of Chapter 4 of the Salinas Municipal Code has the authority to grant an Airport Access Permit with respect to the Airport; and

WHEREAS, Archer Aviation, Inc., has requested permission to access the Airport from the adjacent property located at 715 Vandenburg Street in order to conduct aeronautical activities on the Airport; and

WHEREAS, access to the Airport from adjacent property may only be granted pursuant to a permit issued by the City and approved by the Federal Aviation Administration (FAA); and

WHEREAS, the City Council finds that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project.

NOW, THEREFORE, BE IT RESOLVED BY THE SALINAS CITY COUNCIL AS FOLLOWS:

1. The above recitals are true and accurate and are incorporated herein by this reference as findings.

2. The City Manager is hereby authorized to issue an Airport Access Permit to Archer Aviation, Inc. and is further authorized to approve amendments to the Airport Access Permit as necessary to effectuate the intent of this Resolution.

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

AIRPORT ACCESS PERMIT

This airport access permit ("Permit") is granted this ____ day of _____ 2026 ("Effective Date"), by the City of Salinas, a California charter city and municipal corporation (referred to as "City") to Archer Aviation Inc., a Delaware corporation (referred to as "Permittee" or "Permittee"). The City and Permittee may sometimes collectively be referred to herein as the "Parties" and individually as a "Party."

RECITALS

This Permit incorporates and is based upon the following representations and understandings:

WHEREAS, the City is the City and operator of the Salinas Municipal Airport (referred to as "SNS" or "Airport"), located in the County of Monterey, State of California, with the power to grant an airport access permit with respect to the Airport and pursuant to the provisions of Salinas Municipal Code Chapter 4, Article VII – Airport, among other federal, state, and local laws, rules, and regulations; and

WHEREAS, the Airport is a federally obligated nonprimary public-use General Aviation airport included in the National Plan of Integrated Airport Systems (referred to as "NPIAS"); and

WHERAS, the federal obligation to make an airport available for the use and benefit of the public does not impose any requirement on the City to permit access to the Airport from adjacent properties; and

WHEREAS, the City retains the right to take action should a safety and/or security concern require fencing around the Airport and closing access from the real property for which this Permit is issued; and

WHEREAS, the Permittee is the lessee of certain real property contiguous and immediately adjacent to the Airport; and

WHEREAS, this Permit only provides for the right of access to taxi aircraft to and from the real property for which this Permit is issued to Airport property.

NOW, THEREFORE, City this Permit is issued by City and is accepted by Permittee upon the following terms, covenants, and conditions, and the breach of any of said terms, covenants or conditions, shall be deemed to be sufficient cause for the termination of the Permit without the necessity of any notice of termination to Permittee.

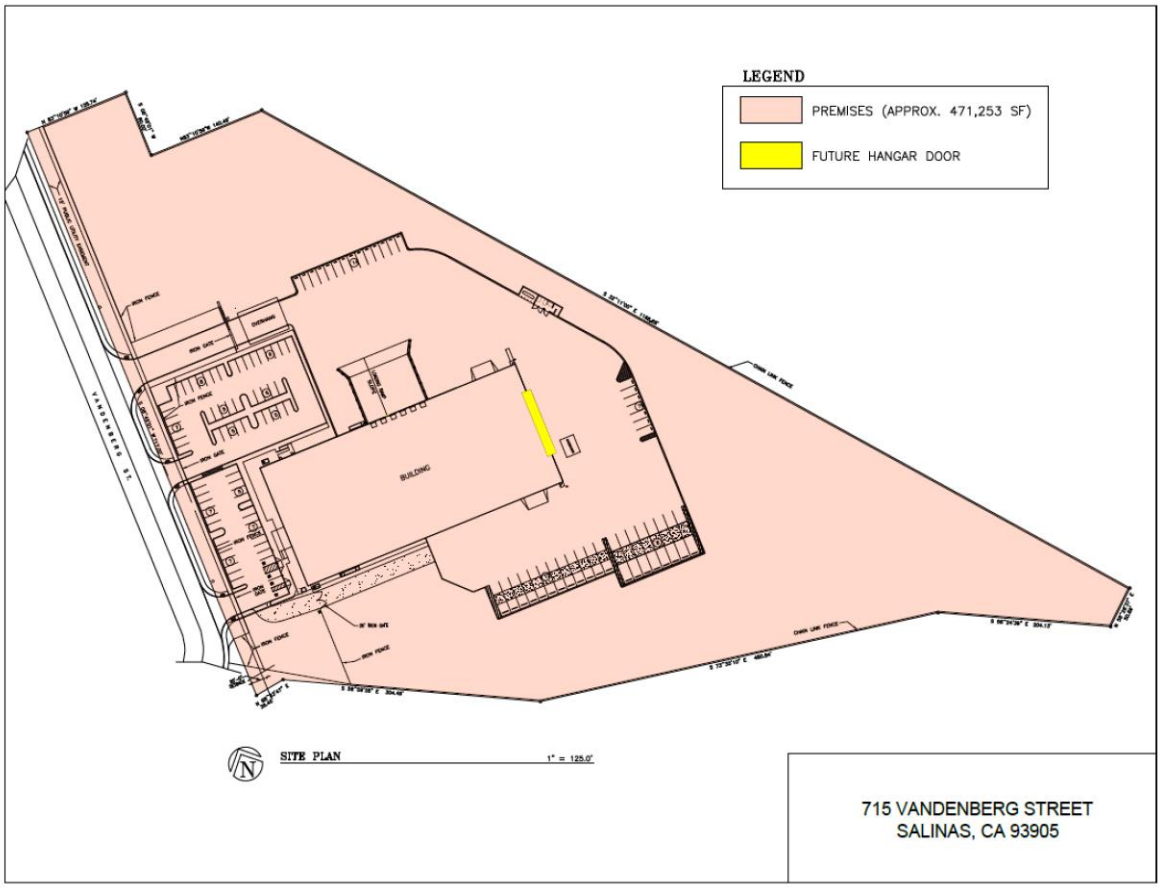
ARTICLE I – AIRPORT ACCESS PERMIT

1.01. Permittee. This Airport Access Permit is issued to:

Archer Aviation, Inc.
190 W Tasman Dr, San Jose, CA 95134
(415) 312-5620

blearn@archer.com

1.02. Description of Airport Use. Permittee is hereby granted permission to taxi aircraft to and from the property located at 715 Vandenberg Street, Salinas, CA 93905, containing a total of approximately 459,556 square feet of land area, and shown as follows (the "Property"):



ARTICLE II – TERM OF PERMIT

2.01 This Permit shall become effective on _____, 2026, and shall continue for a ten (10) year period, ending on _____, 2036, unless terminated sooner as provided herein. Upon the consent of the City, this Permit may be renewed, subject to any changes deemed necessary by the City and updated by the City's permit fee schedule, for one (1) additional ten (10) year term (or such other term as may be mutually agreed between the parties).

ARTICLE III – PROHIBITIONS

3.01 No Third-Party Beneficiaries. This Permit is exclusive to Permittee and Permittee shall not have a right to grant or sell access from the Property to the Airport to any third-party.

3.02 Assignment. This Permit is personal to Permittee and Permittee shall not assign or transfer, in whole or in part, this Permit or any right granted hereunder without the express prior written approval of the City.

ARTICLE IV – AIRPORT ACCESS PERMIT FEE

4.01 Permittee agrees to pay a permit fee ("Permit Fee") to the City as follows:

1) Monthly Base Fee

The monthly base Permit fee is $10,000/month. The monthly base Permit fee is subject to annual adjustments.

2) Usage Fee

A usage fee is not required under this Permit based on the Permittee's intent to not conduct any commercial aeronautical operations. In the event the Permittee initiates any commercial aeronautical activity, the Parties shall renegotiate and establish an appropriate usage fee, subject to approval by the City Council and based on the nature and extent of the Permittee's commercial use of the Airport.

Permittee shall pay all applicable Permit fees no later than the first day of each month. Permit fees shall be made payable to the City of Salinas Municipal Airport, and shall be hand-delivered or mailed to the address below:

City of Salinas
Office of the Finance Director, Attn: Airport Access Permit Fee
200 Lincoln Avenue
Salinas, California 93901

In the event Permittee shall become delinquent for more than thirty-one calendar (31) days, City may terminate this Permit as further defined in 0ARTICLE X--Termination of Permit. All unpaid Permit fees shall be a debt due and owing to the City that is recoverable in any court of competent jurisdiction.

ARTICLE V--CONDITIONS AND RESTRICTIONS

5.01 Permittee's right hereunder to access the Airport shall be subject to the following conditions:

5.01.1 Permittee acknowledges and agrees that the City, as Airport sponsor, retains the full and continuing right to plan, develop, expand, improve, and modify the Airport and its facilities, and to implement such policies, standards, rules, and regulations as may be necessary to ensure the safe, secure, and efficient operation of the Airport. Nothing in this Permit shall be construed to limit or restrict the City's authority to adopt, amend, or enforce ordinances, rules, regulations, policies, or standards governing the Airport. Permittee expressly agrees that the rights granted herein are subordinate to the City's right to govern the Airport and that Permittee shall comply with all such policies, standards, rules, and regulations, whether currently in effect or hereafter adopted, modified, or amended.

5.01.2 Permittee shall require all pedestrian, vehicular and aviation access points between the Property and the Airport be controlled using automated control-access devices (requiring badged entry and exit), automated gate operators, closers with automatic locks or other such reliable securing devices, or other means of affirmative security control acceptable to the Airport, that serves to continually safeguard the airport from unauthorized access. The City Manager, the Airport manager or designee, or any other authority having jurisdiction for operation and safety of the airport including the Federal Aviation Administration (referred to as "FAA"), the U.S. Department of Homeland Security (referred to as "DHS"), and Caltrans, shall have the right at any time to inspect the real property for which an airport access permit is issued for conformance with this Permit; and

5.01.3 The City Manager and/or the Airport manager or designee, is authorized by this Permit to take appropriate action to ensure the Airport is safeguarded, including the temporary overriding of gates, doors, closers and locks of damaged or otherwise found inoperable gates and doors, or the placement of blockades or other types of barriers or security fencing as needed to secure the Airport. Such safeguards, when taken, shall be clearly posted as Airport security perimeter and shall not be removed except as authorized by the City Manager or Airport manager; and

5.01.4 Permittee acknowledges and agrees that the City, as Airport sponsor, together with its agents, employees, and representatives, and representatives of the Federal Aviation Administration (FAA) or any other regulatory authority having jurisdiction, shall have the right to enter upon and inspect the Property, upon reasonable advance written notice to Permittee. Such inspections may be conducted between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or at other reasonable times as may be required in the event of an emergency or urgent safety matter. Inspections may be undertaken for the purposes of verifying compliance with this Permit, ensuring safety and security of the Airport, and confirming adherence to applicable laws, rules, and regulations. Inspections shall be performed in a manner that does not unreasonably interfere with Permittee's operations or

use of the Property, and may be subject to Permittee's reasonable site access, security, and safety procedures, as applicable. The exercise of inspection rights shall not constitute grounds for termination of this Permit, nor shall Permittee have any claim against the City, the Airport, or the FAA arising from the conduct of such inspections, provided they are carried out in good faith and consistent with applicable law; and

5.01.5 Permittee acknowledges and agrees that uninterrupted access to the Airport or airfield is not guaranteed under this Permit. Temporary limitations on access resulting from Airport operations shall not constitute a default by the City, nor shall Permittee be entitled to any rent abatement, fee reduction, or proration of any monthly access fee as a result of such limitations, provided such actions are undertaken in good faith and consistent with applicable law; and

5.01.6 All safety, security, and operational rules and regulations established by the FAA and/or Caltrans, by any City ordinance, rule, regulation, policy, standard, or permit, or by any other regulatory authority with jurisdiction at the Airport whether currently in effect, hereafter adopted, or as may be amended, modified, changed, or superseded, shall be applicable to the real property for which an airport access permit is issued; and

5.01.7 Access gate(s) and door(s) placed by Permittee which restrict access from the real property for which an airport access permit is issued to the Airport shall include a sign stating "No-Trespassing", emergency contact information and building address for Airport personnel, and such other information as the City Manager and Airport manager or designee may require. The form and content of such signage shall be subject to the approval of the Airport manager or designee; and

5.01.8 All designs and specifications for the security measures and means of access from the Property shall be subject to prior review and approval by the City manager and Airport manager or designee. The Permittee shall obtain and submit to the City all approvals required by the FAA and DHS.

5.01.9 Development and improvements on the Property must be in compliance with the Airport's Airport Layout Plan (ALP) and all requirements of 14 CFR Part 77. Permittee shall submit form 7460-1 to the FAA and receive a Determination of No Hazard from the FAA prior to beginning construction of any building or structure or for any temporary construction equipment on the Property. No structure, building, equipment, or natural object shall be constructed, placed, or allowed to grow in such a manner as to constitute an obstruction to air navigation or to penetrate any surface defined under Part 77 or U.S. Standard for Terminal Instrument Procedures (TERPS). Permittee conducting construction activities shall be responsible for assuring that construction traffic and activities does not interfere with the normal day to day operations of the Airport, does not create a safety hazard, does not compromise the airfield security integrity, and does not result in wear and tear on improved areas of the Airport.

5.01.10 Permittee shall be authorized under this Permit to conduct non-commercial aeronautical activities, including but not limited to flight inspection, testing, and related operations, provided such activities comply with all applicable federal, state, and local laws, rules, and regulations, and do not interfere with the normal operations of the Airport. Permittee is also authorized to conduct non-aeronautical activities, such as aircraft manufacturing, ground testing, research and development, and other related technical or industrial functions; subject to the same compliance and operational-compatibility requirements. Fixed Base Operator (FBO) services, Specialized Aviation Service Operator (SASO) activities, and other commercial aeronautical services are expressly excluded from the scope of this Permit. Any request by Permittee to provide commercial aeronautical services shall require separate negotiation and execution of a new Permit with the City, subject to all applicable regulatory approvals and requirements.

5.01.11 Permittee acknowledges and agrees that nothing in this Permit shall be construed to grant or confer upon Permittee any exclusive rights to conduct aeronautical activities at the Airport or on the Property. The rights granted herein are non-exclusive and are subject to the rights of the City, the Airport, and other authorized Permittees to engage in aeronautical activities in accordance with applicable federal, state, and local laws, rules, and regulations. Permittee expressly waives any claim to exclusive use or privilege, and further agrees that the City shall retain full authority to regulate, authorize, and permit aeronautical activities by other parties consistent with federal grant assurances and applicable law.

5.01.12 Permittee acknowledges and agrees that aircraft operating at the Airport shall have the continuing right to overfly the Property and that such overflight may result in noise, vibration, fumes, dust, emissions, and other impacts associated with normal aircraft operations. Permittee expressly grants permission for such overflight and associated impacts, and waives any claim or cause of action against the City, the Airport, or any aircraft operator arising therefrom. Nothing in this Permit shall be construed to limit or restrict the rights of aircraft to operate in the navigable airspace of the United States as defined by federal law, nor shall Permittee seek to enjoin, curtail, or otherwise interfere with such operations.

5.01.13 Permittee shall be solely responsible for any fueling, electric charging, and fuel storage arrangements required in connection with aeronautical activities conducted on the Property. All fueling and fuel storage shall comply with applicable federal, state, and local laws, rules, and regulations, including but not limited to those of the FAA the Environmental Protection Agency (EPA), and the City. Permittee expressly agrees that it shall not sell, dispense, or otherwise provide aviation fuel to tenants, subtenants, or other third parties under this Permit. Any request to engage in the sale or distribution of aviation fuel shall require separate negotiation and execution of a new Permit with the City, subject to all applicable regulatory approvals and requirements.

5.01.14 Permittee shall refrain from engaging in any act, practice, or activity that may damage, impair, or otherwise adversely affect Airport property, facilities, or improvements. Permittee shall not cause or permit any condition that necessitates repair or restoration of Airport property, except for normal wear and tear resulting from ordinary and authorized use. In the event that Airport property is damaged as a result of Permittee's actions or omissions, Permittee shall, at Permittee's sole cost and expense, promptly repair or restore such property to the satisfaction of the City and Airport manager or designee.

5.01.15 Permittee acknowledges and agrees that, in order to ensure consistency with federal sponsor assurances and obligations, the City, as Airport sponsor, shall retain the full right and authority to lease, transfer, or otherwise make available all or any portion of the Airport property to the United States Government during times of war, national emergency, or other circumstances requiring federal use of the Airport. Such rights may be exercised without liability to the Permittee, and Permittee expressly waives any claim for damages, compensation, or interference with use of the real property for which an airport access permit is issued arising from the exercise of such rights. Nothing in this Permit shall be construed to limit or restrict the authority of the United States Government to assume control or use of the Airport property in accordance with applicable law.

5.01.16 Permittee acknowledges and agrees that nothing in this Permit shall be construed to create or imply any agency or employment relationship between the Permittee and the City as Airport sponsor. Permittee shall have no authority, express or implied, to act as an agent of the City, the Airport, or the Airport sponsor, nor to bind or obligate the City or Airport in any manner whatsoever. All actions undertaken by Permittee pursuant to this Permit shall be solely in Permittee's own capacity and at Permittee's sole cost and expense. Permittee expressly waives any claim of agency or representation and agrees that any such assertion shall be null and void.

ARTICLE VI--CONSTRUCTION AND MAINTENANCE OF PRIVATE-USE INFRASTRUCTURE

6.01 It is understood and agreed that the Permittee at the Permittee's sole cost and expense, shall design and construct all infrastructure required for taxiing aircraft to and from the Property to the existing Airport taxiways and further understands and agrees that City shall have no obligation and shall not be called upon to make any improvements to the Airport in order to provide for the connection of the Property to the Airport and any of its runways or taxiways. All required infrastructure such as taxiway(s), taxilane(s), apron(s), airfield directional sign(s), taxiway/taxilane lighting system(s), airport security fencing, airport access gate(s), airport security controls, shall be in accordance with applicable FAA standards and acceptable to the City, and shall be listed and depicted in Exhibit "1" to this Permit. It is understood and agreed that the Permittee shall comply with and abide by all environmental laws, rules, regulations, standards, and policies of any governmental authority whether federal, state or local, and including, without limitation, the Environmental Protection Agency (or its successor entity), the State Water Board (or its successor

entity) and the City, and shall file any and all reports and provide any such information as may be required by any such governmental authority in connection therewith. Accordingly, Permittee covenants and agrees as follows:

6.01.1 Design, Environmental Permitting, and Airport Layout Plan Pen and Ink Change

To design all required infrastructure and to prepare and submit any necessary Airport Layout Plan pen and ink changes, including coordination with the FAA and other applicable regulatory agencies. Permittee shall, at Permittee's sole cost and expense, obtain and comply with all environmental permits, approvals, and authorizations required under federal, state, and local law, and shall pay all fees and costs incurred in connection therewith. All such design, permitting, and coordination activities shall be subject to review and acceptance by the City.

6.01.2 Construction and Maintenance

To construct the infrastructure on the City's property as may be required to permit access to taxi aircraft to and from the Property to the existing Airport taxiways. All construction on City's property must be approved by City prior to the commencement of construction. During the term of this Permit, Permittee shall be solely responsible for all maintenance of said private-use infrastructure and shall at all times maintain it in good repair.

6.01.3 Construction Costs

Notwithstanding anything herein contained to the contrary, Permittee expressly agrees to pay any and all costs associated with private-use infrastructure required by the City. These costs are in addition to the access fee(s) described in Article IV –Airport Access Permit Fee above.

ARTICLE VII--PERMIT SUBORDINATE TO GRANT ASSURANCES, PERMITS WITH UNITED STATES AND FEDERAL OBLIGATIONS

7.01 This Permit shall be nonexclusive and shall at all times be subordinate to the provisions of any existing or future Permits between the City and the United States Government, or to any order issued by the United States Government, or to any grant assurances of the Airport, or to any of the Airport's or the City's federal obligations.

7.02 This Permit, in the City's sole discretion, is subject to the initial and ongoing approval and consent by the FAA and by Caltrans, and is subject to the terms, conditions and requirements of any existing or future grant Permit(s) or grant assurance(s) at or in connection with the Airport and may be revoked, terminated or canceled immediately if the airport access permit is in violation of any such grant Permit(s) or grant assurance(s) or any FAA or Caltrans policy, rule, permit, standard, or regulation, or any local, state or federal law, policy, rule, permit, standard, or regulation, whether currently in effect, hereafter adopted, or as may be amended, modified, changed, or superseded.

7.03 The Permittee agrees to abide by the Airport Rules and Regulations in effect as of the

date of this Permit and as may be amended from time to time.

ARTICLE VIII--ADJUSTMENT TO PROPERTY, STATED USE OR IMPROVEMENTS

8.01 Modifications to the Property, by platting or re-platting, is prohibited without the express prior written approval of the City. The Permittee shall report in writing to the City any such modification intent. Upon such intent notice, the City at its sole discretion will terminate the airport access permit or will amend the Permit to reflect the modified property area and applicable access fee, and a pro-rata adjustment to the airport access fee shall be made as appropriate.

8.02 Modification to the stated use of the Property is prohibited without the express prior written approval of the City. The Permittee shall report in writing to the City any such modification intent. The City shall investigate the intended modification of the stated use, and if the City concludes at its sole discretion, that the intended modification to the stated use will be in violation of this Permit the Permittee will not proceed with the modifications to the use. The City will provide written notification of its conclusions to the Permittee. If the City concludes the intended modification of the stated use is not in violation of this Permit the City will amend the Permit to reflect the modified stated use and applicable access fee, and a pro-rata adjustment to the airport access fee shall be made as appropriate.

8.03 Modifications to security improvements on the Property or modification to improvements that would materially change the Airport security integrity, is prohibited without the express prior written approval of the City. The Permittee shall report in writing to the City any such modification intent. Upon such intent notice, the City shall investigate the intended modifications, and if the City concludes at its sole discretion, that the intended modifications will be in violation of this Permit the Permittee will not proceed with the modifications. The City will provide written notification of its conclusions to the Permittee. If the City concludes the intended modifications are not in violation of this Permit and if required, the City will amend the Permit to reflect the modifications and applicable access fee, and a pro-rata adjustment to the airport access fee shall be made as appropriate.

ARTICLE IX—INDEMNIFICATION AND INSURANCE

9.01 The Permittee shall indemnify, defend, and hold harmless the City, its officers, agents, and employees for any claim, liability, loss, injury, or damage arising out of, or in connection with this permit, the premises and/or an use of by Permittee and/or its agents, employees, contractors, or subcontractors, excepting only loss, injury or damage caused by the sole negligence or willful misconduct of personnel employed by the City. It is the intent of the parties to for Permittee to provide the broadest possible coverage for the City. The Permittee shall reimburse the City for all costs, attorney's fees, expenses, and liabilities incurred with respect to any litigation in which the Permittee is obligated to indemnify, defend, and hold harmless the City under the Permit.

9.02 Permittee will provide insurance coverage in types and amounts and subject to such conditions as specified in Exhibit A—Insurance Requirements, attached hereto and incorporated herein by reference,

ARTICLE X--TERMINATION OF PERMIT

10.01 Events of Default by Permittee:

City, at its option, may declare this Permit terminated (subject to Article X(2)) in its entirety upon the happening of any one or more of the following events and may exercise all rights related to the termination of this Permit:

10.01.1 Permittee fails to pay the Permit Fee for thirty (30) days; or

10.01.2 If Permittee shall file a voluntary petition in bankruptcy, or make a general assignment for the benefit of creditors, or if the Permittee is adjudicated as bankrupt, or Permittee otherwise assigns or attempts to assign its interest herein without the required prior written consent of City; or

10.03.3 If Permittee shall use or permit the use of the Permittee's premises at any time for any purpose which is not authorized by this Permit, or if Permittee shall use or permit the use thereof in violation of any law, rule, or regulation (including the Airport rules and regulations), to which the Permittee has agreed to conform; or

10.01.4 Permittee fails to meet any term or condition of this Permit.

10.02 Notice of Default:

If the Permittee shall default in the performance of any other term of this Permit (except the payment of fees), then the City shall send to the Permittee a written notice of default, specifying the nature of the default, and Permittee shall, within thirty (30) days after the date of the notice, cure and remedy the default, and this Permit shall then continue as before.

10.02.1 If the Permittee shall fail to timely cure and remedy such default, the City shall have the right to declare, by written notice to the Permittee, that the Permittee is in default, and to use all remedies available to the City under this Permit. However, if by its nature, such default cannot be cured within such thirty (30) day period, such termination shall not be effective if the defaulting party commences to correct such default within said thirty (30) days and corrects the same as promptly as reasonably practicable.

10.02.2 Termination of this Permit for non-payment of fees to City by Permittee shall not become effective until after the expiration of fifteen (15) days written notice thereof by City to Permittee and Permittee fails to pay all monies owed fully within said period.

ARTICLE XI--NOTICES

11.0 Notice/Addresses: All notices, requests, or other communications, required or permitted to be given hereunder shall be in writing and hand-delivered or sent by certified mail, addressed to the appropriate party at its address as follows:

City or City

City of Salinas
Attn: City Manager
200 Lincoln Ave
Salinas, California 93901
Phone: (831) 758-7201

Copy to: Salinas Municipal Airport
Attn: Airport Manager
324 Airport Boulevard, Salinas, California
Salinas, California 93905
Phone: (831) 758-7214

City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, California 93901
Phone: (831)758-7256

Permittee

Archer Aviation Inc.
Attn: Brian Learn
190 W. Tasman Dr.
San Jose, CA 95134

Copy to: Legal Department
legal@archer.com

ARTICLE XII--CERTIFICATIONS

12.01 The undersigned Permittee and Organization named below hereby certifies that the Permittee shall agree to abide by and comply with all laws, ordinances, rules, regulations and requirements of all governmental agencies and authorities now in force, or which may hereafter be in force, pertaining to the Airport. The judgment of a court of competent jurisdiction, or the admission in any action or proceeding, whether the City is a party thereto or not, of the violation of any such law, ordinance, rule, regulation or requirement shall be conclusive evidence of that fact; and

Furthermore, the undersigned Permittee and Organization named below hereby certifies that the Permittee shall agree to abide by and comply with all conditions, requirements and terms of any existing and future federal or state grant Permit pertaining to the Airport.

Failure to comply with any or all terms and conditions of the permit shall cause immediate revocation and cancellation thereof.

ARTICLE XIII—GENERAL PROVISIONS

13.01 Modification. This Permit may only be modified upon the mutual written consent of the City and Permittee.

13.02 Compliance with Laws, Rules, and Regulations. Activities conducted by and services performed by Permittee on Airport premises or facilities pursuant to this Permit shall be performed in accordance and full compliance with all applicable federal, state, and local laws and any rules or regulations promulgated thereunder including, but not limited to, the Airport's Rules and Regulations.

13.03 Authority of Airport Manager. Permittee shall at all times comply with all directions and

requirements of the Airport Manager with respect to access to and use of Airport facilities.

13.04 Jurisdiction. This Permit shall be administered and interpreted under the laws of the State of California. In the event of any dispute arising out of the Permittee's access to or use of Airport premises or facilities pursuant to this Permit, or in the event of any dispute concerning interpretation of this Permit, jurisdiction of any litigation arising therefrom shall be in the State of California, County of Monterey, or in the appropriate federal court with jurisdiction over the matter. In case suit shall be brought to interpret or to enforce this Permit, or because of the breach of any covenant or provision herein contained, the prevailing party in such action shall be entitled to recover their reasonable attorneys' fees in addition to such costs as may be allowed by the court.

IN WITNESS WHEREOF, this Permit has been executed by the duly authorized officers or representatives of each of the parties.

City:

CITY OF SALINAS,
a California charter city and municipal corporation

By: _____
René Mendez, City Manager

Approved as to Form:

By: _____
Christopher A. Callihan, City Attorney

Permittee:

_____ Archer Aviation Inc. _____
(*Company*)

By: _____
(*Signature*)

_____
(*Print Name*)

Note: Signatures must be notarized

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

State of California

County of _____

On _____, _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

_____

Signature of Notary Public

(Notary Seal)

Exhibit A

Insurance Requirements

Permittee shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work or in connection with products, materials or services supplied to the City and shall include their agents, representatives, employees, or subcontractors. With respect to General Liability, Errors & Omissions, Pollution Legal Liability and Remediation, coverage should be maintained for a minimum of five (5) years after contract completion.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

A. **Airport Liability Insurance** on an "occurrence" basis, including products and completed operations, property damage, bodily injury with limits no less than $10,000,000 per occurrence, including owned and non-owned aircraft coverage.

B. **Commercial General Liability (CGL)** coverage on Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than $5,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

C. **Automobile Liability** on Insurance Services Office Form Number CA 0001 covering any auto (Code 1), or if Permittee has no owned autos, hired (Code 8) and non-owned (Code 9) autos, with limit no less than **$2,000,000** per accident for bodily injury and property damage.

D. **Workers' Compensation Insurance** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than **$1,000,000** per accident for bodily injury or disease.

E. **Pollution Legal Liability and Remediation Insurance and/or Errors & Omissions** coverage applicable to underground or above ground fuel storage tanks, fueling or refueling operations with a limit no less than **$5,000,000** per claim or occurrence and **$5,000,000** aggregate per policy period of one year. This policy shall include coverage for bodily injury, property damage personal injury and environmental site restoration, including fines and penalties in accordance with applicable EPA or state regulations.

F. **Hangarkeepers Liability Insurance**, if applicable, with a limit not less than **$2,000,000** combined single limit per occurrence and **$2,000,000** aggregate.

G. **Property Insurance**. Permittee shall maintain not less than **$1,000,000** Legal Liability Coverage (ISO Form CP 00 40 or equivalent) on all real property being leased, including improvements and betterments owned by the City, and shall name the City as a loss payee. Permittee shall also provide property insurance on all personal property and betterments and improvements contained within or on the leased premises. The policy must be written on an "all risks" replacement cost basis, excluding earthquake and flood, with no more than a ninety (90) percent co-insurance requirement, and Permittee shall name City as a loss payee for its interest in the property.

H. **Interruption of Business Insurance**: Permittee shall, at its sole cost and expense, maintain business interruption insurance by which the minimum monthly rent will be paid to City for a period of up to one (1) year if the premises are destroyed or rendered inaccessible by a risk insured against by a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements.

If the Permittee maintains broader coverage and/or higher limits than the minimums shown above, the

City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Permittee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Self-Insured Retentions
Self-insured retentions must be declared to and approved by the City. The City may require the Permittee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. 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.

Other Insurance Provisions

The Airport Liability, CGL, Automobile Liability, and Pollution Legal Liability and Remediation policies are to contain, or be endorsed to contain, the following provisions:

1. **The City, its officers, officials, employees, and volunteers are to be covered as additional insureds** with respect to liability arising out of work or operations performed by or on behalf of the Permittee including materials, parts or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Permittee's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).
2. For any claims related to this project or use of facilities, the Permittee's insurance coverage shall be primary and non-contributory insurance coverage at least as broad as ISO CG 20 01 04 13 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 shall be excess of the Permittee insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.
3. Each insurance policy required shall provide that coverage shall not be canceled, except with notice to the City.

The Automobile Liability policy shall be endorsed to include Transportation Pollution Liability insurance, covering materials to be transported by Permittee pursuant to the contract. This coverage may also be provided as part of the Pollution Legal Liability and Remediation policy.

If the Airport Liability, CGL, Pollution Legal Liability and Remediation policy and/or Errors & Omissions coverages are written on a claims-made form:

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 Permittee must purchase an extended period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the City for review.

Umbrella or Excess Policy
The Permittee may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying CGL insurance.

Acceptability of Insurers
Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A:VII.

Verification of Coverage

Permittee shall furnish the City with original certificates and amendatory endorsements, or copies of the applicable policy language effecting coverage required by this clause **and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements**. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Permittee 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. 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.

Waiver of Subrogation
Permittee hereby grants to City a waiver of any right to subrogation which any insurer of said Permittee may acquire against the City by virtue of the payment of any loss under such insurance. Permittee agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation and provide a copy to the City, but this provision applies regardless of whether or not an endorsement has been issued.

Contractors and Subcontractors
Permittee shall require and verify that all contractors subcontractors maintain insurance meeting all the requirements stated herein, and Permittee shall ensure that City is an additional insured on insurance required from subcontractors. For CGL coverage contractors and subcontractors shall provide coverage with a format least as broad as CG 20 38 04 13.

Special Risks or 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.

File #: ID#26-268, **Version:** 1

..Title

On-Airport Land Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration and the City of Salinas Municipal Airport

..Recommended Action
Approve a Resolution authorizing the Mayor to execute an On-Airport Land Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA) and the City of Salinas Municipal Airport beginning October 1, 2025, through September 30, 2045.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION, AIRPORT DIVISION**

FROM: **LISA MURPHY, ASSISTANT CITY MANAGER**

BY: **MATT NELSON, AIRPORT MANAGER**

TITLE: **ON-AIRPORT LAND LEASE AGREEMENT BETWEEN THE UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION AND THE CITY OF SALINAS MUNICIPAL AIRPORT**

RECOMMENDED MOTION:

A motion recommending City Council approve a resolution authorizing the Mayor to execute an On-Airport Land Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA) and the City of Salinas Municipal Airport beginning October 1, 2025, through September 30, 2045.

EXECUTIVE SUMMARY:

The United States of America Department of Transportation Federal Aviation Administration (USA FAA) requests the agreement of an On-Airport Land Lease between the City of Salinas Municipal Airport in Monterey County beginning October 1, 2025, through September 30, 2045. This will allow for continued operation of the air traffic control tower site.

BACKGROUND:

The United States of America Department of Transportation Federal Aviation Administration (USA FAA) is a long-term business tenant of the City of Salinas Municipal Airport. USA FAA entered a lease with the City of Salinas in 1985 for the operation of the air traffic control tower site and that lease continued through September 30, 2025. In the month of September 2025, the government shut down along with staffing shortages prevented USA FAA from pursuing an extension of the lease prior to the expiration date of September 30, 2025. As such, it was delayed until February 13, 2026 to continue with the completion of the lease. It is important to note that services did not cease and continue.

Term
The lease provides one twenty-year initial term from October 1, 2025, through September 30, 2045, and a yearly option to renew unless a written notice is provided within thirty (30) days before the lease expires.

Uses
The negotiated uses include current/existing uses only, which includes the operation of the air traffic control tower. Following the execution of the lease, the lessee may request additional uses through a lease amendment process. The following uses are included in the lease:

Base Rent
The monthly Base Rent for the land on which the air traffic control tower is placed is equal to $575.50 per month or $6,906.00 per annum. In addition to the Base Rent, the US FAA pays for all water, gas, heat, light, power, telephone, sewage, garbage, and rubbish disposal, and all other services applied to the air traffic control tower.

The annual Base Rent is subject to an annual adjustment by an amount equal to three percent (3%) of the annual rent in effect during the immediately preceding year.

At the May 28, 2026, Airport Commission meeting, the Airport Commission unanimously recommended that the City Council take action to approve a resolution authorizing the Mayor to execute an On-Airport Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA and the City of Salinas Municipal Airport for the continued operation of the air traffic control tower.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project and therefore exempt as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Not Applicable because both the City of Salinas and the US FAA are governmental agencies.

STRATEGIC PLAN INITIATIVE:

This item relates to the Council's Goal of Infrastructure and Environmental Sustainability and Public Safety by investing in Salinas Municipal Airport.

DEPARTMENTAL COORDINATION:

The Salinas Municipal Airport within the Administrative Department worked with Legal staff to review the lease as to form and legality and the Finance Department will assist Airport staff on the issuance of a purchase order and monitoring of progress payments.

FISCAL AND SUSTAINABILITY IMPACT:

There will be no impact on the City's General Fund as the Airport operates as an enterprise fund. All revenues generated from this lease will go to the Airport Enterprise Fund to support continued operation and maintenance of the Airport.

ATTACHMENTS:

Resolution
On-Airport Land Lease
Original Lease

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN ON-AIRPORT LAND LEASE AGREEMENT BETWEEN THE UNITED STATES OF AMERICA DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION (USA FAA) AND THE CITY OF SALINAS MUNICIPAL AIRPORT

WHEREAS, on September 3, 2025, the United States of America Department of Transportation Federal Aviation Administration (USA FAA) requested an On-Airport Lease agreement; and

WHEREAS, in the month of September 2025, the federal government shutdown, along with staffing shortages, occurred and delayed the process to pursue renewal of the existing lease by the expiration date of September 30, 2025; and

WHEREAS, On February 13, 2026, United States of America Department of Transportation Federal Aviation Administration (USA FAA) requested to revisit the agreement to the On-Airport Land Lease; and

WHEREAS, United States of America Department of Transportation Federal Aviation Administration (USA FAA) finds a continuing need for the FAA to operate and maintain Air Traffic Control Tower (ATCT) in support of airport operations at the Salinas Municipal Airport; and

WHEREAS, at the May 28, 2026, Airport Commission meeting, the Airport Commission unanimously recommended that the City Council approve a resolution authorizing the Mayor to execute an On-Airport Lease Agreement between the United States of America Department of Transportation Federal Aviation Administration (USA FAA and the City of Salinas Municipal Airport; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby finds and determines that the above recitals and accompanying Staff Report are true and correct and have served as the basis in part, for the actions of the City Council set forth below; and

BE IT FURTHER RESOLVED the City Council hereby finds that the use of the Airport property for the continued operation of an air traffic control tower is in the public interest; and

BE IT FURTHER RESOLVED that the City Council finds the proposed On-Airport Lease Agreement on the Premise to be consistent with the Airport Master Plan and Salinas General Plan; and

BE IT FURTHER RESOLVED that a copy of the On-Airport Lease Agreement when executed shall be placed on file in the office of the City Clerk.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized and directed, for and on behalf of the City of Salinas, to execute the attached On-Airport Lease Agreement between the

City and United States of America Department of Transportation Federal Aviation Administration (USA FAA) at the Salinas Municipal Airport.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

ON-AIRPORT LAND LEASE

Between
THE UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATIONFEDERAL AVIATION ADMINISTRATION
And
THE CITY OF SALINAS, A MUNICIPAL CORPORATION

FAA CONTRACT NO: 690EG4-25-L-00085
ATID/FACILITY TYPE: SNS/ATCT
LOCATION: SALINAS, CA

1. **Preamble (09/2021) 6.1.1** This Lease for real property is hereby entered into by and between The City of Salinas, a Municipal Corporation, hereinafter referred to as the Lessor, and the United States of America, acting by and through the Federal Aviation Administration, hereinafter referred to as the FAA.

2. **Definitions (09/2021) 6.1.1-1** For purposes of this document, the following definitions apply;

   Contract- refers to this legal instrument used to acquire an interest in real property for the direct benefit or use by the FAA. As used herein, contract denotes the document (for example- lease, easement, memorandum of agreement, or other legally binding agreement) used to implement an agreement between a customer (buyer) and a seller (supplier).

   Contractor- refers to the party(ies) receiving a direct procurement contract from the FAA and who is(are) responsible for performance of contract requirements. For purposes of this document, the contractor may also be called the Lessor, Permittor, Licensor, Grantor, Airport, or Offeror depending on the type of contract or the provision within the contract.

   Government- refers to the United States of America acting by and through the Federal Aviation Administration (FAA). For purposes of this document, Government and FAA are interchangeable.

   Real Estate Contracting Officer (RECO)- is a trained and warranted official who contracts for real property on behalf of the FAA. For purposes of this agreement, RECO is interchangeable with Contracting Officer (CO).

3. **Succeeding Contract (09/2021) 6.1.2** This contract succeeds DTFA08-85-L-11256 and all other previous agreements between the parties for the property described in this document.

4. **Lease Witnesseth (09/2021) 6.1.3** Witnesseth: The parties hereto, for the consideration hereinafter mentioned, covenant and agree as follows:

5. **Description of Premises (09/2021) 6.1.4-3** This contract covers the following described property, hereinafter referred to as the premises and hereby consisting of:

   AIR TRAFFIC CONTROL TOWER SITE

   A plot of land 200' x 170' located on the Salinas Municipal Airport in Monterey County, and more particularly described as follows:

   From a one inch iron pipe (I.P.) marking the Northeast property corner of the Salinas Elks Hall Association with a description of said property contained in Book 1300, Page 143, dated May 2, 1951, in the Monterey County Courthouse, proceed S 55º 33' 02" E 3579.52 feet to ¾" I.P. to the true point of beginning; thence N 31º 30' 10" E 170.0 feet; thence S 58º 29' 50" E 200.0 feet, thence S 31º 30' 10" W 170.0 feet; thence N 58º 29' 50" W 200.0 feet to the point of beginning, containing 0.79 acres more or less. All the above described real property is situated in Rancho El Alisal, Monterey County, California. All bearings are true.

   A. Together with a right-of-way for ingress to and egress from the premises (for Government employees, their agents and assigns); a right-of-way for establishing and maintaining electric power and/or telecommunication lines to the premises; and a right-of-way for subsurface power, communication and/or water lines to the premises; all rights-of-way to be over said lands and adjoining lands of the contractor, and unless herein described otherwise, shall be reasonably determined by the Government as the most convenient route.
   B. This contract includes the right of grading, conditioning, installing drainage facilities, seeding the soil of the premises, and the removal of all obstructions from the premises that may constitute a hindrance to the establishment and maintenance of Government facilities.
   C. The Government shall also have the right to make alterations, attach fixtures, erect additions, structures, or signs, in or upon the premises hereby leased. All alterations and additions are and will remain the property of the Government.
   D. The Lessor agrees that the Federal Aviation Administration designated underground duct, as shown on the Airport Master Plan, will be reserved for the exclusive use of the Government.

6. **Purpose (09/2021) 6.1.5** It is understood and agreed that the use of the herein described premises shall be related to FAA's activities in support of the National Airspace System (NAS).

7. **Legal Authority (09/2021) 6.2.1** This contract is entered into under the authority of 49 U.S.C. 106(l)(6) and (n), which authorizes the Administrator of the FAA to enter into contracts, acquisitions of interests in real property, agreements, and other transactions on such terms and conditions as the Administrator determines necessary.

8. **Term (No Cost) (07/2022) 6.2.3-1** To have and to hold, for the term commencing on October 1, 2025, and continuing through September 30, 2045.

9. **Consideration (No Cost) (09/2021) 6.2.4-4** The Government shall pay the contractor no monetary consideration. It is mutually agreed that the rights extended to the Government herein are in consideration of the obligations assumed by the Government in its establishment, operation and maintenance of facilities upon the premises.

10. **Termination (01/2023) 6.2.5** The Government may terminate this contract at any time, in whole or in part, if the Real Estate Contracting Officer (RECO) determines that a termination is in the best interest of the Government. The RECO shall terminate this contract by delivering a written notice specifying the effective date of the termination. The termination notice shall be delivered at least 30 days before the effective termination date. No costs shall accrue as of the effective date of termination.

11. **Excuse (09/2021) 6.2.5-3**
    A. The Lessor will not be in default because of any failure to perform the requirements of this Lease under its terms if the failure arises from causes beyond the control and without the fault or negligence of the Lessor.
    B. Permissible causes for excuse are:
    i. acts of God (e.g., fires, floods, pandemics, epidemics, unusually severe weather, etc.),
    ii. acts of the public enemy,
    iii. acts of the Government in either its sovereign or contractual capacity,
    iv. pandemic, epidemic, or quarantine restrictions,
    v. strikes, and
    vi. freight embargoes. In each instance, the failure to perform must be beyond the control and without the fault or negligence of the Lessor.
    C. Excuse will not be granted when:
    i. the Lessor had actual or constructive knowledge prior to the Lease Award Date that he/she could not perform in accordance with the requirements of the Lease contract;
    ii. the conditions of the property prevent performance;
    iii. the Lessor, its employees, agents or contractors, by error or omission, fails to perform; or
    iv. the Lessor is unable to obtain sufficient financial resources to perform its obligations.
    D. The RECO will ascertain the facts and extent of the failure. If the RECO determines that any failure to perform is excusable, the RECO will revise the delivery schedule subject to the rights of the Government under the default and termination clauses of this contract.

12. **Binding Effect (09/2021) 6.2.6** The provisions of this contract and the conditions herein shall be binding upon, and for the benefit of, the parties and their successors and assigns. In the event of any sale or transfer of ownership of the property or any portion thereof, the Government will be deemed to have attorned to any purchaser, successor, assign, or transferee. The succeeding owner will be deemed to have assumed all rights and obligations of the contractor under this contract establishing direct privity of estate and contract between the Government and said succeeding owner, with the same force, effect, and relative priority in time and right as if the contract had initially been entered into between such succeeding owner and the Government.

13. **Holdover (07/2023) 6.2.12** If after the expiration of the Lease, the Government shall retain possession of the premises, the Lease shall continue in full force and effect on a month-to-month basis. Payment shall be made in accordance with the Consideration clause of the Lease at the rate paid during the Lease term. This period shall continue until the Government shall have signed a new lease with the Lessor, acquired the property in fee, or vacated the premises.

14. **RE Clauses Incorporated by Reference (09/2021) 6.3.0** This solicitation or contract, as applicable, incorporates by reference the provisions or clauses listed below with the same force and effect as if they were given in full text. Upon request, the RECO will make the full text available, or the full text may be obtained via internet at https://fast.faa.gov/RPF_Real_Property_Clauses.cfm.

    A. **Officials Not To Benefit (09/2021) 6.3.0-2**
    B. **Assignment of Claims (09/2021) 6.3.0-3**
    C. **Contracting Officer's Representative (09/2021) 6.3.0-4**
    D. **Contingent Fees (09/2021) 6.3.0-5**

15. **Title to Improvements (09/2021) 6.3.5** Title to the improvements constructed for use by the Government during the life of this Agreement shall be in the name of the Government.

16. **Funding Responsibility for FAA Facilities (09/2021) 6.3.6** The Contractor agrees that all Contractor requested relocation(s), replacement(s), or modification(s) of any existing or future FAA navigational aid or communication system(s) necessitated by Contractor improvements or changes will be at the expense of the Contractor. In the event that the Contractor requested changes or improvements interferes with the technical and/or operational characteristics of the FAA's facility, the Contractor will immediately correct the interference issues at the Contractor's expense. Any FAA requested relocation, replacement, or modifications shall be at the FAA's expense. In the event such relocations, replacements, or modifications are necessary due to causes not attributable to either the Contractor or the FAA, funding responsibility shall be determined by mutual agreement between the parties, and memorialized in a Supplemental Agreement.

17. **Changes (07/2023) 6.3.8**

    A. The RECO may at any time, by written order via Supplemental Agreement, make changes within the general scope of this Lease in any one or more of the following:
    i. Work or services;
    ii. Facilities or space layout;
    iii. Amount of space/land;
    iv. Any other change made within the scope of this lease.

    B. If any such change causes an increase or decrease in the Lessor's cost or time required for performance under this lease, the RECO will modify this Lease to provide one or more of the following:
    i. An equitable adjustment in the rental rate;
    ii. A lump sum equitable adjustment;
    iii. An equitable adjustment of the annual operating costs per rentable square foot; or
    iv. An adjustment to the delivery date.

    C. The Lessor must assert its right to an adjustment by written proposal under this clause within thirty (30) days from the date of receipt of the change order. Lessor's request must include all

documentation necessary to validate his/her right to an adjustment.

D. Nothing in this clause excuses the Lessor from proceeding with the change as directed.

E. Absent written supplemental agreement the Government is not liable to the Lessor under this clause.

18. **No Waiver (09/2021) 6.3.17** No failure by the Government to insist upon strict performance of any provision of this Contract or failure to exercise any right, or remedy consequent to a breach thereof, will constitute a waiver of any such breach in the future.

19. **Non-Restoration (09/2021) 6.3.18** It is hereby agreed between the parties that, upon termination of its occupancy, including any holdover period, the Government shall have no obligation to restore and/or rehabilitate, either wholly or partially, the property that is the subject of this contract. It is further agreed that the Government may abandon in place any or all of the structures and equipment installed in or located upon said property by the Government during its tenure. Such abandoned equipment shall become the property of the contractor.

20. **Quiet Enjoyment (09/2021) 6.3.25** The Contractor warrants that they have good and valid title to the premises, and rights of ingress and egress, and warrants and covenants to defend the Government's use and enjoyment of said premises against third party claims.

21. **Damage by Fire or Other Casualty or Environmental Hazards (09/2021) 6.3.26-1** If the premises is partially or totally destroyed or damaged by fire or other casualty or if environmentally hazardous conditions are found to exist so that the premises is untenantable as determined by the Government, the Government may agree to allow restoration/reconstruction, or may elect to terminate the contract, in whole or in part, immediately by giving written notice to the contractor.

22. **Interference with FAA Operations (09/2021) 6.3.28-2** The Airport agrees not to erect or allow to be erected any structure or obstruction of any kind or to allow any natural growth that the Government determines would interfere with the proper operations of Government facilities. The Airport agrees to keep areas around the Government's navigational aids mowed at all times to a height so that weeds and vegetation will not be an obstruction to such operation or maintenance of these facilities.

23. **Hold Harmless (01/2024) 6.3.30** In accordance with and subject to the conditions, limitations and exceptions set forth in the Federal Tort Claims Act, 28 U.S.C. Ch. 171, the Government will be liable to persons damaged by any personal injury, death or injury to or loss of property, which is caused by a negligent or wrongful act or omission of an employee of the Government while acting within the scope of his office or employment under circumstances where a private person would be liable in accordance with the law of the place where the act or omission occurred. The foregoing shall not be deemed to extend the Government's liability beyond that existing under the Act at the time of such act or omission or to preclude the Government from using any defense available in law or equity.

~~24.~~ **Compliance with Applicable Laws (01/2023) 6.3.31-1** This Contract shall be governed by federal law. The Contractor shall comply with all applicable federal, state, and local laws. The Government will comply with all federal, state, and local laws applicable to and enforceable against it, provided that nothing in this lease shall be construed as a waiver of the sovereign immunity of the Government.

25. **Notification of Change in Ownership or Control of Land (10/2022) 6.3.34** If the Contractor sells, dies or becomes incapacitated, or otherwise conveys to another party or parties any interest in the aforesaid land, rights of way thereto, and any areas affecting the premises, the Government shall be notified in writing, of any such transfer or conveyance within 30 calendar days after completion of the change in property rights. Concurrent with the written notification, the Contractor or Contractor's heirs, representatives, assignees, or trustees shall provide the Government copies of the associated legal document(s) (acceptable to local authorities) for transferring and/or conveying the property rights.

26. **Integrated Agreement (09/2021) 6.3.36** This Contract, upon execution, contains the entire agreement of the parties, and no prior written or oral agreement, express or implied shall be admissible to contradict the provisions of this Contract.

27. **Unauthorized Negotiating (09/2021) 6.3.37** In no event shall the Contractor enter into negotiations concerning the premises with anyone other than the RECO or his/her designee.

28. **Contract Disputes (09/2021) 6.3.39**

A. All contract disputes arising under or related to this contract shall be resolved through the Federal Aviation Administration (FAA) dispute resolution system at the Office of Dispute Resolution for Acquisition (ODRA) and shall be governed by the procedures set forth in 14 C.F.R. Parts 14 and 17, which are hereby incorporated by reference. Judicial review, where available, will be in accordance with 49 U.S.C. 46110 and shall apply only to final agency decisions. A contractor may seek review of a final FAA decision only after its administrative remedies have been exhausted.

B. The filing of a contract dispute with the ODRA may be accomplished by mail, overnight delivery, hand delivery, or by facsimile, or if permitted by Order of the ODRA, by electronic filing. A contract dispute is considered to be filed on the date it is received by the ODRA during normal business hours. The ODRA's normal business hours are from 8:30 am to 5:00 pm Eastern Time.

C. Contract disputes are to be in writing and shall contain:

i. The contractor's name, address, telephone and fax numbers and the name, address, telephone and fax numbers of the contractor's legal representative(s) (if any) for the contract dispute;

ii. The contract number and the name of the Contracting Officer;

iii. A detailed chronological statement of the facts and of the legal grounds for the contractor's positions regarding each element or count of the contract dispute (i.e., broken down by individual claim item), citing to relevant contract provisions and documents and attaching copies of those provisions and documents;

iv. All information establishing that the contract dispute was timely filed;

v. A request for a specific remedy, and if a monetary remedy is requested, a sum certain must be specified and pertinent cost information and documentation (e.g., invoices and terminated checks) attached, broken down by individual claim item and summarized; and

vi. The signature of a duly authorized representative of the initiating party

D. Contract disputes shall be filed at the following address:

i. For filing by hand delivery, courier or other form of in-person delivery:

Office of Dispute Resolution for Acquisition
Federal Aviation Administration
600 Independence Avenue SW., Room 2W100
Washington, DC 20591; or

For filing by U.S. Mail:

Office of Dispute Resolution for Acquisition
Federal Aviation Administration
800 Independence Avenue SW
Washington, DC 20591
[Attention: AGC-70, Wilbur Wright Bldg. Room 2W100]; or

Telephone: (202) 267-3290
Facsimile: (202) 267-3720
Alternate Facsimile: (202) 267-1293; or

ii. Other address as specified in 14 CFR Part 17.

E. A contract dispute against the FAA shall be filed with the ODRA within two (2) years of the accrual of the contract claim involved. A contract dispute by the FAA against a contractor (excluding contract disputes alleging warranty issues, fraud or latent defects) likewise shall be filed within two (2) years after the accrual of the contract claim. If an underlying contract entered into prior to the effective date of this part provides for time limitations for filing of contract disputes with the ODRA which differ from the aforesaid two (2) year period, the limitation periods in the contract shall control over the limitation period of this section. In no event will either party be permitted to file with the ODRA a contract dispute seeking an equitable adjustment or other damages after the contractor has accepted final contract payment, with the exception of FAA claims related to warranty issues, gross mistakes amounting to fraud or latent defects. FAA claims against the contractor based on warranty issues must be filed within the time specified under applicable contract warranty provisions. Any FAA claims against the contractor based on gross mistakes amounting to fraud or latent defects shall be filed with the ODRA within two (2) years of the date on which the FAA knew or should have known of the presence of the fraud or latent defect.

F. A party shall serve a copy of the contract dispute upon the other party, by means reasonably calculated to be received on the same day as the filing is to be received by the ODRA.

G. After filing the contract dispute, the contractor should seek informal resolution with the Contracting Officer.

H. The FAA requires continued performance with respect to contract disputes arising under this contract, in accordance with the provisions of the contract, pending a final FAA decision.

I. The FAA will pay interest on the amount found due and unpaid from (1) the date the Contracting Officer receives the contract dispute, or (2) the date payment otherwise would be due, if that date is later, until the date of payment. Simple interest on contract disputes shall be paid at the rate fixed by the Secretary of the Treasury that is applicable on the date the Contracting Officer receives the contract dispute and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary until payment is made. Interest will not accrue for more than one year.

J. Additional information and guidance about the ODRA dispute resolution process for contract disputes can be found on the ODRA website at http://www.faa.gov.

29. **Clearing/Disposing of Debris (09/2021) 6.3.41**

A. The Government shall notify the Contractor in writing ten (10) days prior to the start of any clearing of trees and/or brush and tree cuttings.

B. The Contractor grants the Government the right and privilege to enter upon the Contractor's land in order to cut, trim, tip, shape and maintain any trees situated within the premises and said cutting privilege granted to the Government shall include native grasses, scrub brush, and scrub to trees. Only those trees that are determined by the Government to interfere with the operation and proper function of the Government's facility will be subject to the Government's granted privilege. Coordination with the Contractor will be made prior to any cutting of any selected trees.

C. The Government agrees to dispose of all grass, brush, and tree cuttings by the Government's contractor. All tree logs, limbs, or branches 2 or more inches in diameter and 5 feet in length, shall be stacked in an area selected by the Lessor. The Government's disposal of debris, grass, branches, etc., shall comply with regulatory requirements.

30. **Organizational Conflict of Interest (01/2023) 6.3.47**

A. The offeror or Contractor warrants that, to the best of the Contractor's knowledge and belief, there are no relevant facts or circumstances which could give rise to an organizational conflict of interest (OCI), as defined in the FAA Acquisition Management System, "Organizational Conflicts of Interest (T3.1.7)", or that the Contractor has disclosed all such relevant information.

B. The offeror or Contractor agrees that if an actual or potential OCI is discovered after award, the Contractor must make a full disclosure in writing to the Contracting Officer. The disclosure must include a mitigation plan describing actions the Contractor has taken or proposes to take to avoid, mitigate, or neutralize the actual or potential conflict. Changes in the Contractor's relationships due to mergers, consolidations or any unanticipated circumstances may create an unacceptable organizational conflict of interest which may necessitate disclosure.

C. The FAA reserves the right to review and audit OCI mitigation plans as needed after award, and to reject mitigation plans if the OCI, in the opinion of the Contracting Officer, cannot be avoided, or mitigated.

D. The Contracting Officer may terminate this contract for convenience in whole or in part, if it deems such termination necessary to avoid an OCI. If the Contractor was aware of a potential OCI prior to award or discovered an actual or potential conflict after award and did not disclose or misrepresented relevant information to the Contracting Officer, the Government may terminate this contract for default, debar the Contractor from government contracting, or pursue such other remedies as may be permitted by law or this contract.

E. The Contractor further agrees to insert provisions which must conform substantially to the language of this clause including this paragraph (d) in any subcontract or consultant agreement hereunder.

31. **Hazardous Substance Contamination (09/2021) 6.8.1** The FAA agrees to remediate, at its sole cost, all hazardous substance contamination on the FAA facility premises that is found to have occurred as a direct result of the installation, operation, relocation and/or maintenance of the FAA's facilities covered by this contract. The Contractor agrees to remediate at its sole cost, all other hazardous substance contamination found on the FAA facility premises. The Contractor also agrees to hold the FAA harmless for all costs, liabilities and/or claims by third parties that arise out of hazardous contamination found on the FAA facility premises that are not directly attributable to the installation, operation and/or maintenance of the facilities.

32. **Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment (07/2023) 6.9.5**

(a) Definitions. As used in this clause—

Backhaul means intermediate links between the core network, or backbone network, and the small subnetworks at the edge of the network (e.g., connecting cell phones/towers to the core telephone network). Backhaul can be wireless (e.g., microwave) or wired (e.g., fiber optic, coaxial cable, Ethernet).

Covered foreign country means The People's Republic of China.

Covered telecommunications equipment or services means—
(1) Telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities);
(2) For the purpose of public safety, security of Government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities);
(3) Telecommunications or video surveillance services provided by such entities or using such equipment; or
(4) Telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

Critical technology means—
(1) Defense articles or defense services included on the United States Munitions List set forth in the International Traffic in Arms Regulations under subchapter M of chapter I of title 22, Code of Federal Regulations;

(2) Items included on the Commerce Control List set forth in Supplement No. 1 to part 774 of the Export Administration Regulations under subchapter C of chapter VII of title 15, Code of Federal Regulations, and controlled—
(i) Pursuant to multilateral regimes, including for reasons relating to national security, chemical and biological weapons proliferation, nuclear nonproliferation, or missile technology; or
(ii) For reasons relating to regional stability or surreptitious listening.
(3) Specially designed and prepared nuclear equipment, parts and components, materials, software, and technology covered by part 810 of title 10, Code of Federal Regulations (relating to assistance to foreign atomic energy activities);
(4) Nuclear facilities, equipment, and material covered by part 110 of title 10, Code of Federal Regulations (relating to export and import of nuclear equipment and material);
(5) Select agents and toxins covered by part 331 of title 7, Code of Federal Regulations, part 121 of title 9 of such Code, or part 73 of title 42 of such Code; or
(6) Emerging and foundational technologies controlled pursuant to section 1758 of the Export Control Reform Act of 2018 (50 U.S.C. 4817).

Interconnection arrangements means arrangements governing the physical connection of two or more networks to allow the use of another's network to hand off traffic where it is ultimately delivered (e.g., connection of a customer of telephone provider A to a customer of telephone company B) or sharing data and other information resources.

Reasonable inquiry means an inquiry designed to uncover any information in the entity's possession about the identity of the producer or provider of covered telecommunications equipment or services used by the entity that excludes the need to include an internal or third-party audit.

Roaming means cellular communications services (e.g., voice, video, data) received from a visited network when unable to connect to the facilities of the home network either because signal coverage is too weak or because traffic is too high.

Substantial or essential component means any component necessary for the proper function or performance of a piece of equipment, system, or service.

(b) Prohibition.
(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. The Contractor is prohibited from providing to the Government any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in AMS T3.8.9C.1.c(5).
(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year

2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020, from entering into a contract, or extending or renewing a contract, with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system, unless an exception at paragraph (c) of this clause applies or the covered telecommunication equipment or services are covered by a waiver described in AMS T3.8.9C.1.c(5). This prohibition applies to an entity that uses covered telecommunications equipment or services, including use not in support of the Government.

(c) Exceptions. This clause does not prohibit contractors from providing—
(1) A service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
(2) Telecommunications equipment that cannot route or redirect user data traffic or permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(d) Reporting requirement.
(1) In the event the Contractor identifies covered telecommunications equipment or services used as a substantial or essential component of any system, or as critical technology as part of any system, during contract performance, or the Contractor is notified of such by a subcontractor at any tier or by any other source, the Contractor must report the information in paragraph (d)(2) of this clause to the Contracting Officer, unless elsewhere in this contract are established procedures for reporting the information. For indefinite delivery contracts, the Contractor must report to the Contracting Officer for the indefinite delivery contract and the Contracting Officer(s) for any affected order.
(2) The Contractor must report the following information pursuant to paragraph (d)(1) of this clause:
(i) Within one business day from the date of such identification or notification: The contract number; the order number(s), if applicable; supplier name; supplier unique entity identifier (if known); supplier Commercial and Government Entity (CAGE) code (if known); brand; model number (original equipment manufacturer number, manufacturer part number, or wholesaler number); item description; and any readily available information about mitigation actions undertaken or recommended.
(ii) Within 10 business days of submitting the information in paragraph (d)(2)(i) of this clause: Any further available information about mitigation actions undertaken or recommended. In addition, the Contractor must describe the efforts it undertook to prevent use or submission of covered telecommunications equipment or services, and any additional efforts that will be incorporated to prevent future use or submission of covered telecommunications equipment or services.
(e) Subcontracts. The Contractor must insert the substance of this clause, including this paragraph (e), in all subcontracts and other contractual instruments, including subcontracts for the acquisition of commercial items.

33. **Covered Telecommunications Equipment or Services - Representations (09/2021) 6.9.5-1**

(a) Definitions. As used in this provision, “covered telecommunications equipment or services” has the meaning per the "Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment” clause in this contract.

(b) Procedures. The offeror must review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) for entities excluded from receiving federal awards for covered telecommunications equipment or services.

(c) Representations.

1. The offeror represents that it ☐ does, ☐ does not **PROVIDE** covered telecommunications equipment or services as part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument.
2. After conducting a reasonable inquiry for purposes of this representation, the offeror represents that it ☐ does, ☐ does not **USE** covered telecommunications equipment or services, or any equipment, system, or service that uses telecommunications equipment or services.

34. **Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment (09/2021) 6.9.5-2**

NOTE: The offeror must not complete the representation at paragraph (d)(1) in this provision if the offeror has represented that it does not provide covered telecommunications equipment or services as part of its offered products or services to the Government in the performance of any contract, subcontract, or other contractual instrument in the provision "Covered Telecommunications Equipment or Services – Representation" (c)(1). Additionally, the offeror must not complete the representation at paragraph (d)(2) in this provision if the offeror has represented that it does not use covered telecommunications equipment or services, or any equipment, system, or service that uses telecommunications equipment or services in the provision "Covered Telecommunications Equipment or Services – Representation" (c)(2).

PROVISION/CLAUSE:

(a) Definitions. As used in this provision—
Backhaul, covered telecommunications equipment or services, critical technology, interconnection arrangements, reasonable inquiry, roaming, and substantial or essential component have the meanings provided in the clause AMS clause 6.9.5, Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment.

(b) Prohibitions.
(1) Section 889(a)(1)(A) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2019, from procuring or obtaining, or extending or renewing a contract to procure or obtain, any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or

essential component of any system, or as critical technology as part of any system.
Nothing in this prohibition will be construed to—
(i) Prohibit the head of the agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.
(2) Section 889(a)(1)(B) of the John S. McCain National Defense Authorization Act for Fiscal Year 2019 (Pub. L. 115-232) prohibits the head of an executive agency on or after August 13, 2020 from entering into a contract or renewing a contract with an entity that uses any equipment, system, or service that uses covered telecommunications equipment or services as a substantial or essential part of any system or as critical technology as part of any system. This prohibition applies to any entity that uses covered telecommunications equipment or services, including uses not in support of the Government.
Nothing in this prohibition will be construed to—
(i) Prohibit the head of the agency from procuring with an entity to provide a service that connects to the facilities of a third-party, such as backhaul, roaming, or interconnection arrangements; or
(ii) Cover telecommunications equipment that cannot route or redirect user data traffic or cannot permit visibility into any user data or packets that such equipment transmits or otherwise handles.

(c) Procedures: The offeror must review the list of excluded parties in the System for Award Management (SAM) (https://www.sam.gov) for entities excluded from Federal awards for covered telecommunications equipment or services.

(d) Representations.
(1) The Offeror represents that it __ will, __ will not provide covered telecommunications equipment or services to the Government i the performance of any contract, subcontract or other contractual instrument resulting from this solicitation.
(2) After conducting a reasonable inquiry for purposes of this representation, the Offeror represents that it __ does, __ does not use covered telecommunications equipment or services, or use any equipment, system, or service that uses covered telecommunications equipment or services. The Offeror must provide the additional disclosure information required at paragraph (e) if the Offeror indicates “does”.

(e) Disclosures. Disclosure for the representation in paragraph (d) (1) of this provision—
If the Offeror has responded “will” in the representation in paragraph (d) (1) of this provision, the Offeror must provide the following information as part of the offer—
(1) For covered equipment—
(i) The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the original equipment manufacturer (OEM) or a distributor, if known;
(ii) A description of all covered telecommunications equipment offered (include brand; model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); and
(iii) Explanation of the proposed use of covered telecommunications equipment and any factors

relevant to determining if such use would be permissible under the prohibition in paragraph (b) (1) of this provision;
(2) For covered services—
(i) If the service is related to item maintenance, a description of all covered telecommunications services offered (include on the item being maintained: brand, model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable; or
(ii) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed uses of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(1) of this provision.
Disclosure for representation in paragraph (d) (2) of this provision. If the Offeror has responded "does" to paragraph (d)(2) of this provision, the offeror must provide the following information as part of the offer—
(3) For covered equipment
(i)The entity that produced the covered telecommunications equipment (include entity name, unique entity identifier, CAGE code, and whether the entity was the OEM or a distributor, if known;
(ii) A description of all covered telecommunications equipment offered (include brand; model number, such as original equipment manufacturer (OEM) number, manufacturer part number, or wholesaler number; and item description, as applicable); and
(iii) Explanation of the proposed use of covered telecommunications equipment and services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b) (2) of this provision.
(4) For covered services—
(i) If the service is related to item maintenance, a description of all covered telecommunications services offered (include on the item being maintained: brand, model number, such as OEM number, manufacturer part number, or wholesaler number; and item description, as applicable); or
(ii) If not associated with maintenance, the Product Service Code (PSC) of the service being provided; and explanation of the proposed uses of covered telecommunications services and any factors relevant to determining if such use would be permissible under the prohibition in paragraph (b)(2) of this provision.

35. **Cooperation with Defensive Counterintelligence Program Requirements (DCIP) (09/2021) 6.9.6**

a. The FAA's Defensive Counterintelligence Program (DCIP) (AXI-310) detects, deters, and denies illicit human and technical intelligence collection activities as well as addressing other national security concerns. Such activities and concerns include, but are not limited to, activities conducted by, on behalf of, or otherwise supporting, foreign governments or elements thereof; entities or individuals that meet the definition of "foreign power" or "agent of a foreign power" in 50 U.S.C. § 1801; foreign organizations; foreign persons; international terrorist organizations or activities; or agents of any of the foregoing; or any other individuals or entities acting on behalf of, or otherwise in support of, any of the foregoing, against the FAA, its employees, facilities, equipment, systems, networks, operations, and information.
b. Consistent with FAA Order 1600.84 FAA Defensive Counterintelligence Program, the contractor

is required to cooperate to the fullest extent possible in the following requirements:

1) Any authorized DCIP inquiry or Counterintelligence (CI) investigation connected with this contract requested by the FAA Office of Security and Hazardous Materials Safety (ASH) to include granting authorized ASH or outside investigative department or agency personnel access to contract information, records or contractor personnel;
2) All applicable FAA security requirements as required under the contract consistent with FAA policy and applicable Federal law;
3) When requested by the DCIP, and necessary to protect Controlled National Security Information (CNSI), Sensitive Unclassified Information (SUI), or otherwise protected information, contractor employees must sign a Defensive Counterintelligence Program Non-Disclosure Agreement (NDA) prior to being briefed on any information pertaining to a DCIP inquiry, CI investigation by another Department or Agency, or any other matter related to the DCIP. The NDA is located in Appendix C of the Order and in AMS Procurement Forms. Contractor employees are exempt from acknowledging any language in the NDA associated with unauthorized disclosure of received information that subjects FAA employees to personnel actions specified in the Human Resources Policy Manual (HRPM) Volume 4: Employee Relations ER-4.1 (4) and applicable collective bargaining agreements.
4) Contractors must first coordinate with the DCIP at ASH-CI-Notify@faa.gov before contacting any law enforcement or investigative agencies on any known or suspected counterintelligence or other national security concern described in Paragraph 1 of FAA Order 1600.84.
5) Contractors must notify the DCIP as soon as possible if any law enforcement or investigative agency contacts them directly on any matter covered by FAA Order 1600.84. If an employee receives a direct request from an outside law enforcement or investigative agency for evidence related to a counterintelligence or other national security concern as described in Paragraph 1 of FAA Order 1600.84, the employee will refer the law enforcement or investigative agency to AXI-310.
6) Contractors must immediately notify the DCIP at ASH-CI-Notify@faa.gov, and the CO or their designee if their employees observe any of the following-
a) Suspected or known acts of foreign intelligence collection activity against the FAA or its employees, systems, networks, operations, facilities, equipment, or information;
b) Suspected or known espionage (See Appendix A of FAA Order 1600.84 for definition);
c) Suspected or known unauthorized disclosure of CNSI, SUI, or otherwise protected information in the possession of the FAA by a FAA employee to a foreign government or element thereof, a foreign organization, an entity or individual that meets the definition of “foreign power” or “agent of a foreign power” in 50 U.S.C. § 1801, a foreign person, an international terrorist organization or activity, an agent of any of the foregoing, or any other individual or entity acting on behalf of or otherwise supporting any of the foregoing; or
d) Suspected or known theft, unauthorized disclosure, or unauthorized amassing of CNSI, SUI, or otherwise protected information in the possession of the FAA known or suspected to be for the purpose of conveying it to a foreign government or element thereof, an entity or individual that meets the definition of “foreign power” or “agent of a foreign power” in 50 U.S.C. § 1801, a foreign organization, a foreign person, an international terrorist organization or activity, an agent of any of

the foregoing, any other individual or entity acting on behalf of or otherwise supporting any of the foregoing, or an unknown recipient, or statements of intent by an FAA employee to engage in any such actions. SUI or otherwise protected unclassified information whose theft, unauthorized disclosure, or unauthorized amassing, for the purposes described in the preceding sentence, is of concern includes, but is not limited to:

i. Non-public information from an official FAA data network or information;
ii. Imagery;
iii. Technical specifications;
iv. Trade secrets;
v. Proprietary information;
vi. Sensitive Security Information (SSI); and
vii. Any other SUI

e) Activities similar to those described in paragraphs b(6)(a)-(d) by, on behalf of, or otherwise supporting, potential lone wolf actors, malicious insiders, or transnational organizations of a national security concern.

If notification of the CO or their designee is not feasible owing to the CO and/or their designee being one of the suspicious actor(s), the contractor must notify the DCIP directly at the above email address if they observe any of the above activities.

7) Elicitation attempts. Elicitation is the strategic use of conversation to extract information from people without giving them the feeling they are being interrogated. It is a technique used to discreetly gather information. It is a conversation with a specific purpose: collect information that is not readily available and do so without raising suspicion that specific facts are being sought. The conversation can be in person, over the phone, or in writing.

Contractors must immediately notify the DCIP at ASH-CI-Notify@faa.gov, and the CO and/or their designee if their employees experience any known or suspected direct (e.g., personal encounter or telephone) or indirect (e.g., electronic or written communication) elicitation or attempted elicitation of CNSI, SUI, or otherwise protected information in the possession of the FAA by any suspicious entity or person, regardless of ethnicity, nationality, or FAA employment status, as soon as possible, but no later than 12 hours after the time of the incident, initial detection, or receipt of report, as applicable, or the next business day if the incident, initial detection, or receipt of report, as applicable, occurs on a weekend or holiday. Contractors must report these incidents regardless of where, when, or how the contact took place, or whether the employee was on or off duty. Suspicious activities include, but are not limited to:

a) Direct or indirect contact or communication with a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, seeking access to or disclosure of any CNSI, SUI, or otherwise protected information in the possession of the FAA for which such person does not meet the applicable access requirements, or that is outside the scope of their official duties;
b) Direct or indirect contact or communication with a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, seeking specific information about an FAA employee's official duty responsibilities, work projects, access to information, security clearance, travel plans, coworkers' identities, or Information Technology (IT) system credentials for which

such person does not meet the applicable access requirements, or that is outside the scope of their official duties;
c) Direct or indirect contact, communication, or observance of a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, seeking unauthorized access to FAA employees, equipment, operations, systems, information, facilities, or networks, including through a Personal Electronic Device (PED);
d) Direct or indirect contact, communication, or observance of a known or suspected foreign or foreign-affiliated person, or an unknown or unfamiliar person, introducing, or seeking to introduce, unauthorized digital media or software into any FAA equipment, facilities, systems, or networks, including through a PED;
e) Offers of compensation, gifts, or favors in exchange for FAA information or access to such information, regardless of medium; or access to FAA employees, equipment, operations, facilities, systems, or networks;
f) Threats, attempts to coerce, or attempts to exploit any FAA employee by a known or suspected foreign or foreign-affiliated person, or by an unknown or unfamiliar person, in order to illicitly acquire FAA information or access to FAA employees, equipment, operations, facilities, systems, information, or networks;
g) Solicitation by any person of FAA information for which they do not meet the applicable access requirements or that is outside the scope of their official duties;
h) A request by any person for access to FAA employees, facilities, equipment, operations, systems, information, or networks for which they do not meet the applicable access requirements or that is outside the scope of their official duties; and
i) Suspicious or unexplained contact by any person with an FAA employee, where the person has suspicious or unexplained knowledge of the employee.

Unless requested by ASH, contractors must not disclose an elicitation attempt of the nature described above, in any other manner than to report the attempt to the CO or their designee and request that they report it to the DCIP. If that is not feasible, or if the CO or their designee are the suspicious actor(s), contractors may make these reports directly to the DCIP at the above email address. Contractors must not take any actions on their own initiative, as doing so may interfere with a DCIP inquiry or CI investigation.
c. Failure to cooperate with any of the activities under section (b) above may be considered by the FAA to be a material breach of the contract.
d. The Contractor is responsible for ensuring that the provisions of this clause flow down to its subsidiaries, subcontractors, and consultants performing this contract.

36. **Notices (09/2021) 6.10.1** All notices/correspondence must be in writing, reference the Contract number, and be addressed as follows:

TO THE CONTRACTOR:
Salinas Municipal Airport
ATTN: Airport Manager
342 Airport Boulevard
Salinas, CA 93905

TO THE GOVERNMENT:
Federal Aviation Administration
Real Estate Branch, AAQ-930
2200 S. 216th Street
Des Moines, WA 98198

37. Signature Block (09/2021) 6.10.3 This Contract shall become binding when it is fully executed by both parties. In witness whereof, the parties hereto have subscribed their names as of the date shown below.

LESSOR

By: _____
Print Name: Dennis Donohue
Title: Mayor, City of Salinas
Date: _____

UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

By: _____
Print Name: _____
Title: Real Estate Contracting Officer
Date: _____

PUBLIC AUTHORIZATION CERTIFICATE

On this _____ day of _____, 20___, I _____
[insert name]

certify that I am the _____ of the
[insert title]

_____ named in the attached agreement; that
[insert name of State, County, Municipality, or other Public Authority]

_____ who signed said agreement on behalf of the
[insert name of person who signed the agreement]

_____ is
[insert name of State, County, Municipality, or other Public Authority]

_____ of said
[insert title of person who signed the agreement]

_____; and that said agreement was duly signed
[insert name of State, County, Municipality, or other Public Authority]

for and on behalf of _____ by authority of
[insert name of State, County, Municipality, or other Public Authority]

its governing body, and is within the scope of its powers.

U.S. Department
of Transportation

Federal Aviation Administration

Lease No.: DTFA08-85-L-11256
ATCT
Salinas, CA

LEASE

between

THE CITY OF SALINAS, A MUNICIPAL CORPORATION

and

THE UNITED STATES OF AMERICA

This LEASE, made and entered into this 5th day of August
in the year one thousand nine hundred and eighty-five
by and between The City of Salinas, a Municipal Corporation

whose address is 30 Mortensen Avenue
Salinas, CA 93905

for itself and its successors, and assigns,
hereinafter called the Lessor and the UNITED STATES OF AMERICA, hereinafter called the Government:

WITNESSETH: The parties hereto for the consideration hereinafter mentioned covenant and agree as follows:

1. For the term beginning July 1, 1985 and ending September 30, 1985 the Lessor hereby leases to the Government the following described property, hereinafter called the premises, viz:

A plot of land 200' X 170' located on the Salinas Municipal Airport in Monterey County, and more particularily described as follows:

From a one inch iron pipe (I.P.) marking the Northeast property corner of the Salinas Elks Hall Association with a description of said property contained in Book 1300, Page 143, dated May 2, 1951, in the Monterey County Courthouse, proceed S 55° 33' 02" E 3579.52 feet to a 3/4" I.P. to the true point of beginning; thence N 31° 30' 10" E 170.0 feet; thence S 58° 29' 50" E 200.0 feet, thence S 31° 30' 10" W 170.0 feet; thence N 58° 29' 50" W 200.0 feet to the point of beginning, containing 0.79 acres more or less. All the above described real property is situated in Rancho El Alisal, Monterey County, California, All bearings are true.

a. Together with a right-of-way for ingress to and egress from the premises; a right-of-way or rights-of-way for establishing and maintaining a pole line or pole lines for extending electric power and telecommunications facilities to the premises; and right-of-way for subsurface power, communication and water lines to the premises; all rights-of-way to be over the said lands and adjoining lands of the lessor, and unless herein described by metes and bounds, to be by routes reasonably determined to be the most convenient to the Government.

b. And the right of grading, conditioning, and installing drainage facilities, and seeding the soil of the premises, and the removal of all obstructions from the premises which may constitute a hindrance to the establishment and maintenance of air navigation and telecommunications facilities.

c. And the right to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the premises hereby leased, which alterations, fixtures, additions, structures or signs so placed in or upon, or attached to the said premises shall be and remain the property of the Government, and may be removed upon the date of expiration or termination of this lease, or within ninety (90) days thereafter, by or on behalf of the Government, or its grantees, or purchasers of said alterations, fixtures, additions, structures, or signs.

2. This lease may, at the option of the Government, be renewed from year to year and otherwise upon the terms and conditions herein specified. The Government's option shall be deemed exercised and the lease renewed each year for one (1) year unless the Government gives the Lessor thirty (30) days written notice that it will not exercise its option before this lease or any renewal thereof expires; PROVIDED that no renewal shall extend this lease beyond the 30th day of September 2025 [illegible] additional appropriations are available from year to year for the [illegible]

3. The Government shall pay the Lessor rental for the premises in the amount of No monetary consideration in the form of rental, it being mutually agreed that the rights extended to the Government herein are in consideration of the obligations assumed by the Government in its establishment, [illegible] operation and maintenance of the facilities for the term set forth in Article 1 above, and without cost

[illegible] for each annual renewal exercised by the Government hereafter. [illegible].

4. The Government may terminate this lease, in whole or in part, at any time by giving at least 90 days notice in writing to the Lessor, and no rental shall accrue after the effective date of termination. Said notice shall be sent by certified or registered mail.

5. The Government shall surrender possession of the premises upon the date of expiration or termination of this lease. If the Lessor by written notice at least 60 days before the date of expiration or termination requests restoration of the premises, the Government at its option shall within ninety (90) days after such expiration or termination, or within such additional time as may be mutually agreed upon, either (1) restore the premises to as good condition as that existing at the time of the Government's initial entry upon the premises under this lease or any preceding lease (changes to the premises in accordance with paragraph 1.(a), 1.(b) and 1.(c) above, ordinary wear and tear, damage by natural elements and by circumstances over which the Government has no control, excepted) or (2) make an equitable adjustment in the lease amount for the cost of such restoration of the premises or the diminution of the value of the premises if unrestored, whichever is less. Should a mutually acceptable settlement be made hereunder, the parties shall enter into a supplemental agreement hereto effecting such agreement. Failure to agree to any such equitable adjustment shall be a dispute concerning a question of fact within the meaning of Clause 6 of this lease.

6. (a) This lease is subject to the Contract Disputes Act of 1978 (Public Law 95-563).

(b) Except as provided in the Act, all disputes arising under or relating to this lease shall be resolved in accordance with this clause.

(c) (i) As used herein, "claim" means a written demand or assertion by one of the parties seeking, as a legal right, the payment of money, adjustment or interpretation of lease terms, or other relief, arising under or relating to this lease.

(ii) A voucher, invoice, or request for payment that is not in dispute when submitted is not a claim for the purposes of the Act. However, where such submission is subsequently not acted upon in a reasonable time, or disputed either as to liability or amount, it may be converted to a claim pursuant to the Act.

(iii) A claim by the Lessor shall be made in writing and submitted to the Contracting Officer for decision. A claim by the Government against the Lessor shall be subject to a decision by the Contracting Officer.

(d) For Lessor claims of more than $50,000, the Lessor shall submit with the claim a certification that the claim is made in good faith; the supporting data are accurate and complete to the best of the Lessor's knowledge and belief; and the amount requested accurately reflects the lease adjustment for which the Lessor believes the Government is liable. The certification shall be executed by the Lessor if an individual. When the Lessor is not an individual, the certification shall be executed by a senior company official in charge at the Lessor plant or location involved, or by an officer or general partner of the Lessor having overall responsibility for the conduct of the Lessor's affairs.

(e) For Lessors claims of $50,000 or less, the Contracting Officer must render a decision within 60 days. For Lessor claims in excess of $50,000, the Contracting Officer must decide the claim within 60 days or notify the Lessor of the date when the decision will be made.

(f) The Contracting Officer's decision shall be final unless the Lessor appeals or files a suit as provided in the Act.

(g) The authority of the Contracting Officer under the Act does not extend to claims or disputes which by statute or regulation other agencies of the Executive Branch of the Federal Government are expressly authorized to decide.

(h) Interest on the amount found due on a Lessor claim shall be paid from the date the claim is received by the Contracting Officer until the date of payment. Interest on the amount found due on a Government claim shall be paid from the date the claim is received by the Lessor until the date of payment. Interest shall be computed at ten percent (10%) per annum on the basis of a 365 or 366 day year, whichever applies.

(i) Except as the parties may otherwise agree, pending final resolution of a claim by the Lessor arising under the lease, the Lessor shall proceed diligently with the performance of the lease and its terms in accordance with the Contracting Officer's decision.

7. No Member of Congress or Resident Commissioner shall be admitted to any share or part of this lease, or to any benefit to arise therefrom.

8. The Lessor warrants that no person or selling agency has been employed or retained to solicit or secure this lease upon an agreement or understanding for a commission, brokerage, percentage or contingent fee, except bona fide employees or bona fide established commercial or selling agencies maintained by the Lessor for the purpose of securing business. For breach or violation of this warranty, the Government shall have the right to annul this lease without liability, or in its discretion to deduct from amounts otherwise due under this lease or other consideration, the full amount of such commission, brokerage, percentage, or contingent fee.

9. All notices sent to the parties under the lease shall be addressed as follows:

To the Lessor: City of Salinas
30 Mortensen Avenue
Salinas, CA 93905

To the Government: DOT/Federal Aviation Administration
Real Estate & Utilities Branch, AWP-56
P.O. Box 92007, WPC, Los Angeles, CA 90009

10. This lease is subject to the additional provisions set forth below, or attached hereto and incorporated herein. These additional provisions are identifed as follows:

a. Irrelevant wording in the first paragraph and in Articles 2, 3, 4 and 5 was deleted and Articles 10a thru 10g were added all prior to execution of this agreement.

b. Attachment 1, Operation Agreement for Airport Traffic Control Tower shall be independently executed and made part of this lease.

c. The Lessor agrees not to erect or to allow to be erected on adjacent property of the Lessor, any structure or obstruction that will interefere with the proper operation of the Airport Traffic Control Tower.

d. The airport owner agrees that any relocation, replacement, or modification of the Air Traffic Control Tower constructed on land covered by this lease during its term or any renewal thereof made necessary by airport improvements or changes which impair or interrupt the technical and/or operational characteristics of the facilities, will be at the expense of the airport owner; except, when such improvements or changes are made at the specific request of the Government.

In the event such relocations or modifications are necessitated due to causes not attributable to either the airport owner or the Government, funding responsibility shall be determined by the Government.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

CITY OF SALINAS, A MUNICIPAL CORPORATION

As the holder of a mortgage, dated _____

_____, recorded in volume _____, pages _____, against the above-described premises, the undersigned hereby consents to the foregoing lease and agrees that, if while the lease is in force the mortgage is foreclosed, the foreclosure shall not void the lease.

_____ *(Lessor)*

_____ *(Lessor)*

_____ *(Lessor)*

_____ *(Lessor)*

_____ *(Lessor)*

_____
(Mortgagee)

DOT/Federal Aviation Administration

THE UNITED STATES OF AMERICA

By _____
MICHAEL J. SPITT

Title Contracting Officer

Date: Aug 15, 1985

e. The Lessor agrees that Federal Aviation Administration designated underground duct, as shown on the Airport Master Plan, will be reserved for the exclusive use of the Government.

f. The Lessor will not authorize or allow permanent structures, electrical equipment or radio transmitters, which would cause electromagnetic interference with the Federal Aviation Administration equipment to be constructed on Salinas County Metropolitan Airport property within one thousand feet (1000') radius from the center of ATCT structure.

g. Upon termination of the lease no restoration will be required by the Lessor. However, the Government reserves the right to remove such Government material for which they have further use.

Lease No. DTFA08-85-L-11256
Attachment No. 1

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

OPERATION AGREEMENT FOR AIRPORT TRAFFIC CONTROL TOWER
(Constructed by the Government)

I. THIS AGREEMENT is to be attached to and made part of Lease No. DTFA08-85-L-11256 between the United States of America acting by and through the Federal Aviation Administration, hereinafter called Government, and the City of Salinas operating its airport known as Salinas Municipal Airport located in Salinas, California, hereinafter known as Lessor, and this said Agreement shall be executed by the parties hereto independently of said lease to which it is a part.

II. WHEREAS, An Airport Traffic Control Tower has been erected on the leased plot by and at the expense of the Government; and

III. WHEREAS, It is in the public interest that the said Airport Traffic Control Tower on the above airport be operated by the Government, subject to the availability of funds therefor, in accordance with standards established by the Government;

IV. NOW, THEREFORE, The Lessor agrees to the following conditions:

1. The Lessor shall, at no expense to the Government, provide the lighting control panels in the said Tower and shall provide all electrical circuits and current, on a continuing basis, necessary for the operation of boundary, flood and obstruction lights, including those which may be operated by the Government; all airport lighting which the Government determines is essential to aircraft operations, including the foregoing, and all such air traffic control devices which are designated to be directly or remotely controlled from the Air Traffic Control Tower shall be operationally under the control of the Government's Air Traffic Controllers, and the Lessor shall be responsible for the proper and continued functioning of any locally-installed lights or other device placed under the Government's control.

2. The Lessor shall be responsible for the proper and continuing functioning of all equipment and devices which the Government determines are necessary for air traffic control, but which cannot be placed in operation or controlled from said Tower, or are not otherwise operated by or under control of the Government.

3. The Lessor shall promptly advise the Government's duly authorized representative(s) in said Tower of any conditions which render all, or any area(s) of the Airport unsafe for normal utilization by aircraft and will, upon demand, appropriately mark any such area(s) in a manner approved by the Government which properly indicates the existing condition(s); the Lessor shall promptly give notice to the Government's Tower representative(s) prior to the time any maintenance or construction is begun on the airport landing area unless such action is in accordance with a schedule which has been previously coordinated with the said Tower; said notice shall be given not less then thirty (30) days

prior to the commencement date and said approved schedules shall be submitted for approval no less than thirty (30) days prior to the scheduled date for beginning the first item of construction and/or maintenance on the schedule.

4. The Government shall have absolute control of the operation of said Tower and its associated facilities at all times and shall not be subject to direction from the Lessor in this regard.

5. The Lessor, upon request from the Government, agrees to provide two-way ground control communication in its maintenance and emergency vehicles scheduled to regularly operate in the airport landing area, and such equipment shall be capable of maintaining radio communications with the Government's Tower on said Airport.

6. The Lessor, agrees to pay (and the Government shall not pay any part of such costs other than those provided by any existing Federal Aid to Airports Programs) for the relocation of said Tower and its associated facilities if such relocation is made necessary by Airport improvements or changes which impair the technical and/or operational characteristics of said Tower and its associated facilities.

Dated this, the 23rd day of July, 19 85.

CITY OF SALINAS

Lessor: _____

By: James B. Barnes

Title: Mayor

The United States of America
Federal Aviation Administration

By: _____

Title: Contracting Officer

File #: ID#26-274, **Version:** 1

..Title
Agreement for Services With Farallon Design, Inc. for Design and Installation of the Skyway Boulevard Roundabout Monument
..Recommended Action
Approve a Resolution authorizing the City Manager to execute an Agreement for Servies with Farallon Design, Inc. for the design and installation of the Skyway Blvd/East Alisal Street Roundabout Monument, with a maximum compensation amount not to exceed $700,000.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **COMMUNITY DEVELOPMENT**
PUBLIC WORKS

FROM: **LISA BRINTON, DIRECTOR**
DAVID JACOBS, DIRECTOR

BY: **GRANT LEONARD, PLANNING MANAGER**
MICHAELLE MOWERY, COMMUNITY DEVELOPMENT ANALYST

TITLE: **AGREEMENT FOR SERVICES WITH FARALLON DESIGN, INC. FOR DESIGN AND INSTALLATION OF THE SKYWAY BLVD/EAST ALISAL ST ROUNDABOUT MONUMENT**

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to execute an Agreement for Servies with Farallon Design, Inc. for the design and installation of the Skyway Blvd/East Alisal Street Roundabout Monument, with a maximum compensation amount not to exceed $700,000.

EXECUTIVE SUMMARY:

Approval of the Agreement for Services with Farallon Desing, Inc. will allow for the design and installation of a new artistic monument in the Skyway Blvd./East Alisal St. Roundabout, located at the intersection of East Alisal Street and Skyway Boulevard. Installation of a new artistic monument in the Skyway Blvd/East Alisal St. Roundabout is part of the scope of work for the Clean California Local Grant and supports the implementation of the Alisal Vibrancy Plan by increasing the amount of public art in the Alisal neighborhood.

BACKGROUND:

In November 2019, the City Council unanimously accepted the Alisal Vibrancy Plan (AVP) as a strategic planning document. The AVP is an action-oriented, comprehensive strategy for Salinas' Alisal (East Salinas) neighborhoods. In 2022, the City was awarded $2,147,958 from the Clean California Local Grant Program (CCLGP) for the Alisal Greening, Beautification and Safety Project. Clean California which undertook infrastructure and beautification projects along the East Alisal Corridor.

Included in the scope of work for the Clean California grant is the installation of a new artistic monument in the Skyway Blvd./East Alisal St. Roundabout. In the Spring of 2026,

the City released a Request for Proposals on PlanetBids for the Skyway Blvd./ East Alisal St. Roundabout (attached). The application period was February 6, 2026, through March 31, 2026, the City extended the deadline by two weeks to allow additional artists, including local artists, more time to prepare and submit bids for this project.

The City received three proposals in response to the Request for Proposals (RFP). Proposals were evaluated by a selection committee comprised of members of the AVP Implementation Committee and City staff from Library and Community Services, the Airport, and the Public Works department. Selection was based on a scoring criteria identified in the RFP, which included items such as artistic quality, alignment with the project vision, project feasibility, durability and maintenance considerations, experience with similar public art projects, and overall implementation approach.

The three proposals reflected a range of artistic concepts, including a contemporary sculptural design, a sign-style gateway concept with customizable elements, and a mosaic sculpture. Following review and scoring, the committee determined that Farallon Design, Inc.'s proposal best aligned with the City's vision and project goals. Farallon Design's proposed concept (attached), "Kaleidoscope of Life," was selected based on its strong artistic presentation, cultural and community-centered design approach, visibility and placemaking potential, and the team's demonstrated experience delivering large-scale public art projects. The proposal also scored highly for its detailed implementation strategy, durability and maintenance considerations, and ability to create a visually impactful landmark that reflects the identity and vibrancy of the Alisal community.

Following approval of the Agreement for Services, the City and Farallon Design, Inc. will proceed with completing the design and construction of the monument in the Summer of 2026, with installation of the new monument anticipated in the Fall of 2026.

CEQA CONSIDERATION:

The City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section15301-Existing Facilities, Class 1, and Section 15304 – Minor Alterations to Land, Class 4) because the project proposes landscaping improvements to an existing public road roundabout. Noise created by the construction will take place during daylight hours and will be of short duration. Additionally, current operations of the public facilities shall not be affected as the proposed scope of work is entirely within the center of the roundabout.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2 because the improvements are limited to installation of new artwork and landscaping within an existing public road roundabout, and will not contribute to significant or cumulative impacts to the environment, nor will it affect any scenic highways, hazardous waste sites, or historic resources.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

The Skyway Blvd/East Alisal St. Roundabout Monument advances the City's Strategic Plan Initiatives of Economic Growth and Infrastructure by supporting the neighborhood revitalization and enhancement of roadway infrastructure in the Alisal.

DEPARTMENTAL COORDINATION:

The Skyway Blvd/East Alisal St. Roundabout Monument is an effort made by both the Community Development and Public Works Departments, with support from Library and Community Services, Finance, and the City Attorney's Office.

FISCAL AND SUSTAINABILITY IMPACT:

The Skyway Blvd/East Alisal St. Roundabout is funded primarily by Clean California Local Program Grant funds, with supplemental funding from the AVP CIP (9246), including a portion of the $150,000 previously allocated to the Salinas-Based Artist Grant Pilot Program.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
5800	30.9246-63.5900	Outside services-Other professional	$1,256,090	$33,957
5800	30.9345.66.4000	Capital Outlay Improvements Other Than Bldg.	$712,686.65	$666,043

ATTACHMENTS:

1. Resolution
2. Exhibit A-Proposal
3. Agreement for Services
4. Request for proposal (RFP)

RESOLUTION NO. _____

A RESOLUTION OF THE SALINAS CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR SERVICES WITH FARALLON DESIGN, INC. FOR DESIGN AND INSTALLATION OF THE SKYWAY BOULEVARD/EAST ALISAL STREET ROUNDABOUT MONUMENT

WHEREAS, in November 2019, the City Council accepted the Alisal Vibrancy Plan (AVP) through Resolution No. 21731 as a strategic planning document intended to guide infrastructure, beautification, placemaking, mobility, public safety, and neighborhood revitalization efforts within the Alisal community; and

WHEREAS, in 2022, the City was awarded $2,147,958 of Clean California Local Grant Program (CCLGP) funding for the Alisal Greening, Beautification and Safety Project, and the Clean California grant supports the implementation of the AVP by funding several infrastructure and beautification projects; and

WHEREAS, the scope of work for the Alisal Greening, Beautification and Safety Project includes the installation of a new artistic monument in the Skyway Blvd./Alisal St. roundabout to further enhance the roundabout through installation of a gateway monument feature that reflects the identity, cultural character, and visual vibrancy of the surrounding community.; and

WHEREAS, in the spring of 2026, the City released a Request for Proposals for the Skyway Blvd./East Alisal St. Roundabout, with an application period from February 6, 2026, through March 31, 2026; and

WHEREAS, the City received three proposals in response to the Request for Proposals (RFP) for the Skyway Blvd./Alisal St. roundabout Monument project, and proposals were evaluated by a selection committee comprised of members of the AVP Implementation Committee and City staff from Library and Community Services, the Airport, and the Public Works department, and selection was based on a scoring criteria identified in the RFP, which included items such as artistic quality, alignment with the project vision, project feasibility, durability and maintenance considerations, experience with similar public art projects, and overall implementation approach; and

WHEREAS, following review and scoring, the selection committee determined that Farallon Design, Inc.'s proposal best aligned with the City's vision and project goals; and

WHEREAS, funding for the Skyway Blvd./East Alisal St. Roundabout Monument project will be primarily through the Clean California Beautification Grant Program, with remaining project costs supported through the Alisal Vibrancy Plan Capital Improvement Program budget; and

WHEREAS, the City of Salinas has determined that the project is exempt from the California Environmental Quality Act (CEQA) Guidelines (Section15301-Existing Facilities, Class 1, and Section 15304 – Minor Alterations to Land, Class 4) because the project proposes

landscaping improvements to an existing public road roundabout. Noise created by the construction will take place during daylight hours and will be of short duration. Additionally, current operations of the public facilities shall not be affected as the proposed scope of work is entirely within the center of the roundabout.

Furthermore, the project does not qualify for any of the exceptions to the categorical exemptions found at CEQA Guidelines Section 15300.2 because the improvements are limited to installation of new artwork and landscaping within an existing public road roundabout, and will not contribute to significant or cumulative impacts to the environment, nor will it affect any scenic highways, hazardous waste sites, or historic resources.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Salinas that the City Manager is authorized to execute an Agreement for Servies with Farallon Design, Inc. for the design and installation of the Skyway Blvd./East Alisal St. roundabout Monument, with a maximum compensation amount not to exceed $700,000.00.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

Farallon Design

Art that brings us together

Main Office
2169 National Ave.
San Diego, CA 92113

Northern Office
1951 Locust Street
Chico, CA 95928

COVER LETTER

Dear City of Salinas Selection Panel,

We are thrilled with the opportunity to create a monumental landmark artwork for the Skyway - Alisal Roundabout. While our attached portfolio demonstrates our technical capacity and experience managing large-scale public art commissions, we are writing to express why this specific opportunity resonates so deeply with our team at Farallon Design.

We see this project as a rare opportunity to create a highly visible and culturally resonant sculptural group that reflects the identity, diversity, and vibrancy of the Alisal community. With our strong presence across California, we have developed a deep understanding of its unique regions and dynamic communities. The challenge of creating a landmark that serves as both a point of arrival and a symbol of civic pride is deeply inspiring. Through our work across the state, we have created spaces that celebrate local heritage while fostering a sense of connection and wonder for those who encounter them.

At the Skyway - Alisal Roundabout, the artwork we envision will serve as a striking focal point for all who pass through the intersection. It is essential that the composition maintains strong visibility from all directions and at varying speeds of travel, while remaining engaging at a human scale. By creating a dynamic, volumetric sculpture enriched with vibrant, enduring mosaic surfaces, the installation will transform the roundabout into a memorable and uplifting landmark, both day and night.

Bringing diverse materials together to create durable, meaningful public artworks is central to our practice. Working between our studios in San Diego and Chico, our team has developed extensive experience in designing and delivering complex, large-scale sculptural installations. For this project, we understand the importance of long-term durability, low maintenance, and resilience within a high-traffic urban environment. By combining robust structural systems with highly durable mosaic materials, we ensure that the artwork will retain its vibrancy and integrity over time, with minimal maintenance requirements.

We have successfully completed numerous public art projects throughout California and maintain a strong record of delivering projects on schedule and within approved budgets. Farallon Design has no history of litigation related to our projects. We are fully registered with DIR and SAM for public works compliance and will obtain a City of Salinas business license upon selection.

In the case that we are selected amongst the shortlisted artists, we would be excited to collaborate closely with City staff, stakeholders, and the Salinas community, listening carefully to input, adjusting our proposal and associated costs if needed. We're looking forward to developing a final design that not only complements the site and surrounding infrastructure, but becomes a meaningful and inspiring landmark for generations to come.

Thank you for considering our application.
Warm regards,
Maria Titova
Executive Director / Lead Artist

“Kaleidoscope of Life” - Mosaic Sculptural Group Design Concept

Vision and Thematic Narrative The proposed "Kaleidoscope of Life” is a dynamic, monumental sculptural group that serves as a vibrant gateway and a visual poem to the community’s evolving identity. At the core of this design is the motif of the kaleidoscope, represented through the brilliantly colored, overlapping circular panels. A kaleidoscope inherently relies on an array of distinct, individual pieces coming together to create a unified, beautiful whole. Here, it symbolizes the rich cultural diversity of the Salinas community, as well as the continuous, fluid nature of its change.

Just as a kaleidoscope requires the active turn of a hand to shift its pieces into a new picture, "Kaleidoscope of Life" represents the profound power of action. It serves as a reminder that both the individual and the community as a whole possess the agency to change their circumstances for the better. This concept gently echoes the literary heritage of the region, specifically John Steinbeck’s *East of Eden* and its central philosophy of *Timshel* ("thou mayest"). It is a subtle but powerful sub-context reminding viewers that everyone holds the power of choice to consciously shape their own pathway into the future.

The Central Focal Point: The California Scrub Jay Rising from the center of the kaleidoscopic medallions is the sculptural focal point of the monument: the California Scrub Jay. A familiar and deeply rooted local species, the Scrub Jay was selected for its remarkable intelligence and adaptability observed in nature. The bird is captured in a dynamic pose, actively taking flight with its wings fully spread. This upward, kinetic movement represents an uplifting spirit of optimism and a collective motion toward a brighter future. Furthermore, this soaring gesture creates a direct geographical and thematic connection to the nearby municipal airport, celebrating the region's connection to flight and progress.

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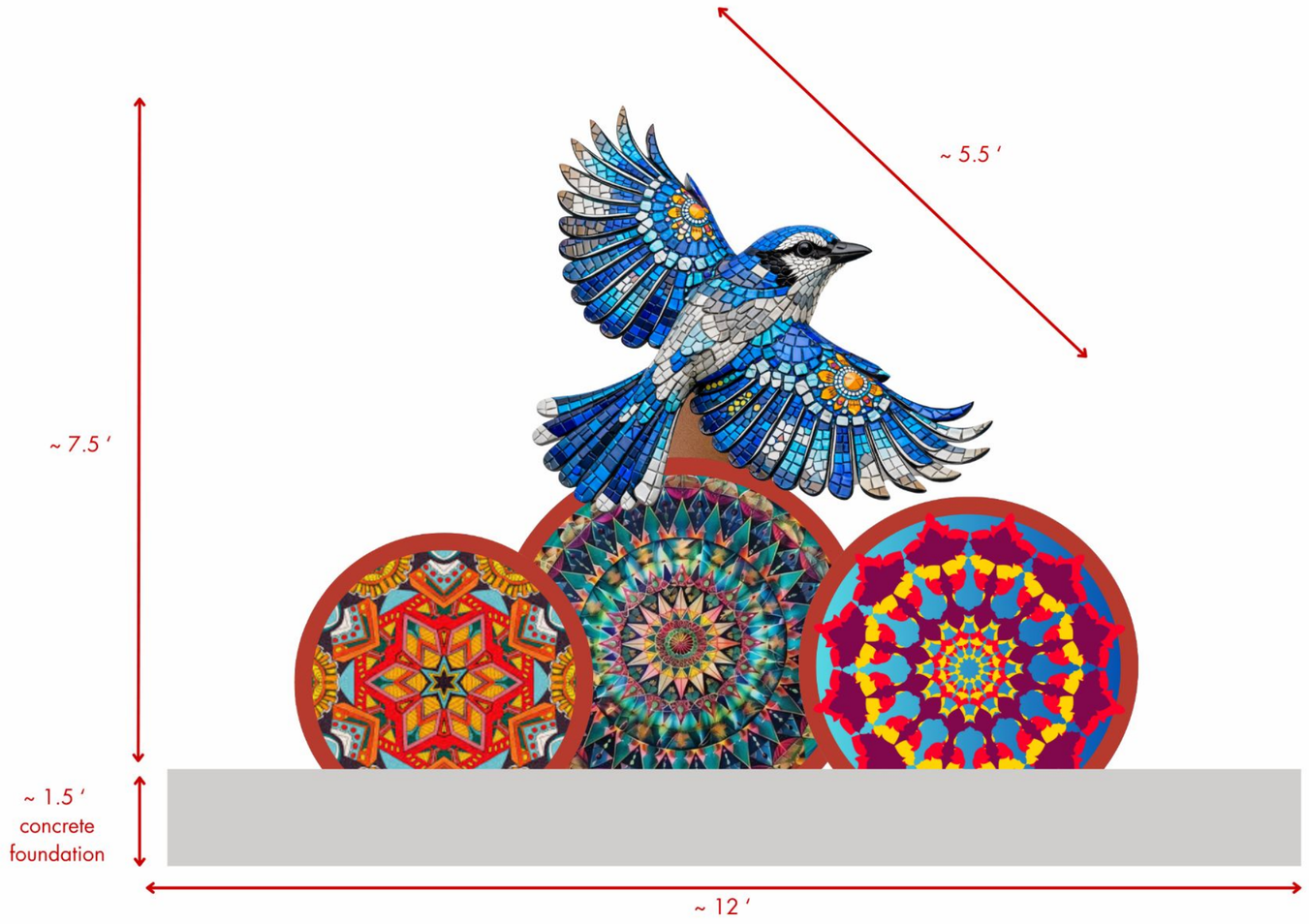
Aesthetic Approach and Visual Impact Style-wise, the entire sculptural group is designed with a bold and eclectic approach. The vividly colored mosaic circular panels intentionally incorporate geometric patterns and motifs inspired by the traditional crafts of the region's indigenous people. These ancestral patterns are woven together with bold, vibrant colors that represent the many distinct cultures, social groups, and generations that make up the fabric of Salinas today.

As a roundabout centerpiece, the artwork is engineered to be highly visible and engaging from 360 degrees, reading clearly to both passing vehicular traffic and pedestrians. During the day, the highly textured, custom mosaic finishes will catch the brilliant California sunlight, highlighting the intricate craftsmanship and natural beauty of the Scrub Jay. As the sun sets, the monument transforms. The nighttime view of the sculpture features strategic illumination that allows the kaleidoscopic panels to glow vibrantly against the dark sky, ensuring the monument remains a continuous, guiding beacon of hope, diversity, and community resilience around the clock.

Maintenance Statement

- The artwork is fabricated using high-quality thick glass, grout, and durable materials designed to last for a minimum of 30 years.
- Surfaces can be cleaned with standard cleaning solutions, including for stain or graffiti removal.
- In the event of unforeseen damage, please contact us directly to arrange an inspection and receive an estimate for repairs.
- For minor issues such as a few missing tiles, we are happy to provide replacement materials free of charge.



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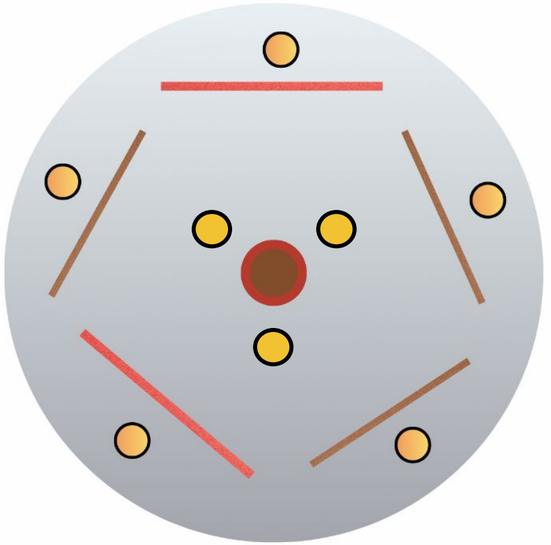
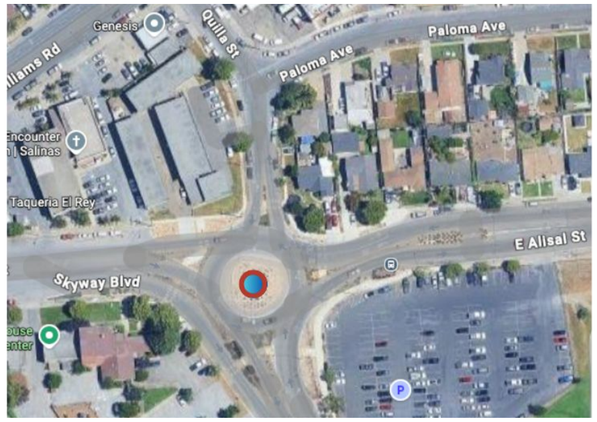
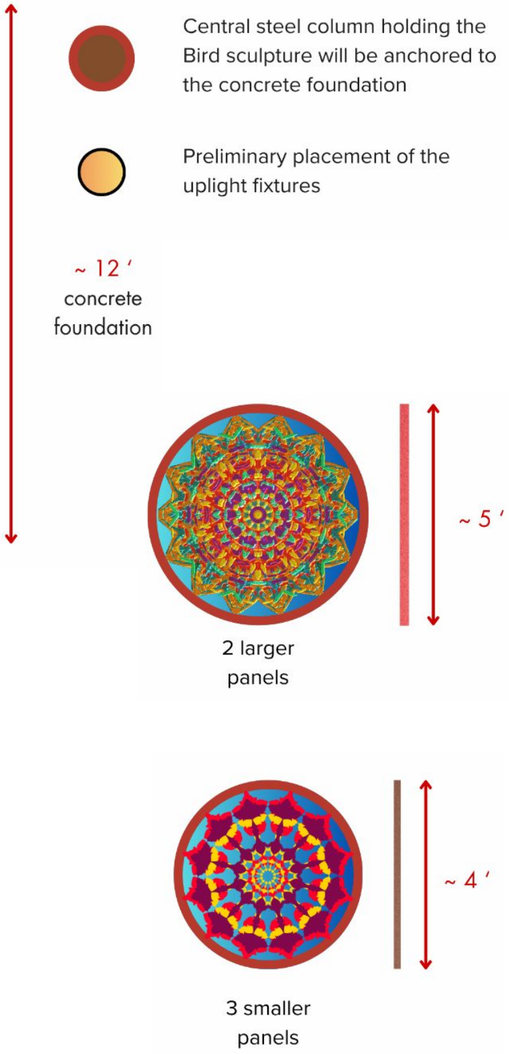
“Kaleidoscope of Life” - Mosaic Sculptural Group Placement

Day time View
Proposed design concept is envisioned to have minimal interference with the existing landscape, and will benefit form the addition of the boulders and low-maintenance plants around the existing ones.

Night time View
Vivid colors of the mosaics will stand out with the help of simple uplight fixtures installed, accounting for the drivers safety.







Monument Placement per Attachment A- Aligned in the center of the existing roundabout space

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“Kaleidoscope of Life” - Artwork Materials

Mosaic Example in Detail: thick glass, dichroic glass, colored mirror & various mosaic materials.

Steel talons and kaleidoscope panels frames: welded steel armature & laser-cut corten steel panels covered with durable rust-looking patina

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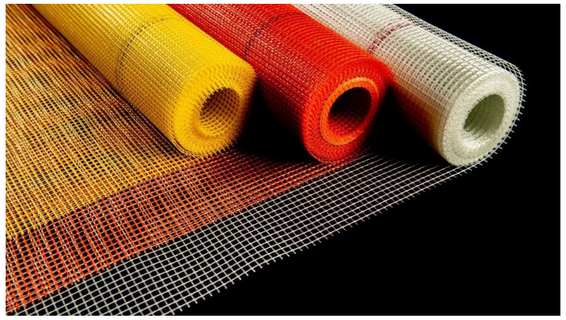
“Kaleidoscope of Life” - Artwork Design Approach

Sculpting technique & materials for the Jay Bird Sculpture: High-density architectural foam, reinforced with layers of fiberglass mesh and concrete - allows for stable and strong substrate, perfect to hold the mosaic finish.

1. Sculpted Architectural Foam



2. Fiberglass mesh reinforcement (several layers)

3. Sculpting concrete mix application (several layers)

***All specs and detailed product data will be provided at the final design stage, to be reviewed and approved by the structural engineer.

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STUDIO BIO

Since the founding of our studio in 2002, we've grown into a strong, well-coordinated team of 14 artists, working seamlessly between the two facilities in San Diego and Chico in Northern California. For over 20 years, our team has been working with government agencies, community organizations, architects and contractors, listening carefully to input from all parties. Our portfolio includes a diverse range of projects, from welcome signs to large-scale mosaic murals and interactive sculptures. Our mission is to not only beautify the space, but to create artworks that also serve as catalysts for social connection and dialogue.

**** Please see our detailed resume attached as an Appendix*

Leanna Lunsford- *Mosaic Artist & Community Engagement Director*

Joann Laoretti - *Mosaic Artist*

Dan Evers *Founder & CEO - leads project visioning*

Maria Titova *Lead Artist and Executive Director - research and design integration, along with contracting and documentation.*

Chloe Evers *Mosaic Artist & Sculptor*

Luis Mojica Guerrero *Artist & Fabrication Lead - handles metalwork, structural quality, and installation logistics.*

ARTIST STATEMENT

Farallon Design is a creative studio specializing in vibrant, site-specific public art. We specialize in mosaics, both two- and three-dimensional, with a unique ability to integrate structural elements to create works that celebrate nature, culture, and history. From concept to installation, our team of artists, designers, and coordinators delivers engaging, durable artworks that transform public spaces. Together with the *Rainforest Art Project* - our educational and community outreach program - we bring mosaics and sculptural works to life by blending professional design with hands-on participation. This synergy ensures each piece reflects both expert craftsmanship and meaningful local collaboration.

Artist Team Qualifications & Experience - Similar Projects Completed

Feather River Art Wall -
Table Mountain Blvd., Oroville, CA

- **Commissioning Agency:** City of Oroville
- **Timeline:** 2022 – 2025
- **Budget:** $450,000
- **Medium:** Cement backing board, variety of mosaic materials, thick glass tesserae
- **Dimensions:** 60 panels, each approx. 80” x 16”
- **Description:** At over six-hundred feet long, and featuring sixty murals, this is an extraordinary and lasting tribute to the majestic Feather River, the City of Oroville, and to communities throughout the watershed. A large-scale community and youth-driven mosaic mural. Required coordination with city planning, phased installation, and collaborative work with over 2,000 participants including students and youth groups.

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Artist Team Qualifications & Experience - Similar Projects Completed

Mariposa Pathway Sculptures -
Park Avenue, Chico, CA

- **Commissioning Agency:** City of Chico, part of Caltrans Clean California Grant
- **Project Timeline:** January, 2025 - February, 2026 (Project is completed, waiting for install)
- **Project Cost:** $350,000
- **Medium and Dimensions:** Steel, laser-cut aluminum, thick glass mosaic, and durable patinas; Six sculptures, each approximately 10 ft - 18 ft tall.
- **Description:** Designed for a prominent, high-traffic roadway entrance into the city. Our role was to engineer highly visible, dynamic vertical forms that ensure immediate visual recognition for drive-by audiences. The motifs feature tall, arching sprouts carrying three-dimensional mosaiced butterfly sculptures, acting as brilliant symbols of transformation, hope, and highlighting the vital ecological role of pollinators for the agricultural region around Chico. Strong silhouettes create a memorable sense of place and inject a vibrant sense of vitality into the commuter corridor, all while ensuring the artwork reads clearly at multiple speeds.

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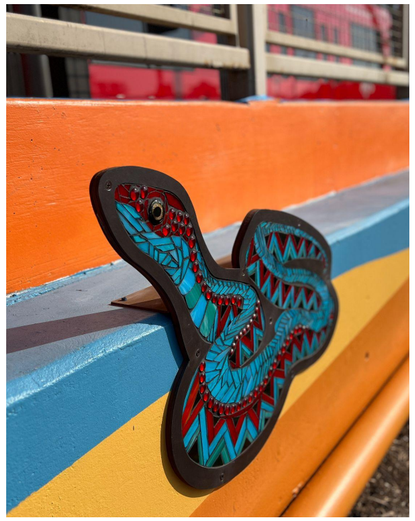
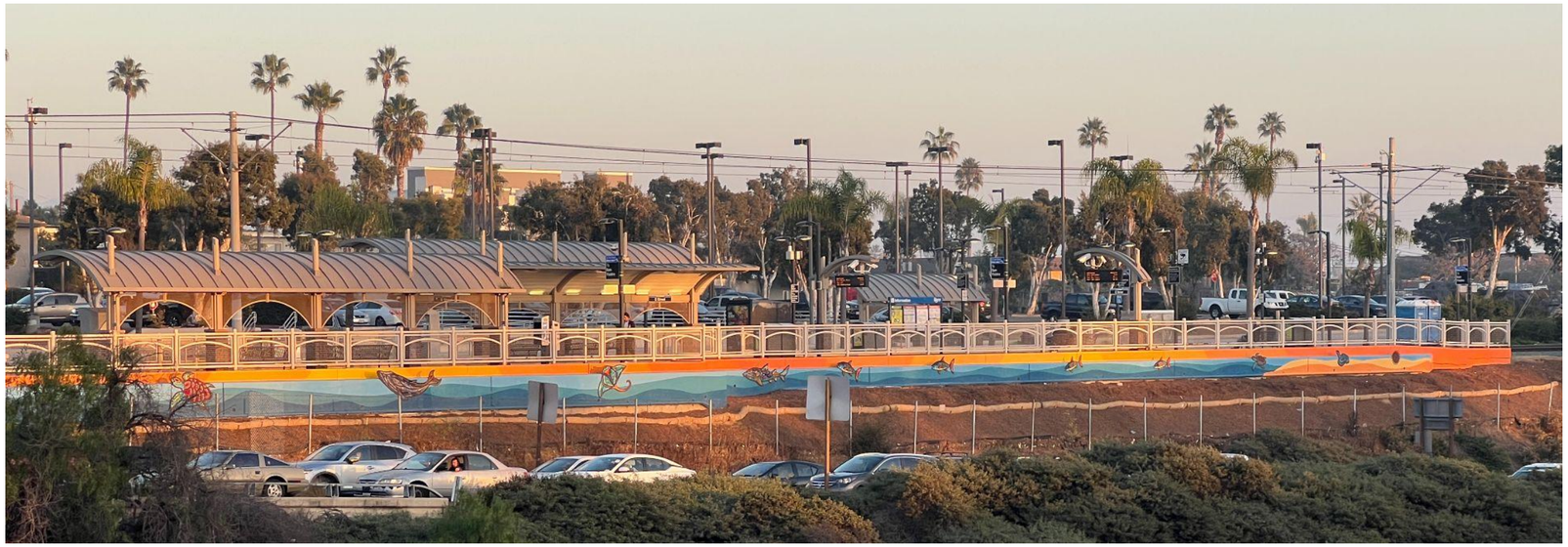
Artist Team Qualifications & Experience - Similar Projects Completed



Treasures of the Bay -
E Street Transit Center, San Diego, CA

- **Commissioning Agency:** San Diego Metropolitan Transit System
- **Project timeline: October 2024 - December 2024**
- **Project cost:** $407,000
- **Medium:** Mosaic panels created with laser-cut corten steel outlines, cement board, custom stained glass mosaic tiles & patinas; installed onto the platform wall with painted background
- **Dimensions:** 325 ft long x 3 ft tall, 18 mosaic & steel panels
- **Description:** Celebrating the ecosystems of the South Bay, this expansive 325-foot transit installation connects travelers to the nearby Living Coast Discovery Center. The motifs blend native marine wildlife with rust-patina steel elements reminiscent of Kumeyaay ceramics and basket-weaving. Our role was to craft a sweeping visual narrative that transforms a mundane transit platform into a culturally and ecologically resonant gateway for commuters.



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Chico, CA 95928

PROFESSIONAL REFERENCES

Farallon Design DBA Rainforest Art Project

1. **Contact Person: Patrick Piatt, Community Development Director**
   Firm/ Government Agency Name: City of Oroville
   Phone: (530) 538-2401 Email Address: ppiatt@cityoforoville.org
   Reason for Selecting as Reference: “Feather River Art Wall” project, 2022 - 2025. The project is a complex community and youth-driven artwork that required coordination with city planning, community partners, and phased installation.
2. **Contact Person: Angela Spain, Project Manager – Public Works Engineering**
   Firm/ Government Agency Name: City of Chico
   Phone: (530) 879-6934 Email Address: Angela.Spain@chicoca.gov
   Reason for Selecting as Reference: "Mariposa Pathway" (aka *Pollination Pathway*) sculptural project featuring a group of six 10-16 ft high mosaiced butterfly sculptures on steel sprouts. High-visibility public artwork for the median of the major city avenue. Required transit coordination, complex engineering, well-structured fabrication, community engagement elements and long-term maintenance planning.
3. **Contact Person: David Rogers, Principal Architect**
   Firm/Government Agency Name: NICHOLS, MELBURG & ROSSETTO ARCHITECTS + ENGINEERS
   Phone: (530) 520-0512 E-Mail Address: rogers@nmrdesign.com
   Reason for Selecting as Reference: Architectural partner for Dragonfly Sculpture in Redding, CA & Chico Park Ave projects. 2020–ongoing; Sculptural projects integrated into public park spaces. Multi-phase project with sculpture design, foundation engineering, and student-involved mosaic execution.
4. **Contact Person: Scott Schumann,Director of Parks and Facilities**
   Firm/ Government Agency: Chico Area Recreation & Park District (CARD)
   Phone: (530) 520-6822 E-mail Address: sschumann@chicorec.gov
   Reason for Selecting as Reference: Collaborated on projects such as the *Chapman Park* mosaic murals, focusing on youth engagement and community park beautification.
5. **Contact Person: Rolando Montes, Director of Rail Facilities**
   Firm/Government Agency Name: San Diego Metropolitan Transit System
   Phone: (619) 454-7207 E-Mail Address: Rolando.Montes@sdmts.com
   Reason for Selecting as Reference: Directed *E Street Transit Station mural project*. Large-scale transit mural with tiled and steel mosaic panels, and painted components. High-visibility public artwork requiring transit coordination, permitting, intense fabrication schedule and long-term maintenance planning.

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TECHNICAL APPROACH and TIMELINE

I. Alignment with City Vision and Community Goals

"Kaleidoscope of Life" is intentionally designed to align with the City of Salinas Public Art Master Plan, the Alisal Vibrancy Plan, and the Alisal District Identity Master Plan by creating a highly visible, culturally resonant gateway that reflects the identity, diversity, and resilience of the Alisal community. The monument transforms the roundabout into a meaningful place marker, reinforcing a sense of arrival while contributing to neighborhood pride and cohesion.

Through its kaleidoscopic composition of interwoven colors, materials, and patterns inspired by regional and cultural traditions, the artwork celebrates the richness of the community and the strength found in its diversity. The upward movement of the California Scrub Jay introduces a narrative of growth, adaptability, and forward momentum, the values that closely reflect the aspirations of the community and the City's vision for revitalization.

The design prioritizes durability, low maintenance, and clear visibility from all approaches, enhancing both safety and long-term sustainability. By combining strong visual impact with layered cultural symbolism, the installation fosters connection, encourages positive identity, and contributes to a welcoming and vibrant public realm.

II. Project Approach

The Farallon Design team will execute the Skyway–Alisal Roundabout Monument as a fully integrated, design-build public art project, ensuring seamless coordination between artistic vision, engineering requirements, and site infrastructure.

Our approach is structured around four key phases: Design Development, Engineering & Coordination, Fabrication, and Installation, with continuous communication and alignment with City staff and stakeholders throughout.

We bring over 20 years of experience delivering large-scale public artworks in collaboration with municipalities and public agencies. The Artist Team is fully prepared to manage all aspects of the project, including coordination with licensed subcontractors, permitting processes, and regulatory compliance.

The team maintains active registrations and compliance with public project requirements, including:

- DIR (Department of Industrial Relations) registration
- SAM (System for Award Management) registration

- Small Business certification

The Artist Team will obtain a City of Salinas Business License upon project award, as required for contract execution.

While the Artist Team does not operate as a licensed general contractor, we have extensive experience managing public art installations through coordination with appropriately licensed contractors for all regulated trades, including structural, electrical, and civil work.

All work will be performed in full compliance with CAL OSHA, State, and Federal safety standards.

Phase 1: Design Development & Community Integration (April – May 2026)

Following selection, our team will refine the concept design into a fully engineered proposal.

Key Activities:

- Develop detailed design drawings, dimensions, and confirm material specifications
- Coordinate with structural engineer for foundation and anchoring requirements
- Integrate lighting design in coordination with electrical systems
- Conduct community engagement (virtual and/or in-person, as directed by the City)
- Prepare presentation materials for Public Art Commission and stakeholder review

Deliverables:

- Final rendered design package
- Material samples and specifications
- Preliminary structural and installation strategy
- Community feedback summary (as required)

Phase 2: Engineering, Permitting & Contractor Coordination (May – June 2026)

During this phase, our team will advance the project into build-ready documentation and coordinate as required.

Key Activities:

- Finalize structural engineering and attachment details
- Coordinate with City staff, utility providers, and licensed contractors
- Support encroachment permits and required approvals
- Confirm site conditions and construction sequencing

Subcontractor Coordination:
All work requiring specialized licensing (including structural, electrical, and landscape construction) will be performed by **qualified, licensed subcontractors**. Our team will oversee coordination, verify credentials, and ensure all work aligns with design intent and regulatory requirements.

Phase 3: Fabrication (June – August 2026)

All artwork components will be fabricated in our studio facilities using durable, stable materials appropriate for high-traffic public infrastructure.

Key Activities:

- Fabrication of steel armature and structural components
- Sculpting and reinforcement of the central bird form
- Fabrication of mosaic surfaces (approximately 450 sq. ft.)
- Application of finishes and protective coatings
- Quality control and pre-installation assembly testing

Deliverables:

- Completed artwork components ready for transport and installation
- Fabrication progress updates to City staff

Phase 4: Installation & Project Closeout (July – September 2026)

Installation will be carefully coordinated with City staff and subcontractors to ensure safety, efficiency, and compliance.

Key Activities:

- Coordination with contractors for foundation, electrical, and site readiness
- Delivery and staging of artwork components
- On-site installation, alignment, and anchoring of sculpture
- Supervision of integration with lighting systems
- Final inspection, punch list completion and official acceptance by the City

Deliverables:

- Fully installed and operational monument
- Maintenance and care documentation
- Final project closeout files

Project Schedule Summary

The proposed schedule reflects the adjusted proposal submission timeline and allows for immediate project initiation upon contract award.

III. Meetings & Communication

The Artist Team will maintain consistent communication with the City through:

- Regular coordination meetings (virtual and/or in-person)
- Participation in public presentations and stakeholder engagement

- Ongoing progress updates during fabrication and installation
- On-site supervision during key installation phases

Our team is fully equipped to support **both in-person and virtual collaboration formats**, ensuring flexibility and responsiveness throughout all phases of the project.

Meetings & Coordination Plan

Meetings will be conducted both **virtually and in person**, depending on project phase and City preference.

1. Project Kickoff Meeting

- **Timing:** Within 1 week of contract award (April 2026)
- **Participants:** Artist Team, City Project Manager, key City staff
- **Format:** Virtual or in-person
- **Duration:** 1.5 – 2 hours

Purpose:

- Confirm project scope, schedule, and communication protocols
- Review site conditions, constraints, and coordination requirements
- Establish points of contact and reporting expectations

2. Design Development Coordination Meetings

- **Frequency:** Bi-weekly during April – May 2026
- **Participants:** Artist Team, City staff, (as needed: engineer, consultant team)
- **Format:** Virtual, 1 -hour each

Purpose:

- Review design progress and refinements
- Coordinate structural, lighting, and material decisions
- Ensure alignment with City goals and technical requirements

3. Community Engagement / Public Input Meetings

- **Frequency:** 1 - 2 meetings (as directed by City)
- **Timing:** Late April – May 2026
- **Participants:** Artist Team, City staff, community stakeholders
- **Format:** Virtual and/or in-person
- **Duration:** 1 - 2 hours per session

Purpose:

- Present proposed design to community
- Gather feedback and incorporate input where appropriate

- Support transparency and community ownership of the project

4. Public Art Commission Presentation

- **Timing:** May 2026 (per City schedule)
- **Participants:** Artist Team, Public Art Commission, City staff
- **Format:** In-person (or hybrid if required)

Purpose:

- Present finalized design concept
- Address questions and feedback
- Obtain formal approval to proceed

5. Interdepartmental / Agency Coordination Meetings

- **Frequency:** As required during May – June 2026
- **Participants:** Artist Team, City departments, utility representatives, contractors
- **Format:** Virtual or in-person

Purpose:

- Coordinate permitting, site logistics, and infrastructure integration
- Align construction sequencing and technical requirements
- Ensure compliance with City and utility standards

6. Fabrication Progress Updates

- **Frequency:** Monthly during June - August 2026
- **Participants:** Artist Team, City Project Manager
- **Format:** Virtual (with optional site/shop visit)

Purpose:

- Provide fabrication status updates
- Review milestones and schedule adherence
- Address any material or production considerations

7. Pre-Installation Coordination Meeting

- **Timing:** Prior to site works start (July 2026)
- **Participants:** Artist Team, City staff, contractors
- **Format:** In-person (preferred)
- **Duration:** 1 –2 hours

Purpose:

- Confirm site readiness

- Review installation sequencing and safety protocols
- Coordinate roles and responsibilities among all parties

8. Installation Oversight Meetings / On-Site Coordination

- **Frequency:** As needed during installation period (July – September 2026)
- **Participants:** Artist Team (on-site), contractors, City representatives
- **Format:** In-person

Purpose:

- Oversee installation progress
- Ensure proper alignment, foundation quality, and light integration
- Address adjustments in real time if necessary

9. Final Inspection & Project Closeout Meeting

- **Timing:** Upon completion (September 2026)
- **Participants:** Artist Team, City staff
- **Format:** In-person

Purpose:

- Conduct final walkthrough and inspection
- Deliver maintenance documentation and closeout materials

IV. Safety & Compliance

Our team maintains a strong safety record and will comply with all applicable:

- CAL OSHA regulations
- State and Federal labor requirements
- City of Salinas permitting and safety standards

All subcontractors will be required to meet licensing and insurance requirements as outlined in the RFP and City Agreement, and all work will be performed in accordance with established industry safety practices.

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COST PROPOSAL

Scope Clarification & Allowance Statement

The budget below reflects a comprehensive design-build approach in alignment with the RFP requirements.

Costs associated with **site infrastructure, including concrete foundation, electrical systems, and landscape work**, are included as **planning-level allowances** based on comparable public infrastructure projects and anticipated site conditions.

Due to the specialized nature of these trades and their dependency on site-specific engineering, permitting, and utility coordination, these costs are **expected to be refined through contractor bidding and City coordination during the final design phase.**

It is anticipated that **licensed civil, electrical, and landscape contractors** will perform this work. The Artist Team will **coordinate design integration, layout, and installation requirements** to ensure seamless incorporation of the artwork with all site systems.

The Artist Team's scope includes **artwork fabrication, delivery, and installation**, along with **on-site supervision and coordination**, but does not assume direct self-performance of major civil, electrical, or utility construction unless otherwise required by contract.

The Artist Team welcomes the opportunity to **collaborate with City-procured contractors** for these infrastructure components to optimize cost efficiency, streamline permitting, and align with municipal construction standards.

Farallon Design

Art that brings us together

Skyway-Alisal Roundabout - Monument

Sculptural Group Proposal Budget

"Kaleidoscsope of Life"

March, 2026

Category	Description	Vendor/ Responsible Party	Estimated Cost
ARTIST SCOPE		**FARALLON DESIGN STUDIO**	
1. Design & Project Development	Concept drawings, models & mock ups for the steel-framed mosaic panels & Jay Bird sculpture		$24,000
	Fabrication drawings for the structural components		
	Engineering coordination, materials specifications, shop drawings		
	Engineering - Full engineering report , including concrete structure specifications	**Licenced Structural Engineer (Sub-contracted by Farallon)**	$19,200
2. Artwork Fabrication			
	Structural metal work - Corten steel frames, armature, mounting systems, and other structural components: laser cutting, welding, shaping, assembly, rust-looking patina (protective finish applicaiton)		$57,600
	Mosaics for the Kaleidoscope panels (100 sq.ft) & Jay Bird sculpture(350 sq.ft): professional detailing and assembly, approximately 450 sq.ft. total		$243,000
3. Project Management & Administration	Project coordination, scheduling, City meetings, community engagement, documentation		$19,200
4. Studio Overhead & Equipment	Studio operations, specialty tools, machinery, equipment use		$18,000
5. Transporation & Delivery	Sculptures delivery, equipment rental, installation supervision		$14,000
6. Installation (Artist Scope)	Artwork installation, alignement, anchoring coordination, site supervision		$38,000
7. Insurance & Permitting Support	Insurance, permit coordination, compliance documentation		$12,500
ARTWORK MATERIALS	Laser-cut corten steel with patina finish (Kaleidoscope Frames)		$19,200
	Steel pipe & other structural metal		$6,400
	Custom hand-cut mosaic tiles, approx. 450 sq.ft		$162,000
	Mosaic substrates, adhesive and finishing materials		$54,000
	Misc. hardware, anchor bolts, etc.		$3,800
CONTIGENCY	Fabrication and material cost variability (approx. 5%)		$3,575
	ARTIST SCOPE SUBTOTAL		**$694,475**
SUB-CONTARCTED SERVICES	**Site Work - ALL COSTS ARE ALLOWANCES *** TO BE FINALIZED in collaboration with the city**		
A. Concrete foundation & Footings	Concrete foundation construction, including excavation, reinforced structural footing, rebar, anchor systems, inspections, all the materials and labor	**Licensed vendor (Subcontracted by Farallon Studio or the City directly)**	$230,000
B. Electrical & Lighting Infrastructure	**OPTION 1 - Wired lighting:** Installation of the uplight fixtures (including: Fixtures (architectural grade), Electrical (conduit, wiring, panels) Trenching / civil work, Installation labor, Engineering / photometrics, Permits + inspection, Utility coordination)	**Licensed vendor (Subcontracted by Farallon Studio or the City)**	$280,000
	OPTION 2 - Solar-powered option with highly-durable, walkable solar panels integrated directly into the concrete foundation, no less than 10 years of guaranteed performance (low-voltage solution doesn't require exteneded permits, and allows for the installations to be finished along with the concrete works with minimal traffic interferance).	**Licensed vendor (Subcontracted by Farallon Studio or the City)**	$75,000
C. Landscape, Irrigation & Site restoration	Grading, rock , planting, irrigation adjustments	**Licensed vendor (Subcontracted by Farallon Studio or the City)**	$56,000
	Sub-Total for Site Works		**$566,000**
	GRAND TOTAL for ROUNDABOUT MONUMENT project		**$1,260,475**

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APPENDIX - (Key Staff) STUDIO RESUME

EXPERIENCE

Northern California Expansion

2019 - PRESENT

● Full-scale studio opens in Chico, CA to serve the **counties of Butte, Orland, Colusa, Shasta** and currently the entire Northern CA region. Large-scale community art projects are created for the cities of Oroville, Chico and Redding, including the giant interactive 19-feet tall Dragonfly sculpture created for Caldwell Park and the ongoing Oroville Art Wall mosaic mural, depicting flora and fauna along the Feather River. At over six-hundred feet in length, it will be the largest of its kind in the country.

● Completed projects include **sculptural metal work, stained glass windows, and free standing mosaic sculptures**, combining the best engineering and construction practices with a creative artistic blend of traditional and innovative techniques.

● Multiple partnerships with schools support the growing request for beautification and creativity in the educational school system, resulting in the installation of eleven mosaic welcome signs and murals at the school sites across Butte, Orland and Tehama Counties.

Rebuilding Paradise

2018 - 2024

● In the aftermath of the devastating Camp Fires, our team was called in by the Butte County Office of Education to help rebuild the city of Paradise, CA, bringing art and healing to hundreds of students and families.
● Design and consistent branding development for every school in Paradise School District, following along with permanent art installations created with students.
● Collaboration with architects and design-build teams on new schools construction and beautification.

● Valuable Community Partnerships & Grant Awards - North Valley Community Foundation, Rotary Clubs, Museums, Parks & Recreation districts.

Growing Creative Family

2011 - PRESENT

● Annual grant awards for community engagement and beautification, including Price Charities Foundation, Burnham Foundation, County Offices of Education - **over 130 permanent art projects** created for the downtowns, schools, community libraries, serving the youth and families in **San Diego, Imperial Valley, Central California, and White Mountains Apache Tribe in Arizona.**

ACHIEVEMENTS

Healing Art

● The “Children’s Rainforest” was one of our first multi-year projects with several levels of community engagement and connection. This transformative initiative for the **Kaiser Permanente Hospital** began in 2004 with an obvious need to revitalize the entire floor of the children’s cancer wing, which was utterly dull and institutional. We partnered with the Success Optimist Club and the San Diego Zoo to bring therapeutic art experiences to cancer patients and their parents, resulting in the installation of multiple mosaic panels, stained glass windows and ceiling murals in all of the patient rooms.

● The program’s success brought partnerships with **Rady’s Children Hospital** with the construction of the ‘Little Tree & Friends' healing garden - an interactive space with whimsical fantasy of mosaic animals and translucent butterflies. Formed from steel, stained glass and fiber-glass reinforced concrete.

● **Children’s Hospital in Madera**, Central California - design and development of the new Paramount Farms wing, including installation of 20ft long 3D mosaic panels.

Valley of Mosaics

● We worked with the City of Imperial to create numerous mosaic artworks that transformed the entire city after the destruction from the earthquake in 2010. Along with over a hundred smaller projects, completed projects include large-scale welcome signs, sculpture garden, and stained glass bus stops.

● Projects created in collaboration with the Desert Museum, Ocotillo Wind Energy company, numerous school sites across the entire Imperial Valley.

PARTNERSHIPS

● City of El Centro
● City of Oroville
● City of Brawley
● City of Imperial
● City of Redding
● City of Chico
● Imperial Valley Desert Museum
● Rotary Club of Paradise, CA
● Rotary Club of San Diego, CA
● North Valley Community Foundation
● Chico Area Recreation & Park District
● Imperial, Butte & Colusa County Offices of Education
● University of California, Desert Research & Extension Center
● San Diego Unified School District
● The VAPA Foundation
● Roesling Nakamura Terada Architects
● Nichols, Melburg & Rossetto Architects + Engineers
● Melton Design Group Landscape Architects
● Kimley – Horn and Associates, Inc.

AWARDS

Champion for the Arts Award, Foundation for Education, ICOE, 2024

State of California Senate Certificate of Recognition, 2021

California Legislature Assembly Certificate of Recognition, 2021

People's Choice Orchid Award, 2008

PRESS COVERAGE

These are some of the most recent articles and news reports that showcase our ongoing commitment to youth engagement and art education through collaborative public art installations.

- January 2026: Stunning mosaic wall transforms Oroville's Table Mountain Blvd. Action News Now
- March 2025: New murals bring color, life and culture to Chula Vista trolley station: MTS & NBC San Diego
- September 2024: The Rainforest Art Project announced the unveiling of the first ten pieces of the Great Feather River Mosaic Mural in Oroville, crafted by over 1,000 K-12 students. CHICO ENTERPRISE RECORD
- August 22, 2024: The Chico Area Recreation and Park District (CARD) collaborated with the Rainforest Art Project and Chapman Elementary School students to create two mosaic murals for Chapman Park. www.chicorec.gov
- August 2023: As part of the Clean California initiative, new roadside artwork designed by local high school students and facilitated by the Rainforest Art Collective of Chico was unveiled under the SR-162 interchange. www.dot.ca.gov
- December 2022: KUSI News featured the Rainforest Art Project's initiative of creating murals through Normal Heights Elementary, highlighting the collaborative efforts between artists and students. KUSI NEWS

AGREEMENT FOR SERVICES BETWEEN
THE CITY OF SALINAS AND FARALLON DESIGN STUDIO, INC.

Skyway Blvd./East Alisal St. Roundabout Monument

THIS AGREEMENT is executed this 30th day of June 2026, ("Agreement" or "Contract") between the City of Salinas, a California Charter city and municipal corporation (hereinafter "City") and Farallon Design Studio Inc., a California business entity (hereinafter "Contractor").

IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

1. Scope. Contractor hereby agrees to provide to the City, as the scope of services under this Agreement, the following services: design and installations of public art in the Skyway Blvd./East Alisal St. Roundabout Monument. Scope of work is further discussed in the City's Request for Proposal for the Skyway Blvd./ East Alisal St. Roundabout Monument Project, Attachment B, and Contractor's Proposal dated March 2026, Attachment C.

2. Timeliness. Contractor shall perform all tasks in a timely fashion, as set forth more specifically in Section 3 below. Failure to so perform is hereby deemed a material breach of this Agreement, and City may terminate this Agreement with no further liability hereunder, or the City may agree in writing with Contractor to an extension of time.

3. Term. The work under this Agreement shall commence on June 30th, 2026, and shall be completed by December 31, 2026, unless City grants a written extension of time as set forth in Section 2 above.

4. Payment. City agrees to pay and Contractor agrees to accept as full and fair consideration for the performance of this Agreement, Seven Hundred Thousand Dollars ($700,000). Contractor has no right of reimbursement for expenses under this Agreement. Compensation shall become due and payable 30 days after City's approval of Contractor's submission of monthly written invoices to the City. The payment of any compensation shall be contingent upon performance of the terms and conditions of this Agreement to the satisfaction of the City. If City determines that the work set forth in the written invoice has not been performed in accordance with the terms of this Agreement, City shall not be responsible for payment until such time as the work has been satisfactorily performed.

5. Meet & Confer. Contractor agrees to meet and confer with City or its agents or employees with regard to services as set forth herein as may be required by City to insure timely and adequate performance of this Agreement.

6. Insurance. Contractor shall procure and maintain for the duration of this Agreement insurance meeting the requirements specified in Attachment A hereto.

7. Indemnification. Contractor shall hold harmless, defend at its own expense, and

indemnify City and its officers, officials, employees, agents, and volunteers from and against all liability, claims, damages, losses, and/or expenses including reasonable City attorney fees arising from all acts or omissions of Contractor or its officers, agents, or employees arising out of the performance of the work under this Contract, caused in whole or in part by any negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, except where caused by the active negligence, sole negligence or willful misconduct of the City.

8. Licensing. Contractor warrants that it is properly licensed to perform the work specified under this Agreement, including but not limited to possession of a current City business license.

9. Termination. City may terminate this Agreement upon ten days' written notice. The amount of damages, if any, as a result of such termination may be decided by negotiations between the parties or before a court of competent jurisdiction.

10. Agency. In performing the services specified under this Agreement, Contractor is hereby deemed to be an independent contractor and not an agent or employee of City.

11. Non-Assignability. The rights and obligations of Contractor hereunder are not assignable and cannot be delegated without written consent of City.

12. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto and supersedes any and all prior agreements, whether oral or written, relating to the subject matter thereof. Any modification of the Agreement will be effective only if it is in writing signed by both parties hereto.

13. Validity. If any provision in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will continue in full force without being impaired or invalidated in any way.

14. Counterparts. This Agreement may be executed in multiple originals, each of which is deemed to be an original, and may be signed in counterparts.

15. Laws. Contractor agrees that in the performance of this Agreement it will comply with all applicable State, Federal and local laws and regulations. This Agreement shall be governed by and construed in accordance with the laws of the State of California, County of Monterey, and City of Salinas.

16. Subject to Availability of Funds. In the event that the City Council, or other governing body, fails to appropriate or budget sufficient funds for the continuation of this agreement, or should funds become unavailable for any other reason, the City reserves the right to terminate this agreement upon written notice. This termination shall be effective as of the last day of the fiscal year for which funds were appropriated. Upon such termination, the Contractor will be

limited to compensation for satisfactory services rendered up to the termination date.

17. Levine Act Disclosure Compliance (Cal Government Code Sec. 84308). Contractor hereby affirms and warrants that it has not contributed to the campaign of any elected or appointed City official an amount totaling more than $500 within twelve (12) months of the effective date of this Agreement, except as Contractor has disclosed within its Levine Act Disclosure Form submitted by Contractor to the City. Contractor agrees, that in the event it makes any contributions subject to the Levine Act's disclosure requirements within twelve (12) months of the effective date of this Agreement, that it will file a Levine Act Disclosure Form (or Forms). Contractor acknowledges this duty of disclosure and that the City has made the Levine Act Disclosure Form(s) readily available on the City's public internet site under Your Government / Transparency section for Contractor's continuous compliance.

18. Electronic Execution of Agreement. The words "execution," "signed," "signature," and words of like import in this Agreement and shall be deemed to include electronic signatures or electronic records (including, without limitation, DocuSign and AdobeSign), each of which shall be of the same legal effect, validity, enforceability, and admissibility as a handwritten signature.

IN WITNESS WHEREOF, this Agreement is entered into by the parties hereto on the day and year first written above.

CITY OF SALINAS

_____
René Mendez, City Manager

APPROVED AS TO FORM:

_____
Christopher A. Callihan, City Attorney, or
Rhonda Combs, Assistant City Attorney

CONTRACTOR

_____

By (Printed Name): Maria Titova

Its (Title): __Executive Director_____

Attachment A

Insurance Requirements

Contractor shall procure and maintain for the duration of the contract, and for three years thereafter, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Contractor, his/her/its officers, agents, representatives, employees, and/or subcontractors.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

1. **Commercial General Liability** ("CGL"): Insurance Services Office ("ISO") Form CG 00 01 covering CGL on an occurrence basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO Form CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

2. **Automobile Liability**: ISO Form CA 0001 covering Code 1 (any auto), with limits no less than **$1,000,000** per accident for bodily injury and property damage.

3. **Workers' Compensation**: as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than $1,000,000 per accident for bodily injury or disease.

4. **Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions** (if project involves environmental hazards): with limits no less than $1,000,000 per occurrence or claim, and $2,000,000 policy aggregate, on an annual basis.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the Contractor requires and shall be entitled to the broader coverage and/or higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. At the option of the City, either: the Contractor shall cause the insurer to reduce or eliminate such self-insured retentions as respects the City, its officers, officials, employees, and volunteers; or the Contractor shall provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense 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.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **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 the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by

or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

2. For any claims related to this project, the **Contractor's insurance coverage shall be primary** and insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.

3. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the City.

4. A copy of the claims reporting requirements must be submitted by Contractor to the City.

5. If the services involve lead-based paint or asbestos identification/remediation, the Contractor's Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractor's Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A: VII, unless otherwise acceptable to the City.

Waiver of Subrogation

Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Contractor, its employees, agents and subcontractors.

Verification of Coverage

Contractor shall furnish the City with original Certificates of Insurance including an additional insured endorsement and 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 City before work begins. However, failure to obtain the required documents prior to the work beginning shall 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.

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. For CGL coverage subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

Maintenance of Insurance

Maintenance of insurance by Contractor as specified shall in no way be interpreted as

relieving Contractor of its indemnification obligations or any responsibility whatsoever and the Contractor may carry, at its own expense, such additional insurance as it deems necessary.

Special Risks or 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.

[Attachment B]

[Attachment C]

ALISAL GREENING AND BEAUTIFICATION PROJECT, CIP 9345

REQUEST FOR PROPOSALS

Skyway-Alisal Roundabout – Monument

Figure 1 – Skyway-Alisal Roundabout Concept Design, *City of Salinas 2012*

SALINAS
RICH IN LAND | RICH IN VALUES

RFP Issued:
February 6, 2026

Submission Deadline:
Proposals shall be submitted **electronically via the PlanetBids** website until **11:59 PM Pacific Standard Time on March 6, 2026**.

ALISAL
Vibrancy Plan
PART OF VISIÓN SALINAS

CLEAN
CALIFORNIA

1.0 INTRODUCTION

The City of Salinas is seeking a design-build artist, or artist group, to create and install a gateway monument or sculpture within the Skyway-Alisal Roundabout. This Request for Proposals describes the project, the required scope of services, the selection process, and the information that must be included in the Proposal. Failure to submit information in accordance with the requirements and procedures for this Request for Proposal may be cause for disqualification.

1.1 PROJECT DESCRIPTION

The selected artist, or artist team, will develop and implement a site-specific public art installation in the central island at the Skyway-Alisal Roundabout as part of the Alisal Greening, Beautification, and Safety Project, Capital Improvement Program 9345. The objective of this call for art is to enhance and revitalize public spaces while creating community placemaking, enhancing cultural connection, and improving public health.

Funding for this Project is provided by the Clean California Local Grant Program (CCLGP) from the California Department of Transportation (Caltrans), and Measure G funds. Selected artwork resulting from this process will become the property of the City and will be accessioned into the Municipal Art Collection.

1.2 SKYWAY-ALISAL ROUNDABOUT BACKGROUND

In 2015, the City of Salinas constructed its first roundabout at the intersection of East Alisal Street, Skyway Boulevard and Quilla Street. This intersection provides commuter access to and from the Alisal neighborhood, the Salinas Municipal Airport, Salinas Fairways Golf Course, Firehouse Recreation Center, Little League Baseball Field, US Highway 101 (via Airport Boulevard), agricultural industries, social services, job destinations in the Airport Business Park, USDA and Hartnell College East Campus.

2.0 SCOPE OF SERVICES

The ideal candidate for this request for proposals will be responsible for designing, developing and installing a monument or art installation in the central island at the East Alisal St/Skyway Blvd Roundabout. Refer to **Attachment A** pertaining to additional images of the skyway roundabout.

The design of the monument or art installation should align with the vision and policies of the City's Public Art Master Plan , The Alisal Vibrancy Plan (AVP) and, The Alisal District Identity Master Plan (ADIMP). The approved design for the project shall support and connect with the values of the neighborhood and its visitors, foster safety, unity, peace, and resilience, and instill a positive environment.
The selected artist, or artist team, shall be responsible for the project management and logistics for the preparation, finishing, and installation of the monument or art installation. The artist, or artist team, will oversee any subconsultants and or contractors involved in the project and shall ensure work performance is coordinated with City staff and in accordance with state and local laws, including City of Salinas encroachment permit requirements. Additional responsibilities under this contract include preparing progress reports, submitting construction schedules, invoices, and other pertinent documentation as specified in the City's standard agreement, **Attachment B**.

The selected artist, or artist team shall be required to coordinate and work harmoniously with utility companies, other contractors working in the area, and the City of Salinas during the execution of this Contract.

2.1 PROJECT TIMELINE

1. Call for Art (Request for Proposals) Issued: February 6, 2026.
2. Proposal Submission Deadline: March 6, 2026.
3. Selection Process: March 9-20, 2026:
    1. Oral interview with selection committee tentatively scheduled for the week of March 9th, 2026.
    2. Selection announcement week of March 16th, 2026.
    3. Finalize agreement between selected artist and City (March-April).
4. Request Public Feedback for Final Design: Late April to May 2026
    1. Community engagement on proposed design, such as requesting comment through the City webpage or hosting a workshop.
    2. Public Art Commission Presentation: May 18, 2026.
    3. Traffic and Transportation Commission TBD-2026
    4.
5. Final Design: Late May 2026- Early June 2026.
6. Develop/manufacture artwork (material submittals) + prep site (landscape & utility alterations? + foundation). City Encroachment Permit process: June/July 2026.
7. Install Monument(s): July - September 2026.
8. Contract Closeout Deadline: September 30, 2026.
9. Ribbon Cutting (Community Celebration): TBD (Fall 2026)

3.0 INSTRUCTIONS FOR SUBMISSION OF PROPOSAL

It is the Proposer's sole responsibility to contact the City's online bid management provider (PlanetBids at 818-992-1771) to resolve any technical issues related to electronic bidding, including, but not limited to, registering as a vendor, updating passwords, updating profiles, uploading/downloading documents, submitting an electronic bid/proposal, etc.

Proposals shall be submitted **electronically via the PlanetBids** website until **11:59 PM Pacific Standard Time on March 6, 2026.**

It is the Proposer's responsibility to ensure the proposal is uploaded via the PlanetBids website, prior to the aforementioned designated date and time. The City will not be accepting paper proposals.

1. All questions regarding this project shall be submitted through **the PlanetBids website (https://pbsystem.planetbids.com/portal/22949/portal-home).** The City encourages all interested Proposers to submit questions as soon as possible. **Questions received after February 25, 2026, shall not be answered.** All registered Prospective Proposers for this project will receive an email notification once a response to a question has been posted on the PlanetBids website.
2. Examination of the content of the RFP and site of work: By submitting a proposal, the artist/artist group represents that it has thoroughly examined and become familiar with the contents of the RFP, carefully examined the site of work contemplated, and that it is capable of performing quality work to achieve the City objectives. *Artist/Artist group is cautioned to make such independent investigation and examination as they deems necessary to satisfy themselves as to conditions to be encountered in the performance of the work and with respect to possible local material sources, the quality, and quantity of material available, and the type and extent of processing that may be*

required in order to produce material conforming to the requirements of this RFP. The submission of a signed proposal shall be considered an agreement to all the terms, conditions, and specifications provided in this RFP.

3. Sample Agreement: A sample Agreement is attached (**Attachment B**) for the purpose of informing the proposer of the fixed, predetermined, standard contract provisions with which they will be required to comply. These provisions are subject to revision by the City at any time prior to the signing of the agreement.
4. Exceptions: If the artist/artist group suggests alternatives or states exceptions to any term or condition in the Agreement, or to any provision of the RFP, such alternative or exception shall be clearly stated and identified in the submitted proposal. Otherwise, the successful artist/artist group will be expected to sign the Agreement upon award of the contract. Any alternative proposed must satisfy all minimum qualifications specified in the RFP. The City expressly reserves the right, in its sole discretion, to (1) reject a proposal containing any exception or alternatives as non-conforming, or (2) accept any proposal alternative or exception and to award a contract based there on if determined to be in the best interest of the City.
5. Proposal Signature: The proposal must be signed by an official authorized to bind the artist/artist group.

4.0 PROPOSAL CONTENT

To expedite and maintain consistency in the evaluation process, each proposal to this RFP shall be organized in accordance with this section. Proposals shall be limited to **19 pages**, not including the appendices. Proposal submissions shall contain thorough description of the information in the order presented below.

1. Artist Statement / Cover Letter. Not to exceed **1 page** and shall include:
   a. Lead Project Contact Information: Name, title and telephone number of the artist, or artist team representative, designated lead contact person for communications pertaining to the proposal. This person will be the contact on all matters dealing with the project and will handle the day-to-day activities through completion of the project.
   b. A brief statement indicating artist team's clear understanding of the services requested.
   c. Comprehensive justification for choosing the proposer.

2. Monument/Art Installation Design Concept. Not to exceed **6 pages** and shall include:
   a. Detailed, well-rendered, color concept, hand drawn or computer-generated simulations of the proposed monument or art installation, appropriately labeled, and shown to scale, at the Skyway/Alisal Roundabout monument location per Attachment A.
   b. Monument concepts shall include the title and narrative description of the concept, color palette, material description, product cutsheets, tools, and equipment to be used (including storage, if required).
   c. A low maintenance plan for routine, long-term, and to treat graffiti/vandalism.

3. Artist Qualifications and Experience. Not to exceed **6 pages** and shall include:
   a. Provide the number of years the artist/artist team, has provided the services outlined in the RFP.

b. List artist, or artist team members, assigned to the project along with a clear indication of each member's responsibilities for this project. *Provide resumes for key staff resumes as an Appendix in the Proposal*.
c. Outline any training, skills, abilities and experience working with governmental entities or for-profit agencies to design, fabricate and install public art.
d. Provide at least five (5) references that have procured similar services from the Artist. Each reference shall include description of work performed, company name; contact name, and phone number.
e. Provide a list of any litigation, including personal and property, involving Artist's firm in the last five (5) years.

4. Technical Approach and Timeline. Not to exceed **6 pages** and shall include:
   a. A narrative describing the approach and work plan for completing requested deliverables with this RFP.
      i. Artist/artist team shall include a statement indicating how their proposed art installation meets the goals and vision of the city Public Art Master Plan and the community.
      ii. On a per task basis, identify specific deliverables, team member(s) responsible for completing the work, and any required meetings.
      iii. Identify, obtain, and provide any and all licenses, permits, clearances, reports, and documents required to complete the project and perform the services within required timelines.
   b. Identify those services that will be outsourced to a subconsultant and or contractor. Artist team will be responsible for verifying the experience, qualifications, and validity of all licenses, permits, and copyrights for any outsourced work to subconsultant and subcontractors. Artist team is also responsible for paying its employees and any subcontracted work.
   c. Provide an outline of its business safety record. Artist team will be required to comply with all Federal, State, and CAL OSHA laws and regulations.
   d. Project Schedule: Include timeline for completion of tasks, including milestone dates for deliverables, in alignment with Section 2.1-Project Timeline. For project management purposes, the schedule should indicate frequency of meetings with the artist/artist group, including subconsultant and or contractors, and City staff, and the duration and number of any other proposed meetings.

5. Cost Proposal. Not to exceed **3 pages**. **Must be submitted separately via e-mail to Michaelle Mowery, Community Development Analyst at michaelle.mowery@salinas.gov.**
   a. A detailed budget estimate in matrix form, by task, including hourly rates, time commitments, equipment, labor, and materials for all team members and subcontracted work.

6. Appendix
   a. A signed copy of any addenda issued with this RFP.
   b. Key staff resumes.
   c. Requested modifications to the City's standard agreement (Attachment B). Proposals shall include a statement that the proposer has read, understands, and will execute the sample City's standard agreement as presented. Alternatively, if a proposer objects to any language contained in the standard agreement, the proposal shall identify the contested contract language and shall set forth alternate contract language for the City's consideration. Proposals that do not confirm acceptance of the sample agreement, and that do not identify contested contract language and

include alternative contract language, shall receive a reduced score. Changes requested by the proposer afterwards will not be considered. *The scope, nature, and severity of the alternative contract language submissions (particularly as it relates to the indemnification requirement) may result in a reduced score.* The City reserves the right to alter the standard agreement after selection of an artist team with notice to the proposed awardee prior to final offer.

d. Declaration of Local Business Enterprise (Local Business Preference Form) (**Attachment C**).

5.0 SELECTION PROCESS AND AWARD OF CONTRACT

All proposals received by the due date will be evaluated by selected City staff. Responses will be evaluated against the submission requirements of this RFP. Proposal submissions with complete information as listed will be considered for evaluation.

1. Evaluation and Scoring: The City will establish a selection panel whose members must have no conflict of interest with any of the artist/artist groups. Selection panel members will individually review and evaluate the proposals and qualifications of all responsive artists/artist groups.

The selection panel will consider the following factors (and other reasonable, objective, and accountable factors) which are listed here without implication of priority:

a. Responsiveness: The artist/artist group's ability to effectively meet the Scope of Services and all the requirements stipulated in the RFP.
b. Monument/Art Installation design concept and maintenance.
c. Qualifications and Experience: The artist/artist group's capability and qualifications to perform the Scope of Services and meet all the requirements stipulated in the RFP.
d. Technical Approach and Timeline: The artist/artist group's method to effectively provide the Scope of Services and all the requirements stipulated in the RFP within a reasonable timeline.

Scoring Criteria	**Points Possible**
Cover letter	**-**
Monument/Art Installation Concept and Maintenance	**-**
Is concept an original design?	6
Does the proposal provide a title and concept narrative?	3
Does the proposal align with the City's Public Art Master Plan and community vision and policies?	8
Does the proposed monument/art installation connect with the AVP, ADIMP, and the Community?	8
Does the proposal incorporate a maintenance plan that meets the required short term and long term maintenance?	5
Artist Qualifications and Experience	10
Artist Technical Approach and Timeline	10
Subtotal	*50*
10% Local Preference[1] (if applicable)	5
Total	**55**

[1]The Proposal will receive local preference points equal to 10% of the total possible points pursuant to Municipal Code Sections 12-28.10, 12-28.020 and 12-28.040. ***Qualifying businesses (artist, artist team, and subcontractor) are required to submit a Local Business Enterprise form (Attachment C) with their Proposal to be considered a Local Business Enterprise.***

2. Interviews: Top rated proposals will be invited to an oral interview tentatively scheduled for the week of March 9th, 2026.

3. Award of Contract: Final Contract will be awarded to the best qualified artist/artist group, that in the opinion of the selection panel has the best overall vision and concept for the project.

    a. The City reserves the right to accept or reject any or all responses and proposals received in response to this RFP, to waive minor irregularities, to negotiate with any qualified source, or cancel in whole or in part this RFP if it is in the best interest of the City to do so, and to take all proposals under advisement for a period of ninety (90) days. If a Contract cannot be negotiated the City reserves the right to negotiate with any other finalist.
    b. Subsequent to contract negotiations, prospective artists/artist groups may be required to submit revisions to their proposal.
    c. This RFP does not commit the City to award a Contract, to pay any cost incurred in preparation of a proposal, or to procure or contract for supplies or services.
    d. The City reserves the right to select an artist/artist group to perform all the work identified in the RFP, or only selected portions based on price and other factors.
    e. The City may, at its sole discretion, award the contract in whole, or in part, to one or more artist/artist group.
    f. All artists/artist groups submitting a proposal should note that the execution of any contract pursuant to this RFP is dependent upon the recommendation of the Selection Panel and may be subject to Salinas City Council authorization.

The City reserves the right to request additional information during the evaluation and selection process, and to require substantially more extensive and detailed information in the course of any subsequent contract negotiations.

6.0 CONDITIONS AND LEGAL REQUIREMENTS

1. Oral and Written Explanations: The City will not be bound by oral explanations or instructions given at any time during the review process or after the award. Oral explanations given during the review process and after award become binding only when confirmed in writing by an authorized City official. Written responses to question(s) asked by one proposer will be provided to all proposers who received this Request for Proposals.
2. The selected artist/artist group will be required to assume responsibility for all services offered in the proposal whether or not they possess them within their organization. The selected artist/artist group will be the sole point of contact with regard to contractual matters or other liabilities, including payment of any and all charges resulting from the contract.
3. Liability of Costs and Responsibility: The City shall not be liable for any costs incurred in response to this Request for Proposals. All costs shall be borne by the person or organization responding to the request. The person or organization responding to the request shall hold the City harmless from

any and all liability, claim or expense whatsoever incurred by or on behalf of that person or organization.

4. Public Record: All submitted responses, proposals and information included therein shall become public record upon contract award. Proposals are not to be marked as confidential or proprietary. Regardless of any identification otherwise, including marking some or all of the pages as "confidential" or "proprietary," information in proposals shall become part of the public record and subject to disclosure without further notice to the artist/artist group. The City shall not in any way be liable or responsible for the disclosure of any such records.
5. Public Nature of Proposal Material: Responses to this Request for Proposals become the exclusive property of the City. At such times as a formal recommendation to award an agreement to one proposer is made to the awarding authority, all submittals received in response to this Request for Proposals become a matter of public record and shall be regarded as public records, with the exception of those elements in each submittal which are defined by the proposer as business or trade secrets and plainly marked as "Confidential," "Trade Secret," or "Proprietary", unless disclosure is required under the California Public Records Act or other applicable law. Any submittal which contains language purporting to render all or significant portions of the proposal "Confidential," "Trade Secret," or "Proprietary," shall be regarded as non-responsive.
6. Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the City may not be in a position to establish that the information that a proposer submits is a trade secret. If a request is made for information marked "Confidential," "Trade Secret," or "Proprietary," the City will provide the proposer who submitted the information with reasonable notice to allow the proposer to seek protection from disclosure by a court of competent jurisdiction.
7. Validity: The proposer agrees to be bound by its proposal for a period of ninety (90) days commencing from the date proposals are due, during which time the City may request clarification or correction of the proposal for the purpose of evaluation. Amendments or clarifications shall not affect the remainder of the proposal, but only the portion so amended or clarified.
8. Law Compliance: Selected Artist is required to comply with all applicable State, Federal, and local laws and regulations, including the City's Labor Compliance Program. Selected artist/artist group is also responsible for complying with all OSHA and any other applicable standards and requirements. If the artist/artist group out-sources any work or job to a sub-contractor, it will be the artist/artist group's responsibility to ensure that all sub-contractors meet the requirements as stated in this RFP and Contract award.
9. Insurance: General liability, automobile, professional liability, and workers' compensation insurance are required if selected.
10. Proposer's Representative: The person signing the proposal must be a legal representative of the artist/artist group authorized to bind the artist/artist group to an agreement in the event of the award.
11. Permits and Licenses: The artist/artist group, and its subcontractors, at its and/or their sole expense, shall obtain and maintain during the term of any agreement, all appropriate permits, certificates and licenses including, but not limited to, a City Business License, which will be required in connection with the performance of services hereunder.
12. The artist/artist group and subcontractors must be licensed in accordance with the Provisions of Chapter 9 of Divisions 3 of the Business and Professions Code. Contractors shall possess the license appropriate for their classification of work. The Contractor must be properly licensed as a contractor from contract award through Contract acceptance (Public Contract Code § 10164).

File #: ID#26-277, **Version:** 1

..Title
Alisal Greening and Beautification Public Art Projects and Salinas-Based Artist Grants Pilot Program
..Recommended Action
Approve a Resolution to conclude the AVP Salinas-based Artist Grants Pilot Program and re-appropriate $150,000 from the Artist Grants Pilot Program to be used for future AVP Projects and Programs (Capital Improvement Program 9426 - EDE - Alisal Vibrancy Plan Implementation).

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **COMMUNITY DEVELOPMENT**

FROM: **LISA BRINTON, DIRECTOR**

THROUGH: **GRANT LEONARD, PLANNING MANAGER**

TITLE: **ALISAL GREENING AND BEAUTIFICATION PUBLIC ART PROJECTS AND SALINAS-BASED ARTIST GRANTS PILOT PROGRAM**

RECOMMENDED MOTION:

A motion to:

1) Receive an update on the Alisal Greening and Beautification Public Art Projects; and
2) Approve a resolution to conclude the AVP Salinas-based Artist Grants Pilot Program and re-appropriate $150,000 from the Artist Grants Pilot Program to be used for future AVP Projects and Programs (Capital Improvement Program 9426 - EDE – Alisal Vibrancy Plan Implementation).

EXECUTIVE SUMMARY:

This report provides an update on the installation of public art through the Alisal Greening and Beautification Project, which is funded by the Clean California Local Grant Program. The report also provides an update on the AVP Salinas-based Artist Grants Pilot Program, which provides artist support grants for artwork included in the Alisal Greening and Beautification Project. Funding from the Clean California Local Grant Program expires on September 30, 2026, and the City is working to install the final public art projects as part of the Alisal Greening and Beautification Project.

BACKGROUND:

In November 2019, the City adopted the Alisal Vibrancy Plan, which includes specific goals related to promoting and investing in public artwork within the Alisal community. The Salinas Public Art Master Plan was adopted in February 2020 and states the community's vision for public art, outlines public art policies, and identifies implementation priorities and projects for public art in parks, corridors, gateways, municipal buildings, and private property.

On August 9, 2022, the City of Salinas entered into a Restricted Grant Agreement with the California Department of Transportation accepting Clean California Local Grant Program (CCLGP) funds in the amount of $2,147,958 for the Alisal Greening, Beautification and Safety Project (the Project). The Project includes litter abatement, beautification through planting drought-tolerant vegetation and trees, installation of wayfinding signs, installation of banners, permeable paver installation, installation of trash and recycling receptacles, youth pedestrian safety education programming to foster a safe, clean, connected, and accessible environment and installation of sidewalk art highlighting safe routes through the neighborhoods, along with new public art features to be installed in East Salinas.

Included in the scope of work for the Clean California grant is the installation of multiple new public art projects, including:

- Installation of 28 artistic wraps for trash corrals along East Alisal Street
- Installation of 20 artistic banners along East Alisal Street
- Installation of a new mural at the Closter Park Boxing Club
- Installation of a new artistic monument in the Skyway Blvd./East Alisal St. roundabout

Funding from the Clean California Local Grant Program expires on September 30, 2026. The City is currently working to complete the remaining portions of the Alisal Greening and Beautification Project prior to the funded expenditure deadline.

East Alisal Street Banners and Trash Corral Wraps

To date, the City has completed the installation of artistic wraps for the trash corrals and the installation of the new artistic banners. For these projects, the City partnered with:

- 3 local photographers for the banners
- 12 local artists and photographers for the trash corral wraps

For both projects, the City issued public calls for art that were advertised through the City's email notification system, and on the City's webpage and social media platforms. Staff also did direct outreach to local artist groups and attended community meetings and events to promote the calls for art. The City also provided compensation to the selected artists and photographers. In total, the City awarded $7,100 through the Clean California grant funds to the selected local artists and photographers for their artwork.

Closter Park Mural

The City is currently in the process of completing the new mural at Closter Park Boxing Club. The City issued a Request for Proposal (RFP) - call for art for the Closter Park Boxing Club from February 7, 2025, until March 14, 2025, and completed a public selection process for the mural in the Spring of 2026. The City received a total of 9 proposals, and a committee composed of City staff and community members selected the final 4 artists. The City then reached out to the

community to participate in the selection of the mural that best represented Closter Park – the City conducted a survey asking the community for input and for the selection of the awarded artist. The survey was shared via social media page, door hangers around Closter Park, in-person at the Boxing gym as well as other pop-up events. Following this community engagement, Artist Ink's proposal was selected by the community as the preferred mural for the Boxing Club.

Installation of the new mural was delayed due to the reconstruction of Closter Park. With construction activities nearing an end, work has begun on repairing the walls of the Boxing Club prior to the installation of the new mural. Both the repair work and the mural installation are anticipated to be completed in the summer of 2026.

Skyway Blvd/East Alisal St. Roundabout Monument

Also in the Spring of 2026, the City released a Request for Proposals for the Skyway Blvd./East Alisal St. Roundabout on PlanetBid. The City also did citywide direct outreach to the local artist community by conducting comprehensive outreach efforts through the City's website, email distribution and social media channels to promote awareness of the project and encourage participation. Other outreach activities included informational pop-ups, installation of informational display boards at local shopping centers, distribution of flyers to local businesses, and neighborhood canvassing through door-to-door delivery of flyers and door hangers. Additional outreach included direct coordination with artist organizations, dissemination of project information through the AVP Implementation Committee, and distribution of promotional materials at community events.

The City received three proposals, and a review committee comprised of AVP Implementation Committee Members and City staff selected Farallon Design's proposal as the recommended proposal. During the month of June 2026, the City conducted community outreach on the selected design, which included pop-ups at community events and presentations to the following city commissions:

- 6/11 Traffic and Transportation Committee
- 6/15 Public Art Commission

The community feedback received was supportive of the design and the artistic direction of the monument. Common questions were received related to the timing of the installation, funding for the project, and logistical questions about the placement of the monument within the roundabout. Comments from the Public Art Commission also highlighted the importance of involving local youth and artists in the project. Farallon Design confirmed that it is their intention to work closely with local schools and artist groups to be sure the community is involved in the project.

The City is currently completing public engagement on the design, with Council approval of the design contract scheduled for June 30, 2026. Following Council approval, Farallon Design will

begin their community engagement to involve youth and local artists in the assembly of the mosaic panels. Constructing and installation of the monument is anticipated to be completed in Summer/Fall of 2026.

AVP Salinas-based Artist Grants Pilot Program

The AVP Salinas-based Artist Grants Pilot Program was established on June 18, 2024, using $150,000 in AVP CIP (9246) funds to provide financial assistance to cover the upfront costs associated with the preparation of a response to Calls to Artists for the current Alisal Greening, Beautification, and Safety Project. The Program was intended to provide financial support ranging from $10,000 to up to $25,000 to Salinas-based artists who applied for and made the final selection of the Alisal Greening and Beatification Project Calls for Artists. Staff was also available to provide technical assistance to selected artists to ensure compliance with any grant funding requirements.

In the two years since the AVP Salinas-based Artist Grants Pilot Program was approved by Council on June 18, 2024, the City issued the four Calls for Art listed above as part of the Alisal Greening and Beatification Project. However, no applications for assistance have been made to the AVP Salinas-based Artist Grants Pilot Program. The final two art projects for the Alisal Greening and Beatification Project, a new mural at the Closter Park Boxing Club and a new monument for the Skyway Blvd./East Alisal Street Roundabout, are anticipated to be completed in the Summer/Fall of 2026. Additionally, the Clean California Grant has a funding expenditure deadline of September 30, 2026. Therefore, there are no additional opportunities to fund art projects for the Alisal Greening and Beatification Project.

With completion of the Alisal Greening and Beatification Project, it is recommended that the Council conclude the AVP Salinas-based Artist Grants Pilot Program and return the $150,000 back to the AVP CIP (9246) to be used on other projects and programs that implement the Alisal Vibrancy Plan, such as support costs for the installation of the Skyway Blvd./Alisal Street Roundabout monument, maintenance efforts for the Alisal Greening and Beautification Project funding improvements, or other priority projects listed in the Alisal Vibrancy Plan.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378,

this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

Closing the AVP Salinas-based Artist Grants Pilot Program supports the City's Strategic Plan Initiatives of Economic Growth, Infrastructure, and Youth and Seniors by returning $150,000 to the AVP CIP to be used on other projects and programs that implement the Alisal Vibrancy Plan.

DEPARTMENTAL COORDINATION:

The AVP Salinas-based Artist Grants Pilot Program is administered by the Community Development Department.

FISCAL AND SUSTAINABILITY IMPACT:

Measure G funds the Alisal Vibrancy Plan Plan. With the conclusion of the AVP Salinas-based Artist Grants Pilot Program, the $150,000 previously committed to the Program needs to be reallocated to fund other projects and programs that implement the Alisal Vibrancy Plan, such as support costs for the installation of the Skyway Blvd./East Alisal Street Roundabout monument, maintenance efforts for the Alisal Greening and Beautification Project funding improvements, or other priority projects listed in the Alisal Vibrancy Plan.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1200	30.9246	Outside Services Other Professional Services	$1,255,916	NA

ATTACHMENTS:

1. Draft Resolution
2. RFP (Salinas CCLGP Call for Art) - Closter Park Community Center Mural
3. Artist Ink Proposal for the Closter Park Boxing Club Mural
4. Skyway Blvd/Alisal Street Monument Request for Proposals
5. Farallon Design Concept for the Skyway Blvd/Alisal Street Monument
6. Presentation

RESOLUTION NO.

A RESOLUTION TO CONCLUDE THE AVP SALINAS-BASED ARTIST GRANTS PILOT PROGRAM AND RE-APPROPRIATE $150,000 TO BE USED FOR FUTURE AVP PROJECTS AND PROGRAMS (CIP 9426)

WHEREAS, on August 9, 2022, the City of Salinas entered into a Restricted Grant Agreement with the California Department of Transportation accepting Clean California Local Grant Program (CCLGP) funds in the amount of $2,147,958 for the Alisal Greening, Beautification and Safety Project; and

WHEREAS, on June 18, 2024, the City Council passed Resolution 23009 (N.C.S.) establishing the AVP Salinas-based Artist Grants Pilot Program to support local artists interested in bidding on public art projects funded by the Alisal Greening, Beatification, and Safety Project; and

WHEREAS, the AVP Salinas-based Artist Grants Pilot Program was developed using $150,000 in AVP CIP (9246) funds to provide financial support ranging from $10,000 to up to $25,000 to Salinas-based artists who applied for and made the final selection of the Alisal Greening and Beatification Project Calls for Artists; and

WHEREAS, in the two years since the AVP Salinas-based Artist Grants Pilot Program was approved by Council, the City has issued four Calls for Art for new banners along East Alisal, artistic wraps for trash corrals along East Alisal Street, a new mural at the Closter Park Boxing Club, and a new monument in the Skyway Blvd./East Alisal Street Roundabout as part of the Alisal Greening and Beatification Project, but no applications for assistance have been made for the AVP Salinas-based Artist Grants Pilot Program; and

WHEREAS, the final two art projects for the Alisal Greening and Beatification Project are anticipated to be completed in the Summer/Fall of 2026, and the Clean California Grant has a funding expenditure deadline of September 30, 2026; and

WHEREAS, the City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council concludes the

AVP Salinas-based Artist Grants Pilot Program and re-appropriates $150,000 from the AVP Salinas-based Artist Grants Pilot Program to fund other projects and programs that implement the Alisal Vibrancy Plan (CIP 9426).

PASSED AND APPROVED this 16th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

ALISAL GREENING AND BEAUTIFICATION PROJECT, CIP 9345

REQUEST FOR PROPOSALS

Closter Park – Mural

Figure 1 – Closter Park Community Center north building elevation, May 2023.

RFP Issued:
February 7, 2025

Submission Deadline:
Proposals shall be submitted **electronically via the PlanetBids** website until **2:00 PM Pacific Standard Time on** March 7, 2025

1.0 INTRODUCTION

This Request for Proposals describes the project, the required scope of services, the selection process, and the information that must be included in the Proposal. Failure to submit information in accordance with the requirements and procedures for this Request for Proposal may be cause for disqualification.

1.1 PROJECT DESCRIPTION

The selected artist, or artist team, will develop and paint a site-specific public art component as part of the Alisal Greening, Beautification, and Safety Project, Capital Improvement Program 9345. The objective of this call for art is to enhance and revitalize public spaces for walking and recreation while enhancing community placemaking, cultural connection, and public health.

Funding for this Project is provided by the Clean California Local Grant Program (CCLGP) from the California Department of Transportation (Caltrans), Measure G and Measure X funds. Selected artwork resulting from this process will become the property of the City and will be accessioned into the Municipal Art Collection.

1.2 CLOSTER PARK BACKGROUND

Closter Park is located at 401 Towt Street and is surrounded by Towt Street to the east, Dewey Avene to the north, Beech Street to the west, and the Girl Scouts Club (Alisal Program Center) and Bard Blades School to the south. Closter Park is a neighborhood park used for little league games and basketball games and hosts multiple community events throughout the year, from Health Fairs, Movie Nights, National Night Out, Annual Salinas March for Peace, Christmas at the Park, and live performances at the gazebo (La Plaza Rotario). The park also has the 'Tree of Life', which was planted in 2008 to memorialize loved ones lost to violence and symbolizes a space for healing and grieving against violence for surviving families.

The Closter Park community center is leased to the Salinas Boxing Club which promotes healthy living and education through the sport of boxing. This facility is approximately 4,900 square-feet and comprised of two separate buildings.

The California Department of Parks and Recreation Office of Grants and Local Services (OGALS) awarded the City of Salinas $6.8 Million Dollars for the comprehensive renovation of Closter Park. A schematic design has been developed and approved by the Salinas City Council. The design was developed using the information gathered from park users through extensive community engagement efforts in 2021 and again in 2023. The City anticipates breaking ground in early 2025. Refer to **Attachment B__** for the approved design.

2.0 SCOPE OF SERVICES

The ideal candidate for this request for proposals will be responsible for designing and painting a mural on the north and west walls of the Closter Park Community Center. Additionally, the selected artist will oversee a contractor to assess and address any required improvements to the wall surfaces of the community center. Refer to **Attachment A** pertaining the limits of the proposed community center mural.

The mural design should align with the Vision and Policies of the City's Public Art Master Plan (https://www.cityofsalinas.org/Residents/Recreation-and-Parks/Public-Art), the approved design for the

park's renovation project, support and connect with the values of its neighborhood and its visitors, foster safety, unity, peace, and resilience, and instill a positive environment.

The selected artist, or artist team, shall be responsible for the project management and logistics for the preparation, finishing, and painting of the Closter Park Community Center mural. The artist/artist group will oversee any subcontractors involved in the project and shall ensure work performance is coordinated with City staff. Additional responsibilities under this contract encompass preparing progress reports, submitting construction schedules, invoices, and other pertinent documentation as specified in the City's standard agreement, **Attachment C**.

The selected artist, or artist team shall be required to cooperate and work harmoniously with the public utility companies, other Contractors working on the various projects at Closter Park, affected property owners/tenants and the City of Salinas during the execution of this Contract.

2.1 PROJECT TIMELINE

1. Call for Art (Request for Proposals) Issued: February 7, 2024.
2. Art Submission Deadline: March 7, 2025
3. Selection Process: March10-March 14, 2025.
    a. Public Art Commission Presentation: TBD-2025.
    b. City Council April 8, 2025.
4. Request Public Feedback for Final Design: April 2025 (Immediately after contract issued).
5. Final Design: April 30, 2025.
6. City Site Plan Review process: May 1, 2025-May 31, 2025.
7. Paint Mural: June 1-30, 2025.
8. Contract Closeout Deadline: June 30, 2025.
9. Ribbon Cutting (Community Celebration): July 2025.

2.2 DELIVERABLES:

Refer to **Section 4.0** of this RFP for additional information regarding the below listed deliverables.

3.0 INSTRUCTIONS FOR SUBMISSION OF PROPOSAL

It is the Proposer's sole responsibility to contact the City's online bid management provider (PlanetBids at 818-992-1771) to resolve any technical issues related to electronic bidding, including (but not limited to) registering as a vendor, updating passwords, updating profiles, uploading/downloading documents, submitting an electronic bid/proposal, etc.

Proposals shall be submitted **electronically via the PlanetBids** website until **2:00 PM Pacific Standard Time on March 7, 2025.**

It is the Proposer's responsibility to ensure the proposal is uploaded / transmitted via the PlanetBids website, prior to the aforementioned designated date and time. The City will not accept paper proposals.

1. **All questions regarding this project shall be submitted to** Associate Planner Oscar Resendiz **with the City of Salinas through the project page on the PlanetBids website**

(https://pbsystem.planetbids.com/portal/22949/portal-home). The City encourages all interested Proposers to submit questions as soon as possible. Questions received after **February 28, 2025**, shall not be answered. All registered Prospective Proposers for this project will receive an email notification once a response to a question has been posted on the PlanetBids web site.

2. Examination of the Content of the RFP and site of work: By submitting a proposal, the artist/artist group represents that it has thoroughly examined and become familiar with the contents of the RFP, carefully examined the site of work contemplated, and that it is capable of performing quality work to achieve the City objectives. *Artist/Artist group is cautioned to make such independent investigation and examination as he/she deems necessary to satisfy himself/herself as to conditions to be encountered in the performance of the work and with respect to possible local material sources, the quality, and quantity of material available from such property, and the type and extent of processing that may be required in order to produce material conforming to the requirements of this RFP*. The submission of a signed proposal shall be considered an agreement to all the terms, conditions, and specifications provided in the RFP.
3. Sample Agreement: A sample Agreement is attached (Attachment C) for the purpose of informing the proposer of the fixed, predetermined, standard contract provisions with which they will be required to comply. These provisions are subject to revision by the City at any time prior to the signing of the agreement.
4. Exceptions: If the artist/artist group suggests alternatives or states exceptions to any term or condition in the Agreement, or to any provision of the RFP, such alternative or exception shall be clearly stated and identified in the submitted proposal. Otherwise, the successful artist/artist group will be expected to sign the Agreement upon award of the contract. Any alternative proposed must satisfy all minimum qualifications specified in the RFP. The City expressly reserves the right, in its sole discretion, to (1) reject a proposal containing any exception or alternatives as non-conforming, or (2) accept any proposal alternative or exception and to award a contract based there on if determined to be in the best interest of the City.
5. Proposal Signature: The proposal must be signed by an official authorized to bind the artist/artist group.

4.0 PROPOSAL CONTENT

To expedite and maintain consistency in the evaluation process, each proposal to this RFP shall be organized in accordance with this section. Proposals shall be limited to **21 pages**, not including the appendices. Proposal submissions shall contain thorough description of the information in the order presented below.

1. Artist Statement / Cover Letter: Not to exceed **1 page** and shall include:
   a. Lead Project Contact Information: Name, title and telephone number of the artist/artist group designated lead contact person for communications pertaining to the proposal. Provide the name of the principal artist or project manager for the artist group who will have direct and continued responsibility for the project. This person will be the City staff contact on all matters dealing with the project and will handle the day-to-day activities through completion.
   b. A brief statement indicating artist/artist group's clear understanding of the services requested. Overall case for proposer's selection.

2. Mural Design Concept: Not to exceed **6 pages** and shall include:
   a. Detailed, well-rendered, color concept, hand drawn or computer-generated simulations of the proposed mural, appropriately labeled, and shown to scale, on the community center walls per Attachment A.

b. Mural concept shall include the title and narrative description of the concept, color palette, material description, product cutsheets, tools, and equipment to be used (including storage if required).
c. A maintenance plan for routine, long-term, and to treat graffiti/vandalism.

3. Artist Qualifications and Experience: Not to exceed **6 pages** and shall include:
   a. Provide the number of years the artist/artist group, has provided the services outlined in the RFP.
   b. List artist/artist group members, assigned to the project along with a clear indication of each member's responsibilities for this project. *Provide resumes for key staff resumes as an Appendix in the Proposal*.
   c. Outline any training, skills, abilities and experience working with governmental entities or for-profit agencies to design, fabricate and install public art.
   d. Provide at least five (5) references that have procured similar services from the artist/artist group. Each reference shall include description of work performed, company name/ contact name, and phone number.
   e. Provide a list of any litigation, including personal and property, involving artist/artist group in the last five (5) years.

4. Technical Approach and Timeline: Not to exceed **6 pages** and shall include:
   a. A narrative describing the approach and work plan for completing requested deliverables with this RFP.
      i. On a per task basis, identify specific deliverables, team member(s) responsible for completing the work, and any required meetings.
      ii. Identify, obtain, and provide any and all licenses, permits, clearances, reports, and documents required to complete the project and perform the services within required timelines.
   b. Identify those services that will be outsourced to a sub-contractor. Artist/artist group will be responsible for verifying the experience, qualifications, and validity of all licenses, permits, and copyrights for any outsourced work to subconsultant and subcontractors. Artist/artist group is also responsible for paying its employees and any subcontracted work.
   c. Provide an outline of its business safety record. Artist/artist group will be required to comply with all existing Federal, State, and CAL OSHA laws and requirements.
   d. Project Schedule: Include timeline for completion of tasks, including milestone dates for deliverables, in alignment with Section 2.1-Project Timeline. For project management purposes, the schedule should indicate frequency of meetings with the artist/artist group, including subcontractors, and City staff, and the duration and number of any other proposed meetings, e.g., community meetings, etc.

5. Cost Proposal. A detailed budget estimate in matrix form, by task, including hourly rates, time commitments, equipment, labor, and materials for all team members and subcontracted work.

6. Appendix
   a. Signed Cover Letter.
   b. A signed copy of any addenda issued with this RFP.
   c. Key staff resumes.
   d. Requested modifications to the City's standard agreement (Attachment B). Proposals shall include a statement that the proposer has read, understands, and will execute the sample City's standard agreement as presented. Alternatively, if a proposer objects to any language contained

in the standard agreement, the proposal shall identify the contested contract language and shall set forth alternate contract language for the City's consideration. Proposals that do not confirm acceptance of the sample agreement, and that do not identify contested contract language and include alternative contract language, shall receive a reduced score. Changes requested by the proposer afterwards will not be considered. *The scope, nature, and severity of the alternative contract language submissions (particularly as it relates to the indemnification requirement) may result in a reduced score.* The City reserves the right to alter the standard agreement after selection of an artist/artist group with notice to the proposed awardee prior to final offer.

e. Local Business Preference Form (**Attachment C**).

5.0 SELECTION PROCESS AND AWARD OF CONTRACT

All proposals received by the due date will be evaluated by the City. Responses will be evaluated against the Submission Requirements with this RFP. Proposal submissions with complete information as listed will be considered for evaluation.

1. Evaluation and Scoring: The City will establish a Selection Panel whose members must have no conflict of interest with any of the artist/artist groups. Individual Selection Panel members will review and evaluate the proposals and qualifications of all responsive artists/artist groups.

The Selection Panel will consider the following factors (and other reasonable, objective, and accountable factors) which are listed here without implication of priority:

a. Responsiveness: The artist/artist group's ability to effectively meet the Scope of Services and all the requirements stipulated in the RFP
b. Mural Design Concept & Maintenance.
c. Qualifications and Experience: The artist/artist group's capability and qualifications to perform the Scope of Services and all the requirements stipulated in the RFP.
d. Technical Approach and Timeline: The artist/artist group's method to effectively provide the Scope of Services and all the requirements stipulated in the RFP within a reasonable timeline.

Scoring Criteria	Points Possible
Cover letter	-
Mural Concept & Maintenance	-
Is it an original design?	5
Does it provide a Title & Concept narrative?	3
Does is align with the City's PAMP Vision and Policies?	5
Does it connect with the use of the park and the Community?	5
Does the mural meet the required minimum lifespan of five (5) years?	4
Does the mural concept incorporate a maintenance plan?	3
Artist Qualifications and Experience	10
Local artist participation (e.g., lead artist, assistant artist)?	5
Artist Technical Approach & Timeline	10
Subtotal	*50*
10% Local Preference[1] (if applicable)	5
Total	**55**

[1]The Proposal will receive local preference points equal to 10% of the total possible points pursuant to the provisions of Municipal Code Sections 12-28.10, 12-28.020 and 12-28.040. ***Qualifying businesses (artist/artist group, and subcontractor) are required to submit a Local Business Enterprise form (Attachment C) with their Proposal to be considered a Local Business.***

2. Interviews: Top rated proposals will be invited to an oral interview tentatively scheduled for the week of March 10-14, 2025.

3. Award of Contract: Final Contract will be awarded to the best qualified artist/artist group, that in the opinion of the Selection Panel has the best overall vision and concept for the project.

    a. The City reserves the right to accept or reject any or all responses and proposals received in response to this RFP, to waive minor irregularities, to negotiate with any qualified source, or cancel in whole or in part this RFP if it is in the best interest of the City to do so, and to take all proposals under advisement for a period of ninety (90) days. If a Contract cannot be negotiated the City reserves the right to negotiate with any other finalist.
    b. Subsequent to contract negotiations, prospective artists/artist groups may be required to submit revisions to their proposal.
    c. This RFP does not commit the City to award a Contract, to pay any cost incurred in preparation of a proposal, or to procure or contract for supplies or services.
    d. The City reserves the right to select an artist/artist group to perform all the work identified in the RFP, or only selected portions based on price and other factors.
    e. The City may, at its sole discretion, award the contract in whole, or in part, to one or more artist/artist group.
    f. All artists/artist groups submitting a proposal should note that the execution of any contract pursuant to this RFP is dependent upon the recommendation of the Selection Panel and may be subject to Salinas City Council authorization.

The City reserves the right to request additional information during the evaluation and selection process, and to require substantially more extensive and detailed information in the course of any subsequent contract negotiations.

6.0 CONDITIONS AND LEGAL REQUIREMENTS

1. Oral and Written Explanations: The City will not be bound by oral explanations or instructions given at any time during the review process or after the award. Oral explanations given during the review process and after award become binding only when confirmed in writing by an authorized City official. Written responses to question(s) asked by one proposer will be provided to all proposers who received this Request for Proposals.
2. The selected artist/artist group will be required to assume responsibility for all services offered in the proposal whether or not they possess them within their organization. The selected artist/artist group will be the sole point of contact with regard to contractual matters or other liabilities, including payment of any and all charges resulting from the contract.
3. Liability of Costs and Responsibility: The City shall not be liable for any costs incurred in response to this Request for Proposals. All costs shall be borne by the person or organization responding to the request. The person or organization responding to the request shall hold the City harmless from any and all liability, claim or expense whatsoever incurred by or on behalf of that person or organization.
4. Public Record: All submitted responses, proposals and information included therein shall become public record upon contract award. Proposals are not to be marked as confidential or proprietary. Regardless of any identification otherwise, including marking some or all of the pages as "confidential" or "proprietary," information in proposals shall become part of the public record and subject to disclosure without further notice to the artist/artist group. The City shall not in any way be liable or responsible for the disclosure of any such records.
5. Public Nature of Proposal Material: Responses to this Request for Proposals become the exclusive property of the City. At such times as a formal recommendation to award an agreement to one proposer is made to the awarding authority, all submittals received in response to this Request for Proposals become a matter of public record and shall be regarded as public records, with the exception of those elements in each submittal which are defined by the proposer as business or trade secrets and plainly marked as "Confidential," "Trade Secret," or "Proprietary", unless disclosure is required under the California Public Records Act or other applicable law. Any submittal which contains language purporting to render all or significant portions of the proposal "Confidential," "Trade Secret," or "Proprietary," shall be regarded as non-responsive.
6. Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the City may not be in a position to establish that the information that a proposer submits is a trade secret. If a request is made for information marked "Confidential," "Trade Secret," or "Proprietary," the City will provide the proposer who submitted the information with reasonable notice to allow the proposer to seek protection from disclosure by a court of competent jurisdiction.
7. Validity: The proposer agrees to be bound by its proposal for a period of ninety (90) days commencing from the date proposals are due, during which time the City may request clarification or correction of the proposal for the purpose of evaluation. Amendments or clarifications shall not affect the remainder of the proposal, but only the portion so amended or clarified.
8. Law Compliance: The selected artist/artist group is required to comply with all applicable State, Federal, and local laws and regulations, including the City's Labor Compliance Program. Selected artist/artist group is also responsible for complying with all OSHA and any other applicable

standards and requirements. If the artist/artist group out-sources any work or job to a sub-contractor, it will be the artist/artist group's responsibility to ensure that all sub-contractors meet the requirements as stated in this RFP and Contract award.

9. Insurance: General liability, automobile, professional liability, and workers' compensation insurance are required if selected.
10. Proposer's Representative: The person signing the proposal must be a legal representative of the artist/artist group authorized to bind the artist/artist group to an agreement in the event of the award.
11. Permits and Licenses: The artist/artist group , and its subcontractors, at its and/or their sole expense, shall obtain and maintain during the term of any agreement, all appropriate permits, certificates and licenses including, but not limited to, a City Business License, which will be required in connection with the performance of services hereunder.
12. The artist/artist group and subcontractors must be licensed in accordance with the Provisions of Chapter 9 of Divisions 3 of the Business and Professions Code. Contractors shall possess the license appropriate for their classification of work. The Contractor must be properly licensed as a contractor from contract award through Contract acceptance (Public Contract Code § 10164).

Artists Ink 16 Midtown Lane Salinas CA, 93901 Phone: (831) 287-0407

March 11th, 2025

Selection Committee
Community Development
65 West Alisal St 2nd Floor
Salinas CA, 93901

Dear Selection Committee,
On behalf of Artists Ink, I am excited to submit this proposal for the Alisal Greening and Beautification Project, CIP 9345 - Closter Park Community Center - Call for Art (Mural). As the lead contact, I offer a seasoned perspective and a proven track record in art direction to ensure the project's success. Below are my contact details and a statement highlighting our qualifications.

David Tapia
Lead Project Manager
(831) 356-5115
d.tapia@artistsink.org

As Lead Project Manager, I will act as the primary liaison with your staff, managing all project stages from concept to completion. With experience leading public art initiatives, I am prepared to oversee daily operations and deliver a work that reflects Artists Ink's commitment to creativity and community engagement.

Artists Ink specializes in collaborative, community-driven art that bridges diverse perspectives. My role is to guide our team in crafting projects that resonate deeply, blending innovative design with cultural storytelling. For this project, we propose a mural installation that captures and reflects the vibrant community, the activities that take place, and the participants of both the boxing gym and the entire park. Utilizing traditional and modern mural practices, we aim to create an interactive, enduring piece. My expertise in project management and multimedia artistry will ensure a seamless and impactful execution.

Our recent works highlight our capability: In 2024, we partnered with ESTA (Environmental Science Through the Arts), a CSUMB program funded by the National Institutes of Health, to create a mural for the youth at McKinnon Elementary School. In 2024 we were onboarded as consultants by TAMC to develop and execute the safe routes to school sidewalk art murals. These projects demonstrate our ability to manage ambitious, community-focused initiatives with lasting resonance.

Thank you for considering our proposal. I am available to discuss how Artists Ink can contribute to the Closter Parks Community Center's vision.

In Community,
David Tapia

Proposal & Budget Draft 1: Mar 14, 2025
City Approval: TBD
Proposed Start Date: June 1st, 2025

Project Description

In partnership with the City of Salinas Alisal Greening and Beautification Project, Artists Ink will serve as consultants, designers, and facilitators for the installation of a mural “Echoes in Motion” on an exterior wall at Closter Park Community Center, located at 401 Towt Street, Salinas, CA 93905. As part of the project, Artists Ink will facilitate 2-hour workshops once a week for two weeks with community members and youth who wish to participate. The workshops will focus on creating symbols and logos, gathering input on what they would like to see included in the mural. Our Project Manager, David Tapia, will lead this project with administrative support from Artists Ink and feedback from Salinas city council. Our artistic team will design and install the mural.

Project

The Closter Park Community Center mural will cover the designated wall, measuring approximately 8 feet in height and 64 feet in length.

Mural Highlights:

- A colorful and vibrant representation of the various activities that take place in the Closter Park environment.
- The mural will symbolize memorable moments for all community members.
- The design will feature dynamic elements, such as soccer, baseball, cycling, basketball, boxing, and community gatherings.

Community Workshops:

- Artists Ink will facilitate two 2-hour workshops focused on symbols and logos.
- Community members will be actively involved in these workshops.

Vision and Alignment:

- The mural aims to encapsulate the activities and significant events of Closter Park.
- The design will align with the Vision and Policies outlined in the City’s Public Art Master Plan.

Mural Lifespan:

- Approximately 10 - 20 Years

Maintenance Plan:

- 1x per year every other year for 3 years.

Program Outcomes

Artists Ink will empower the community of Closter Park through the designing, production, and installation of the project. A mural on the wall was identified as the best option for this project. This mural will be developed with substantial community involvement. We will conduct a series of design workshops, inviting the youth from the boxing center and Closter Park attendees to participate. These workshops will provide an opportunity for participants to design elements that represent their identities and aspirations. The resulting mural will visually articulate the essence of being a Closter Park community member and will encapsulate the activities and vibrancy of the boxing gym and the entire park.

Program Logistics

Timeline	Staff / Role

• Art Submission Deadline: 3/14/2024
• Public Art Commission Presentation: TBD
• City Council Presentation: 4/8/2024
• Artists Onboarding: 4/1/2024 - 4/15/2024
• Request Public Feedback for Final Design
  ○ 4/1/2024 - 4/19/2024
• FInal Design - 4/30/2024
• City Site Plan Review Process: 5/1/2024 - 5/31/2024
• Site Visitation and Inspection: 5/24/2024
• Mural Prep: 5/26/2024 - 5/31/2024
• Mural Starts and End: 6/1/2024 - 6/30/2024
• Mural Clear / Anti Graffiti Protection - 6/30/2024
• Contract Closeout Deadline 6/30/2024
• Ribbon Cutting (Community Celebration): 7/4/2024
	• Project Manager
	  ○ David Tapia
	• Designer
	  ○ David Tapia & Adrian Cornejo
	• Technical Mural Artists
	  ○ Adrian Cornejo (Lead)
	  ○ Mariana Jimenez (Assistant Artists)

What we Provide
The Artists Ink Project Manager will handle communication between the City of Salinas and Artists Ink staff and will be available to inform both parties about progress and updates.

• **Budget Management**
  ○ Monthly meetings to review the use of funds
  ○ Manage all purchases, receipts, and invoices
  ○ Provide any tax information and nonprofit number use
 	
• **Program Administration**
  ○ Identify and hire artists
  ○ Creating and collecting all contracts
  ○ Collecting tax information for artists
  ○ Providing insurance for artists and location use
  ○ Registering for permits
  ○ Managing project calendar
  ○ Managing communications with outside artists

Budget
Total Project Cost
$26,990

Staff		
Name	**Contacts**	**Project**
David Tapia	d.tapia@artistsink.org	Project Manager/ Illustrator
Adrian Cornejo	trucha224@gmail.com	Technical Art Lead/ Mural Designer
Mariana Jimenez	m.jimenez@artistsink.org	Artists Assistant

Previous Works

Mc Kinnon Elementary School

Safe Routes to School (Cesar Chavez Library)

Artists INK

Lincoln Elementary School

Safe Routes to School (La Paz Park)

Mural Art Transfer Method Guide

1) Preparation:
- Selecting the Design: Choose designated design that is assigned for the wall space and ensure it meets local regulations or guidelines.
- Assure all signing and barriers are in place before you begin to work.
- Wear all necessary safety equipment during any onsite work.

2) Surface Cleaning:
- Clean the Wall: Thoroughly clean the wall to remove dirt, debris, and any existing coatings.
- Apply (Simple Green Oxy Solve Concrete and Driveway Cleaner) to surface area where needed to remove any oil, gum, or grime from the wall.
- Mix 1-measure of Simple Green Oxy Solve with 20-measures of water in a bucket (example: 1.5 cups Simple Green to 2 gallons water). Clean in sections with a soft-bristle brush or sponge. Do not allow the cleaner to dry on the surface before rinsing. Rinse with pressure washer at highest pressure. Move to a new section and repeat.
- Removing stains: Apply simple green degreaser to remove any grime on the surface by soaking the area for approx. 3 min minutes.
- Continue with a pressure washer or a stiff brush with a suitable cleaner to finish cleaning the designated area.
- Dry the Surface: Ensure the wall is completely dry before proceeding to the next steps.

3) Materials:
- Gather materials: Exterior High Quality Paints (Nova paints, Montana Aerosol Paint, stencils or transfer paper, chalk or marking tools, painter's tape, brushes, rollers, and safety gear (gloves, masks).
- Cushion floor mats, knee pads and a canopy for protection from the elements.

4) Transfer Procedures:
- Print the Design: Print the design on paper.
- Create the Grid on the Design
- Draw the Grid: Draw a grid over the printed design. Use a ruler to create evenly spaced squares (e.g., 1-inch squares). Number the rows and columns for easy reference.

5) Gridding the Wall:
- Measure and Mark: Measure and mark the same grid on the wall using chalk. Ensure the grid squares on the wall are proportional to those on the printed design (e.g., if the design grid is 1-inch squares, the wall grid could be 1-foot squares).

- Draw the Grid: Use a measuring tape to draw the grid on the wall with chalk line. Number the rows and columns to match the printed design.
- Confirm your measurements before transferring the design.

6) Design Transfer Methods:
- Match the Squares: Begin transferring the design square by square. Look at the printed design and replicate what you see in each square onto the corresponding square on the wall.
- Outline the Design: Artists will use chalk or water based spray paint to outline the design on the wall. This step ensures accuracy and helps in visualizing the final layout.

7) Masking:
- Protect Surrounding Areas: Use painter's tape to mask off areas around the design to prevent accidental paint application.

8) Painting:
- Paint the Design: Using brushes or rollers, carefully apply the paint within the outlined design. Apply multiple thin coats if necessary, allowing each coat to dry as per the manufacturer's instructions.
- Add Details: For intricate designs, use smaller brushes to add details and ensure even coverage.

9) Anti Graffiti Coating:
- Allow paint to dry and apply 4G Surface Guard intended to minimize ongoing maintenance needs.

10) Finishing Touches:
- Remove Masking Tape: Carefully remove the painter's tape while the paint is still slightly wet to avoid peeling.
- Touch Up: Make any necessary touch-ups to ensure the design is clean and precise.

11) Curing:
- Allow to Cure: Let the paint cure completely according to the manufacturer's instructions before allowing foot traffic on the painted area.

12) Maintenance:
- Inspection: Inspect the painted design for wear and tear. Touch up as needed to maintain the slip-resistant properties and visual appeal.
- By following these steps, artists can effectively transfer their designs onto walls while ensuring the surface remains safe and compliant with city standards. This process not only enhances the aesthetic appeal of public spaces but also contributes to creating inclusive and accessible environments for everyone.

Project Timeline

Closter Park Community Center Mural Timeline		
Art Submission Deadline	2/7/2025	3/14/2025
Public Art Commission Presentation		TBD
City Council Presentation		4/8/2025
Artists Onboarding	4/1/2025	4/15/2025
Request Public Feedback for Final Design	4/1/2025	4/19/2025
FInal Design	4/20/2025	4/30/2025
City Site Plan Review Process	5/1/2025	5/31/2025
Site Visitation and Incpection		5/24/2025
Mural Prep	5/26/2025	5/31/2025
Mural Starts	6/1/2025	6/30/2025
Mural Clear Coat & Anti Grafiiti Protection		6/30/2025
Contract Closeout Deadline		6/30/2025
Ribbon Cutting (Community Celebration)		7/4/2025

Mural Design Proposal

Echoes In Motion

ALISAL GREENING AND BEAUTIFICATION PROJECT, CIP 9345

REQUEST FOR PROPOSALS

Skyway-Alisal Roundabout – Monument

Figure 1 – Skyway-Alisal Roundabout Concept Design, *City of Salinas 2012*

SALINAS
RICH IN LAND | RICH IN VALUES

RFP Issued:
February 6, 2026

Submission Deadline:
Proposals shall be submitted **electronically via the PlanetBids** website until **11:59 PM Pacific Standard Time on March 6, 2026**.

ALISAL
Vibrancy Plan
PART OF VISIÓN SALINAS

CLEAN
CALIFORNIA

1.0 INTRODUCTION

The City of Salinas is seeking a design-build artist, or artist group, to create and install a gateway monument or sculpture within the Skyway-Alisal Roundabout. This Request for Proposals describes the project, the required scope of services, the selection process, and the information that must be included in the Proposal. Failure to submit information in accordance with the requirements and procedures for this Request for Proposal may be cause for disqualification.

1.1 PROJECT DESCRIPTION

The selected artist, or artist team, will develop and implement a site-specific public art installation in the central island at the Skyway-Alisal Roundabout as part of the Alisal Greening, Beautification, and Safety Project, Capital Improvement Program 9345. The objective of this call for art is to enhance and revitalize public spaces while creating community placemaking, enhancing cultural connection, and improving public health.

Funding for this Project is provided by the Clean California Local Grant Program (CCLGP) from the California Department of Transportation (Caltrans), and Measure G funds. Selected artwork resulting from this process will become the property of the City and will be accessioned into the Municipal Art Collection.

1.2 SKYWAY-ALISAL ROUNDABOUT BACKGROUND

In 2015, the City of Salinas constructed its first roundabout at the intersection of East Alisal Street, Skyway Boulevard and Quilla Street. This intersection provides commuter access to and from the Alisal neighborhood, the Salinas Municipal Airport, Salinas Fairways Golf Course, Firehouse Recreation Center, Little League Baseball Field, US Highway 101 (via Airport Boulevard), agricultural industries, social services, job destinations in the Airport Business Park, USDA and Hartnell College East Campus.

2.0 SCOPE OF SERVICES

The ideal candidate for this request for proposals will be responsible for designing, developing and installing a monument or art installation in the central island at the East Alisal St/Skyway Blvd Roundabout. Refer to **Attachment A** pertaining to additional images of the skyway roundabout.

The design of the monument or art installation should align with the vision and policies of the City's Public Art Master Plan , The Alisal Vibrancy Plan (AVP) and, The Alisal District Identity Master Plan (ADIMP). The approved design for the project shall support and connect with the values of the neighborhood and its visitors, foster safety, unity, peace, and resilience, and instill a positive environment.
The selected artist, or artist team, shall be responsible for the project management and logistics for the preparation, finishing, and installation of the monument or art installation. The artist, or artist team, will oversee any subconsultants and or contractors involved in the project and shall ensure work performance is coordinated with City staff and in accordance with state and local laws, including City of Salinas encroachment permit requirements. Additional responsibilities under this contract include preparing progress reports, submitting construction schedules, invoices, and other pertinent documentation as specified in the City's standard agreement, **Attachment B**.

The selected artist, or artist team shall be required to coordinate and work harmoniously with utility companies, other contractors working in the area, and the City of Salinas during the execution of this Contract.

2.1 PROJECT TIMELINE

1. Call for Art (Request for Proposals) Issued: February 6, 2026.
2. Proposal Submission Deadline: March 6, 2026.
3. Selection Process: March 9-20, 2026:
    1. Oral interview with selection committee tentatively scheduled for the week of March 9th, 2026.
    2. Selection announcement week of March 16th, 2026.
    3. Finalize agreement between selected artist and City (March-April).
4. Request Public Feedback for Final Design: Late April to May 2026
    1. Community engagement on proposed design, such as requesting comment through the City webpage or hosting a workshop.
    2. Public Art Commission Presentation: May 18, 2026.
    3. Traffic and Transportation Commission TBD-2026
    4.
5. Final Design: Late May 2026- Early June 2026.
6. Develop/manufacture artwork (material submittals) + prep site (landscape & utility alterations? + foundation). City Encroachment Permit process: June/July 2026.
7. Install Monument(s): July - September 2026.
8. Contract Closeout Deadline: September 30, 2026.
9. Ribbon Cutting (Community Celebration): TBD (Fall 2026)

3.0 INSTRUCTIONS FOR SUBMISSION OF PROPOSAL

It is the Proposer's sole responsibility to contact the City's online bid management provider (PlanetBids at 818-992-1771) to resolve any technical issues related to electronic bidding, including, but not limited to, registering as a vendor, updating passwords, updating profiles, uploading/downloading documents, submitting an electronic bid/proposal, etc.

Proposals shall be submitted **electronically via the PlanetBids** website until **11:59 PM Pacific Standard Time on March 6, 2026.**

It is the Proposer's responsibility to ensure the proposal is uploaded via the PlanetBids website, prior to the aforementioned designated date and time. The City will not be accepting paper proposals.

1. All questions regarding this project shall be submitted through **the PlanetBids website (https://pbsystem.planetbids.com/portal/22949/portal-home).** The City encourages all interested Proposers to submit questions as soon as possible. **Questions received after February 25, 2026, shall not be answered.** All registered Prospective Proposers for this project will receive an email notification once a response to a question has been posted on the PlanetBids website.
2. Examination of the content of the RFP and site of work: By submitting a proposal, the artist/artist group represents that it has thoroughly examined and become familiar with the contents of the RFP, carefully examined the site of work contemplated, and that it is capable of performing quality work to achieve the City objectives. *Artist/Artist group is cautioned to make such independent investigation and examination as they deems necessary to satisfy themselves as to conditions to be encountered in the performance of the work and with respect to possible local material sources, the quality, and quantity of material available, and the type and extent of processing that may be*

required in order to produce material conforming to the requirements of this RFP. The submission of a signed proposal shall be considered an agreement to all the terms, conditions, and specifications provided in this RFP.

3. Sample Agreement: A sample Agreement is attached (**Attachment B**) for the purpose of informing the proposer of the fixed, predetermined, standard contract provisions with which they will be required to comply. These provisions are subject to revision by the City at any time prior to the signing of the agreement.
4. Exceptions: If the artist/artist group suggests alternatives or states exceptions to any term or condition in the Agreement, or to any provision of the RFP, such alternative or exception shall be clearly stated and identified in the submitted proposal. Otherwise, the successful artist/artist group will be expected to sign the Agreement upon award of the contract. Any alternative proposed must satisfy all minimum qualifications specified in the RFP. The City expressly reserves the right, in its sole discretion, to (1) reject a proposal containing any exception or alternatives as non-conforming, or (2) accept any proposal alternative or exception and to award a contract based there on if determined to be in the best interest of the City.
5. Proposal Signature: The proposal must be signed by an official authorized to bind the artist/artist group.

4.0 PROPOSAL CONTENT

To expedite and maintain consistency in the evaluation process, each proposal to this RFP shall be organized in accordance with this section. Proposals shall be limited to **19 pages**, not including the appendices. Proposal submissions shall contain thorough description of the information in the order presented below.

1. Artist Statement / Cover Letter. Not to exceed **1 page** and shall include:
   a. Lead Project Contact Information: Name, title and telephone number of the artist, or artist team representative, designated lead contact person for communications pertaining to the proposal. This person will be the contact on all matters dealing with the project and will handle the day-to-day activities through completion of the project.
   b. A brief statement indicating artist team's clear understanding of the services requested.
   c. Comprehensive justification for choosing the proposer.

2. Monument/Art Installation Design Concept. Not to exceed **6 pages** and shall include:
   a. Detailed, well-rendered, color concept, hand drawn or computer-generated simulations of the proposed monument or art installation, appropriately labeled, and shown to scale, at the Skyway/Alisal Roundabout monument location per Attachment A.
   b. Monument concepts shall include the title and narrative description of the concept, color palette, material description, product cutsheets, tools, and equipment to be used (including storage, if required).
   c. A low maintenance plan for routine, long-term, and to treat graffiti/vandalism.

3. Artist Qualifications and Experience. Not to exceed **6 pages** and shall include:
   a. Provide the number of years the artist/artist team, has provided the services outlined in the RFP.

b. List artist, or artist team members, assigned to the project along with a clear indication of each member's responsibilities for this project. *Provide resumes for key staff resumes as an Appendix in the Proposal*.
c. Outline any training, skills, abilities and experience working with governmental entities or for-profit agencies to design, fabricate and install public art.
d. Provide at least five (5) references that have procured similar services from the Artist. Each reference shall include description of work performed, company name; contact name, and phone number.
e. Provide a list of any litigation, including personal and property, involving Artist's firm in the last five (5) years.

4. Technical Approach and Timeline. Not to exceed **6 pages** and shall include:
   a. A narrative describing the approach and work plan for completing requested deliverables with this RFP.
      i. Artist/artist team shall include a statement indicating how their proposed art installation meets the goals and vision of the city Public Art Master Plan and the community.
      ii. On a per task basis, identify specific deliverables, team member(s) responsible for completing the work, and any required meetings.
      iii. Identify, obtain, and provide any and all licenses, permits, clearances, reports, and documents required to complete the project and perform the services within required timelines.
   b. Identify those services that will be outsourced to a subconsultant and or contractor. Artist team will be responsible for verifying the experience, qualifications, and validity of all licenses, permits, and copyrights for any outsourced work to subconsultant and subcontractors. Artist team is also responsible for paying its employees and any subcontracted work.
   c. Provide an outline of its business safety record. Artist team will be required to comply with all Federal, State, and CAL OSHA laws and regulations.
   d. Project Schedule: Include timeline for completion of tasks, including milestone dates for deliverables, in alignment with Section 2.1-Project Timeline. For project management purposes, the schedule should indicate frequency of meetings with the artist/artist group, including subconsultant and or contractors, and City staff, and the duration and number of any other proposed meetings.

5. Cost Proposal. Not to exceed **3 pages**. **Must be submitted separately via e-mail to Michaelle Mowery, Community Development Analyst at michaelle.mowery@salinas.gov.**
   a. A detailed budget estimate in matrix form, by task, including hourly rates, time commitments, equipment, labor, and materials for all team members and subcontracted work.

6. Appendix
   a. A signed copy of any addenda issued with this RFP.
   b. Key staff resumes.
   c. Requested modifications to the City's standard agreement (Attachment B). Proposals shall include a statement that the proposer has read, understands, and will execute the sample City's standard agreement as presented. Alternatively, if a proposer objects to any language contained in the standard agreement, the proposal shall identify the contested contract language and shall set forth alternate contract language for the City's consideration. Proposals that do not confirm acceptance of the sample agreement, and that do not identify contested contract language and

include alternative contract language, shall receive a reduced score. Changes requested by the proposer afterwards will not be considered. *The scope, nature, and severity of the alternative contract language submissions (particularly as it relates to the indemnification requirement) may result in a reduced score.* The City reserves the right to alter the standard agreement after selection of an artist team with notice to the proposed awardee prior to final offer.

d. Declaration of Local Business Enterprise (Local Business Preference Form) (**Attachment C**).

5.0 SELECTION PROCESS AND AWARD OF CONTRACT

All proposals received by the due date will be evaluated by selected City staff. Responses will be evaluated against the submission requirements of this RFP. Proposal submissions with complete information as listed will be considered for evaluation.

1. Evaluation and Scoring: The City will establish a selection panel whose members must have no conflict of interest with any of the artist/artist groups. Selection panel members will individually review and evaluate the proposals and qualifications of all responsive artists/artist groups.

The selection panel will consider the following factors (and other reasonable, objective, and accountable factors) which are listed here without implication of priority:

a. Responsiveness: The artist/artist group's ability to effectively meet the Scope of Services and all the requirements stipulated in the RFP.
b. Monument/Art Installation design concept and maintenance.
c. Qualifications and Experience: The artist/artist group's capability and qualifications to perform the Scope of Services and meet all the requirements stipulated in the RFP.
d. Technical Approach and Timeline: The artist/artist group's method to effectively provide the Scope of Services and all the requirements stipulated in the RFP within a reasonable timeline.

Scoring Criteria	**Points Possible**
Cover letter	**-**
Monument/Art Installation Concept and Maintenance	**-**
Is concept an original design?	6
Does the proposal provide a title and concept narrative?	3
Does the proposal align with the City's Public Art Master Plan and community vision and policies?	8
Does the proposed monument/art installation connect with the AVP, ADIMP, and the Community?	8
Does the proposal incorporate a maintenance plan that meets the required short term and long term maintenance?	5
Artist Qualifications and Experience	10
Artist Technical Approach and Timeline	10
Subtotal	*50*
10% Local Preference[1] (if applicable)	5
Total	**55**

[1]The Proposal will receive local preference points equal to 10% of the total possible points pursuant to Municipal Code Sections 12-28.10, 12-28.020 and 12-28.040. ***Qualifying businesses (artist, artist team, and subcontractor) are required to submit a Local Business Enterprise form (Attachment C) with their Proposal to be considered a Local Business Enterprise.***

2. Interviews: Top rated proposals will be invited to an oral interview tentatively scheduled for the week of March 9th, 2026.

3. Award of Contract: Final Contract will be awarded to the best qualified artist/artist group, that in the opinion of the selection panel has the best overall vision and concept for the project.

    a. The City reserves the right to accept or reject any or all responses and proposals received in response to this RFP, to waive minor irregularities, to negotiate with any qualified source, or cancel in whole or in part this RFP if it is in the best interest of the City to do so, and to take all proposals under advisement for a period of ninety (90) days. If a Contract cannot be negotiated the City reserves the right to negotiate with any other finalist.
    b. Subsequent to contract negotiations, prospective artists/artist groups may be required to submit revisions to their proposal.
    c. This RFP does not commit the City to award a Contract, to pay any cost incurred in preparation of a proposal, or to procure or contract for supplies or services.
    d. The City reserves the right to select an artist/artist group to perform all the work identified in the RFP, or only selected portions based on price and other factors.
    e. The City may, at its sole discretion, award the contract in whole, or in part, to one or more artist/artist group.
    f. All artists/artist groups submitting a proposal should note that the execution of any contract pursuant to this RFP is dependent upon the recommendation of the Selection Panel and may be subject to Salinas City Council authorization.

The City reserves the right to request additional information during the evaluation and selection process, and to require substantially more extensive and detailed information in the course of any subsequent contract negotiations.

6.0 CONDITIONS AND LEGAL REQUIREMENTS

1. Oral and Written Explanations: The City will not be bound by oral explanations or instructions given at any time during the review process or after the award. Oral explanations given during the review process and after award become binding only when confirmed in writing by an authorized City official. Written responses to question(s) asked by one proposer will be provided to all proposers who received this Request for Proposals.
2. The selected artist/artist group will be required to assume responsibility for all services offered in the proposal whether or not they possess them within their organization. The selected artist/artist group will be the sole point of contact with regard to contractual matters or other liabilities, including payment of any and all charges resulting from the contract.
3. Liability of Costs and Responsibility: The City shall not be liable for any costs incurred in response to this Request for Proposals. All costs shall be borne by the person or organization responding to the request. The person or organization responding to the request shall hold the City harmless from

any and all liability, claim or expense whatsoever incurred by or on behalf of that person or organization.

4. Public Record: All submitted responses, proposals and information included therein shall become public record upon contract award. Proposals are not to be marked as confidential or proprietary. Regardless of any identification otherwise, including marking some or all of the pages as "confidential" or "proprietary," information in proposals shall become part of the public record and subject to disclosure without further notice to the artist/artist group. The City shall not in any way be liable or responsible for the disclosure of any such records.
5. Public Nature of Proposal Material: Responses to this Request for Proposals become the exclusive property of the City. At such times as a formal recommendation to award an agreement to one proposer is made to the awarding authority, all submittals received in response to this Request for Proposals become a matter of public record and shall be regarded as public records, with the exception of those elements in each submittal which are defined by the proposer as business or trade secrets and plainly marked as "Confidential," "Trade Secret," or "Proprietary", unless disclosure is required under the California Public Records Act or other applicable law. Any submittal which contains language purporting to render all or significant portions of the proposal "Confidential," "Trade Secret," or "Proprietary," shall be regarded as non-responsive.
6. Although the California Public Records Act recognizes that certain confidential trade secret information may be protected from disclosure, the City may not be in a position to establish that the information that a proposer submits is a trade secret. If a request is made for information marked "Confidential," "Trade Secret," or "Proprietary," the City will provide the proposer who submitted the information with reasonable notice to allow the proposer to seek protection from disclosure by a court of competent jurisdiction.
7. Validity: The proposer agrees to be bound by its proposal for a period of ninety (90) days commencing from the date proposals are due, during which time the City may request clarification or correction of the proposal for the purpose of evaluation. Amendments or clarifications shall not affect the remainder of the proposal, but only the portion so amended or clarified.
8. Law Compliance: Selected Artist is required to comply with all applicable State, Federal, and local laws and regulations, including the City's Labor Compliance Program. Selected artist/artist group is also responsible for complying with all OSHA and any other applicable standards and requirements. If the artist/artist group out-sources any work or job to a sub-contractor, it will be the artist/artist group's responsibility to ensure that all sub-contractors meet the requirements as stated in this RFP and Contract award.
9. Insurance: General liability, automobile, professional liability, and workers' compensation insurance are required if selected.
10. Proposer's Representative: The person signing the proposal must be a legal representative of the artist/artist group authorized to bind the artist/artist group to an agreement in the event of the award.
11. Permits and Licenses: The artist/artist group, and its subcontractors, at its and/or their sole expense, shall obtain and maintain during the term of any agreement, all appropriate permits, certificates and licenses including, but not limited to, a City Business License, which will be required in connection with the performance of services hereunder.
12. The artist/artist group and subcontractors must be licensed in accordance with the Provisions of Chapter 9 of Divisions 3 of the Business and Professions Code. Contractors shall possess the license appropriate for their classification of work. The Contractor must be properly licensed as a contractor from contract award through Contract acceptance (Public Contract Code § 10164).

“Kaleidoscope of Life” - Mosaic Sculptural Group Design Concept

Vision and Thematic Narrative The proposed "Kaleidoscope of Life” is a dynamic, monumental sculptural group that serves as a vibrant gateway and a visual poem to the community’s evolving identity. At the core of this design is the motif of the kaleidoscope, represented through the brilliantly colored, overlapping circular panels. A kaleidoscope inherently relies on an array of distinct, individual pieces coming together to create a unified, beautiful whole. Here, it symbolizes the rich cultural diversity of the Salinas community, as well as the continuous, fluid nature of its change.

Just as a kaleidoscope requires the active turn of a hand to shift its pieces into a new picture, "Kaleidoscope of Life" represents the profound power of action. It serves as a reminder that both the individual and the community as a whole possess the agency to change their circumstances for the better. This concept gently echoes the literary heritage of the region, specifically John Steinbeck’s *East of Eden* and its central philosophy of *Timshel* ("thou mayest"). It is a subtle but powerful sub-context reminding viewers that everyone holds the power of choice to consciously shape their own pathway into the future.

The Central Focal Point: The California Scrub Jay Rising from the center of the kaleidoscopic medallions is the sculptural focal point of the monument: the California Scrub Jay. A familiar and deeply rooted local species, the Scrub Jay was selected for its remarkable intelligence and adaptability observed in nature. The bird is captured in a dynamic pose, actively taking flight with its wings fully spread. This upward, kinetic movement represents an uplifting spirit of optimism and a collective motion toward a brighter future. Furthermore, this soaring gesture creates a direct geographical and thematic connection to the nearby municipal airport, celebrating the region's connection to flight and progress.

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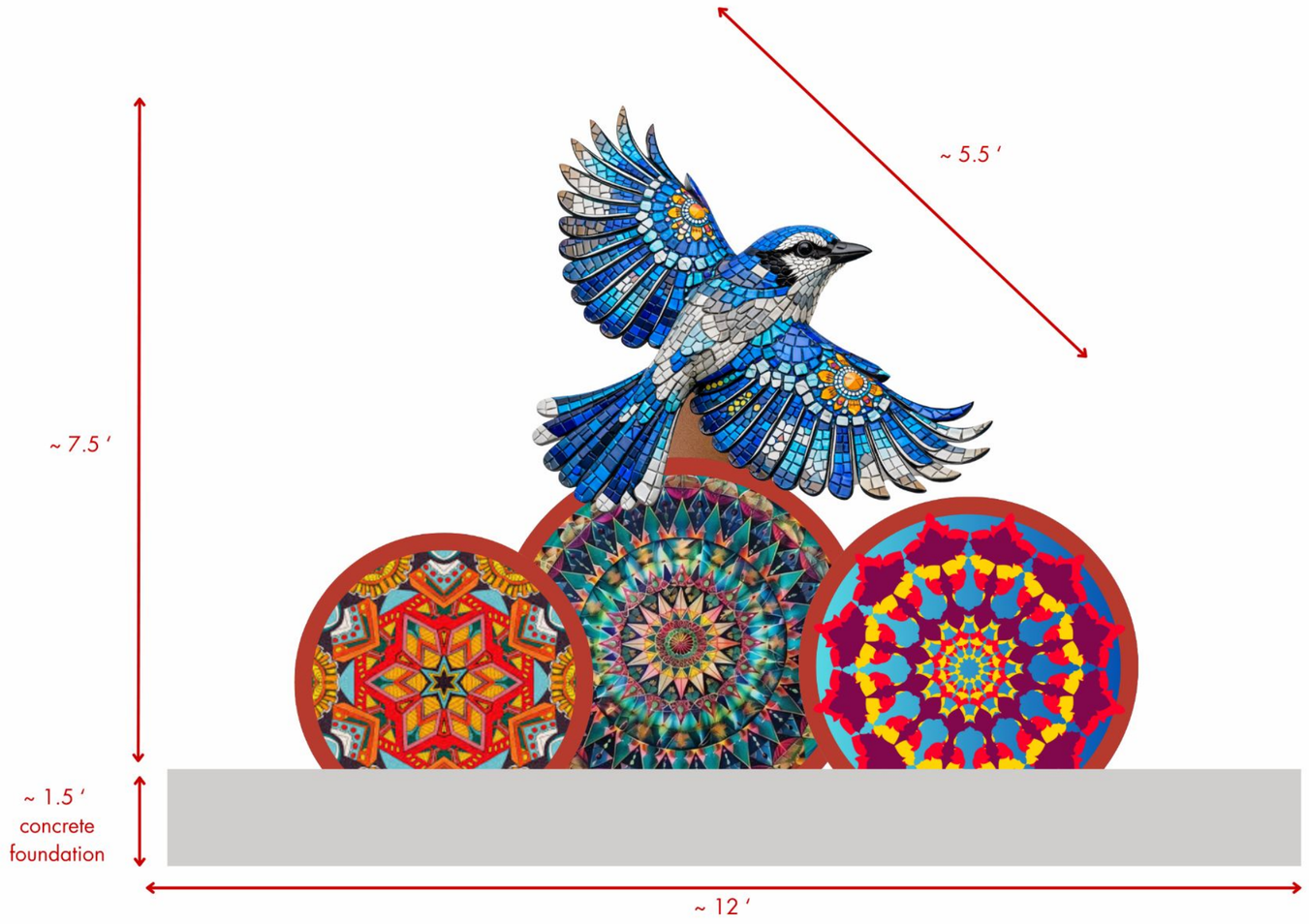
Aesthetic Approach and Visual Impact Style-wise, the entire sculptural group is designed with a bold and eclectic approach. The vividly colored mosaic circular panels intentionally incorporate geometric patterns and motifs inspired by the traditional crafts of the region's indigenous people. These ancestral patterns are woven together with bold, vibrant colors that represent the many distinct cultures, social groups, and generations that make up the fabric of Salinas today.

As a roundabout centerpiece, the artwork is engineered to be highly visible and engaging from 360 degrees, reading clearly to both passing vehicular traffic and pedestrians. During the day, the highly textured, custom mosaic finishes will catch the brilliant California sunlight, highlighting the intricate craftsmanship and natural beauty of the Scrub Jay. As the sun sets, the monument transforms. The nighttime view of the sculpture features strategic illumination that allows the kaleidoscopic panels to glow vibrantly against the dark sky, ensuring the monument remains a continuous, guiding beacon of hope, diversity, and community resilience around the clock.

Maintenance Statement

- The artwork is fabricated using high-quality thick glass, grout, and durable materials designed to last for a minimum of 30 years.
- Surfaces can be cleaned with standard cleaning solutions, including for stain or graffiti removal.
- In the event of unforeseen damage, please contact us directly to arrange an inspection and receive an estimate for repairs.
- For minor issues such as a few missing tiles, we are happy to provide replacement materials free of charge.



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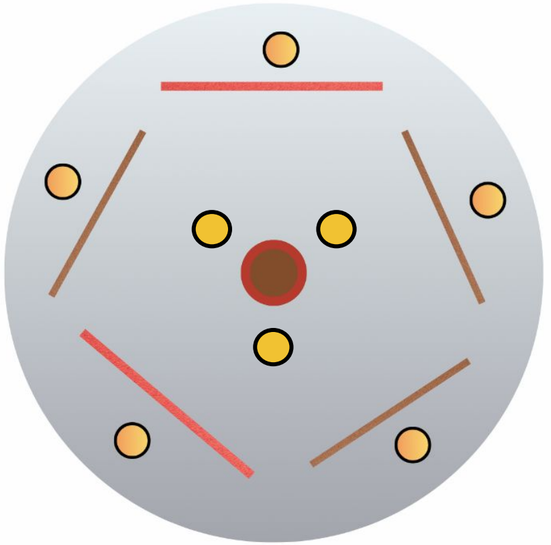
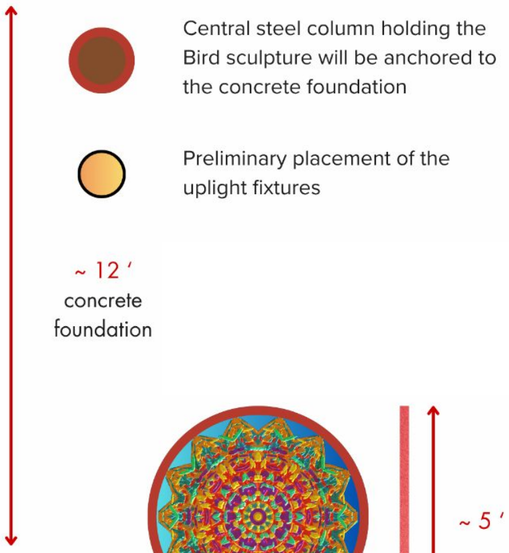
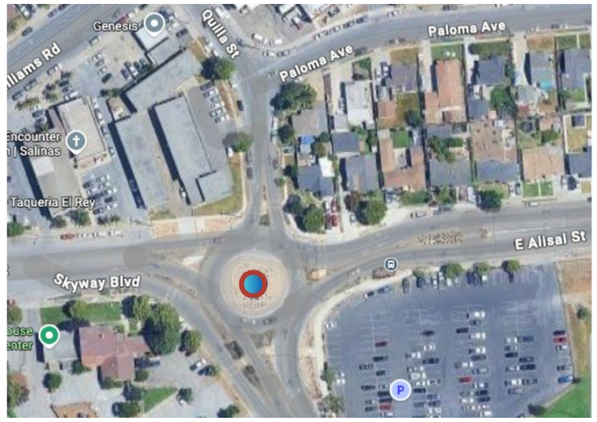
“Kaleidoscope of Life” - Mosaic Sculptural Group Placement

Day time View
Proposed design concept is envisioned to have minimal interference with the existing landscape, and will benefit form the addition of the boulders and low-maintenance plants around the existing ones.

Night time View
Vivid colors of the mosaics will stand out with the help of simple uplight fixtures installed, accounting for the drivers safety.







Monument Placement per Attachment A- Aligned in the center of the existing roundabout space

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“Kaleidoscope of Life” - Artwork Materials

Mosaic Example in Detail: thick glass, dichroic glass, colored mirror & various mosaic materials.

Steel talons and kaleidoscope panels frames: welded steel armature & laser-cut corten steel panels covered with durable rust-looking patina

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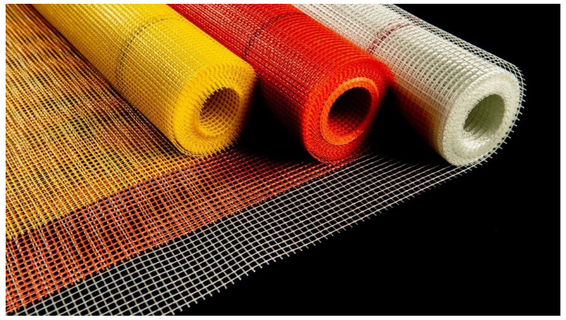
Sculpting technique & materials for the Jay Bird Sculpture: High-density architectural foam, reinforced with layers of fiberglass mesh and concrete - allows for stable and strong substrate, perfect to hold the mosaic finish.



2. Fiberglass mesh reinforcement (several layers)

1. Sculpted Architectural Foam

3. Sculpting concrete mix application (several layers)

***All specs and detailed product data will be provided at the final design stage, to be reviewed and approved by the structural engineer.

STUDIO BIO

Since the founding of our studio in 2002, we've grown into a strong, well-coordinated team of 14 artists, working seamlessly between the two facilities in San Diego and Chico in Northern California. For over 20 years, our team has been working with government agencies, community organizations, architects and contractors, listening carefully to input from all parties. Our portfolio includes a diverse range of projects, from welcome signs to large-scale mosaic murals and interactive sculptures. Our mission is to not only beautify the space, but to create artworks that also serve as catalysts for social connection and dialogue.

**** Please see our detailed resume attached as an Appendix*

Joann Laoretti - Mosaic Artist

Leanna Lunsford- Mosaic Artist & Community Engagement Director

Dan Evers - Founder & CEO - leads project visioning

Maria Titova - Lead Artist and Executive Director - research and design integration, along with contracting and documentation.

Chloe Evers - Mosaic Artist & Sculptor

Luis Mojica Guerrero - Artist & Fabrication Lead - handles metalwork, structural quality, and installation logistics.

ARTIST STATEMENT

Farallon Design is a creative studio specializing in vibrant, site-specific public art. We specialize in mosaics, both two- and three-dimensional, with a unique ability to integrate structural elements to create works that celebrate nature, culture, and history. From concept to installation, our team of artists, designers, and coordinators delivers engaging, durable artworks that transform public spaces. Together with the *Rainforest Art Project* - our educational and community outreach program - we bring mosaics and sculptural works to life by blending professional design with hands-on participation. This synergy ensures each piece reflects both expert craftsmanship and meaningful local collaboration.

Artist Team Qualifications & Experience - Similar Projects Completed

Feather River Art Wall -
Table Mountain Blvd., Oroville, CA

- **Commissioning Agency:** City of Oroville
- **Timeline:** 2022 – 2025
- **Budget:** $450,000
- **Medium:** Cement backing board, variety of mosaic materials, thick glass tesserae
- **Dimensions:** 60 panels, each approx. 80” x 16”
- **Description:** At over six-hundred feet long, and featuring sixty murals, this is an extraordinary and lasting tribute to the majestic Feather River, the City of Oroville, and to communities throughout the watershed. A large-scale community and youth-driven mosaic mural. Required coordination with city planning, phased installation, and collaborative work with over 2,000 participants including students and youth groups.

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Artist Team Qualifications & Experience - Similar Projects Completed

Mariposa Pathway Sculptures -
Park Avenue, Chico, CA

- **Commissioning Agency:** City of Chico, part of Caltrans Clean California Grant
- **Project Timeline:** January, 2025 - February, 2026 (Project is completed, waiting for install)
- **Project Cost:** $350,000
- **Medium and Dimensions:** Steel, laser-cut aluminum, thick glass mosaic, and durable patinas; Six sculptures, each approximately 10 ft - 18 ft tall.
- **Description:** Designed for a prominent, high-traffic roadway entrance into the city. Our role was to engineer highly visible, dynamic vertical forms that ensure immediate visual recognition for drive-by audiences. The motifs feature tall, arching sprouts carrying three-dimensional mosaiced butterfly sculptures, acting as brilliant symbols of transformation, hope, and highlighting the vital ecological role of pollinators for the agricultural region around Chico. Strong silhouettes create a memorable sense of place and inject a vibrant sense of vitality into the commuter corridor, all while ensuring the artwork reads clearly at multiple speeds.

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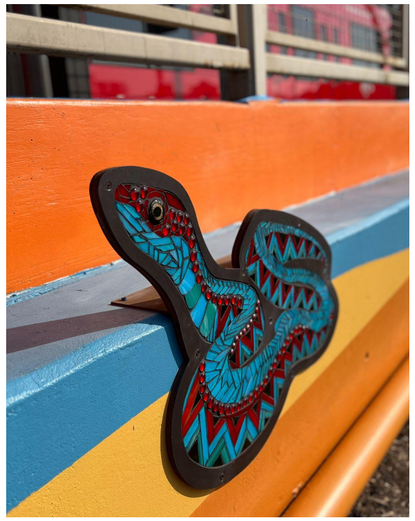
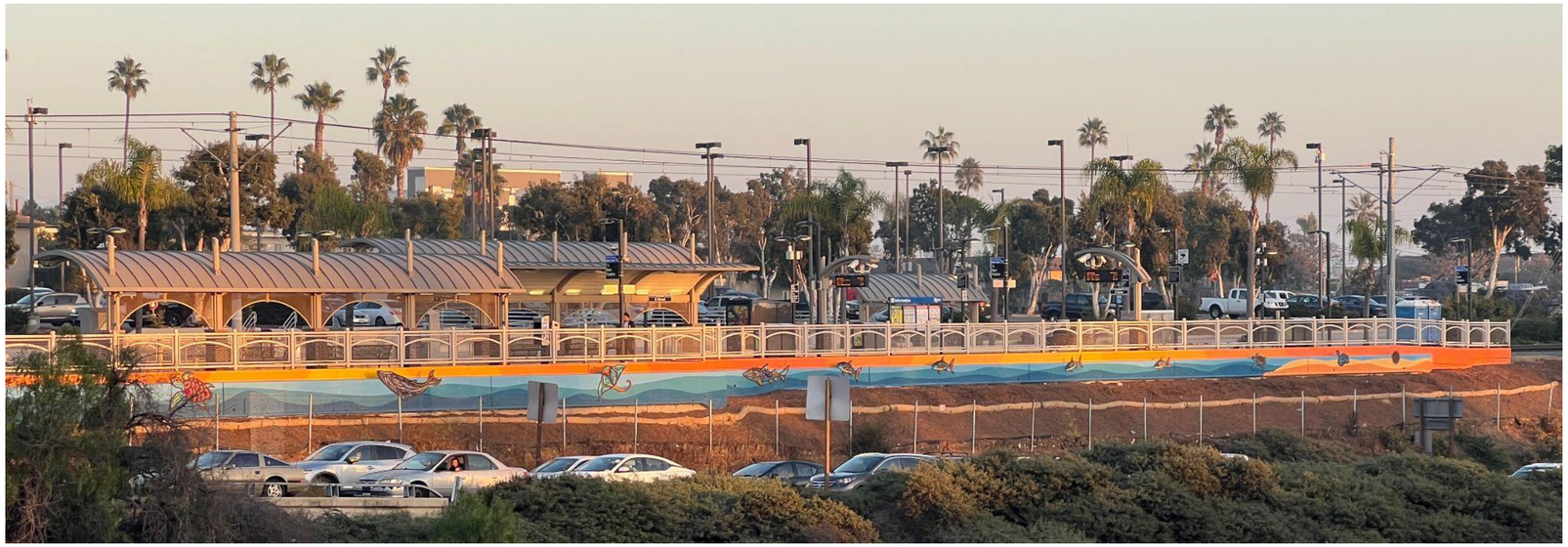
Artist Team Qualifications & Experience - Similar Projects Completed



Treasures of the Bay -
E Street Transit Center, San Diego, CA

- **Commissioning Agency:** San Diego Metropolitan Transit System
- **Project timeline: October 2024 - December 2024**
- **Project cost:** $407,000
- **Medium:** Mosaic panels created with laser-cut corten steel outlines, cement board, custom stained glass mosaic tiles & patinas; installed onto the platform wall with painted background
- **Dimensions:** 325 ft long x 3 ft tall, 18 mosaic & steel panels
- **Description:** Celebrating the ecosystems of the South Bay, this expansive 325-foot transit installation connects travelers to the nearby Living Coast Discovery Center. The motifs blend native marine wildlife with rust-patina steel elements reminiscent of Kumeyaay ceramics and basket-weaving. Our role was to craft a sweeping visual narrative that transforms a mundane transit platform into a culturally and ecologically resonant gateway for commuters.



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ALISAL
Vibrancy Plan
PART OF VISIÓN SALINAS

City Council
Clean California Local Grant Program
Public Art Projects

Grant Leonard, Planning Manager
June 30, 2026

SALINAS

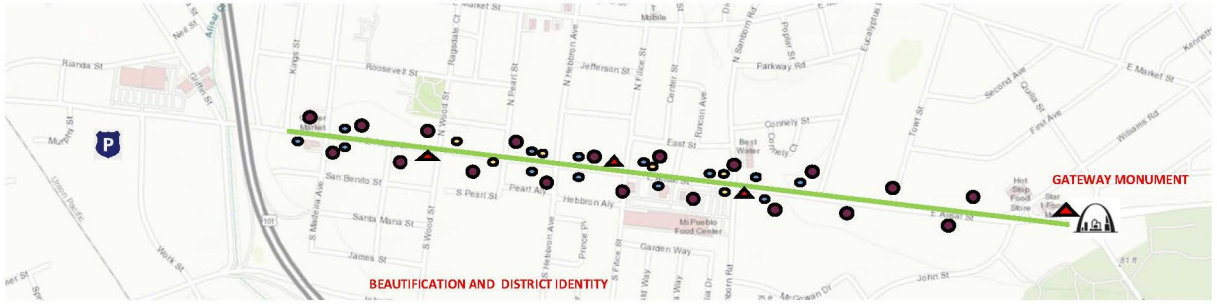
Project Background

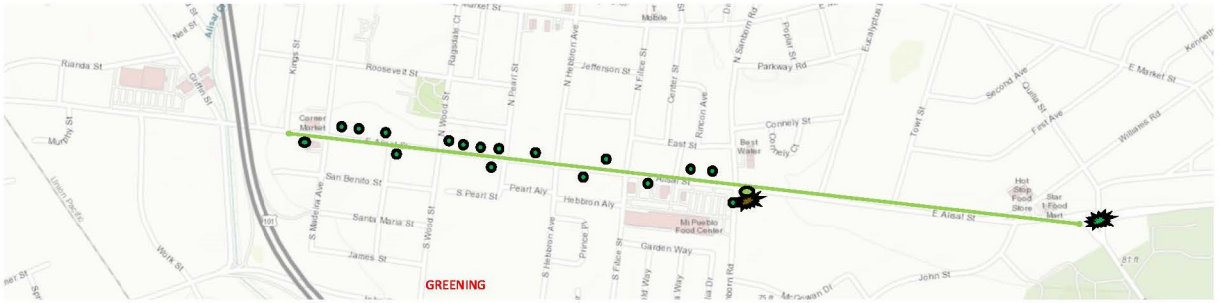
Clean California

- A transformative initiative to remove litter, create jobs and beautify California
- State Beautification Program and Local Grant Program
- City was award a local grant in 2022

ALISAL Vibrancy Plan
A Part of Visión Salinas

Greening & Beautification Improvements on the Alisal St Corridor





LEGEND:

- BANNERS =
- TRASH/RECYCLE RECEPTACLES =
- BENCHES =
- GATEWAY MONUMENT =
- SIGNAGE =
- ADDITIONAL TREES/ORNAMENTAL TREES =
- DROUGHT RESISTANT SHRUBS (ADD TO TREE WELLS)=
- BIOSWALE PLANTING =
- WOODCHIP/BARK =

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Sidewalk Art Along Safe Routes to School

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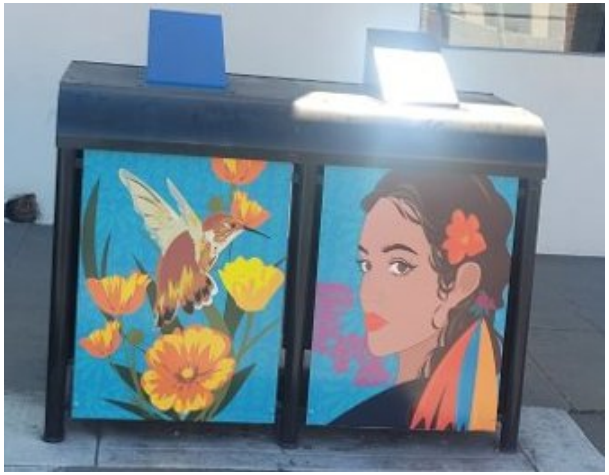
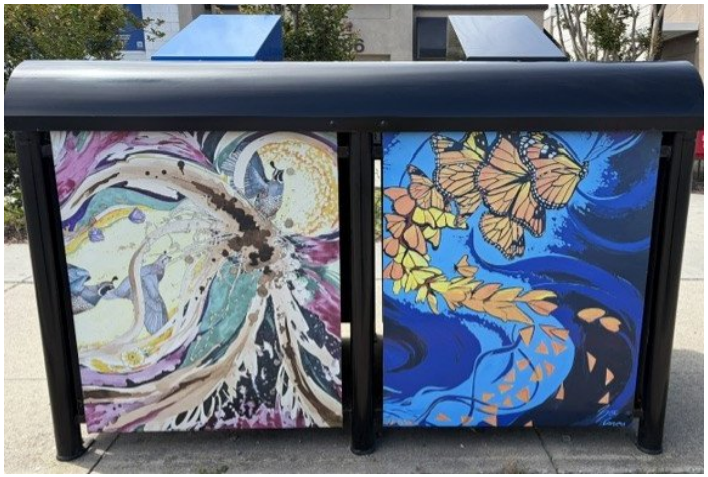
Improvements along the Alisal St Corridor





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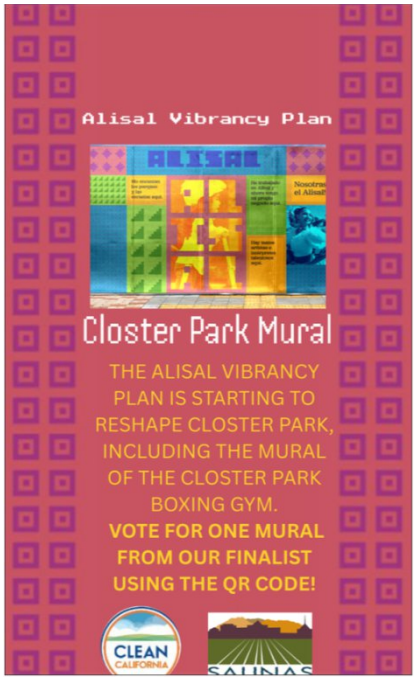
Play, Work, Live, Learn in the Alisal

Future Boxing Club Mural

Echoes In Motion

Public Outreach and Community Engagement

- The City actively reached out to the local community to gather input and encourage participation, ensuring the Closter Park mural reflected strong public outreach and meaningful community engagement as emphasized by the City of Salinas.
  - Closter Park Neighborhood Canvasing (door hangers)
  - Community Memo Boards including at the Boxing gym, City Council, Public Parking lots and Grocery Stores.
  - Alisal School District Office – to distrubute to all schools within the district.
  - All City Recreation Centers
  - Businesses along East Alisal, Sanborn, Williams, and Bardin Way.



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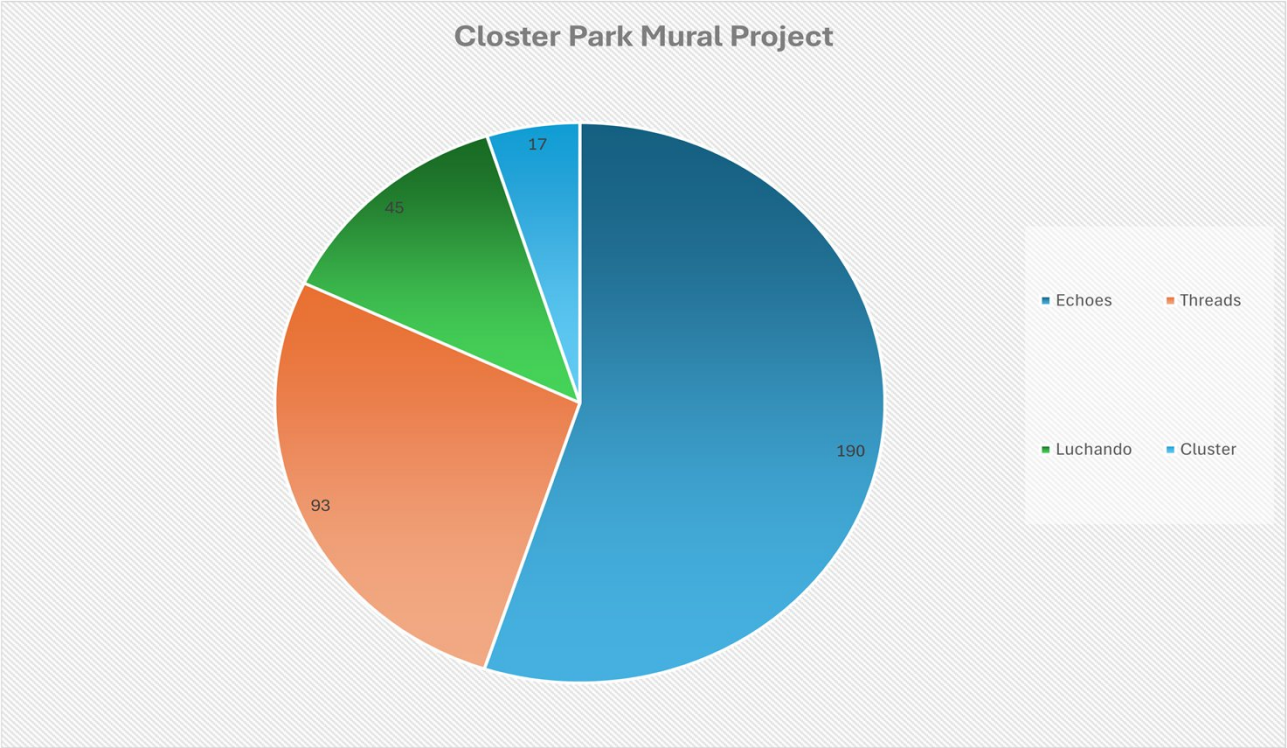
Future Boxing Club Mural



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Monument at the Alisal St/ Skyway Blvd Roundabout

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Skyway Roundabout Monument

ALISAL GREENING AND BEAUTIFICATION PROJECT, CIP 9345

REQUEST FOR PROPOSALS

Skyway-Alisal Roundabout – Monument

Figure 1 – Skyway-Alisal Roundabout Concept Design, *City of Salinas 2012*

RFP Issued:
February 6, 2026

Submission Deadline:
Proposals shall be submitted **electronically via the PlanetBids** website until **11:59 PM Pacific Standard Time on March 6, 2026.**

- 3 Sumbissions received
- Review Committee:
  - 2 AVP Committee members
  - Staff from
    - Public Works
    - Library and Community Services
    - Salinas Airport
  - Schedule: RFP issued: February 6, 2026
  - Proposal deadline: April 6, 2026
  - Committee review and Selection: April 2026
  - Public feedback period: May/June 2026
  - Installation: July–Fall 2026

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“Kaleidoscope of Life” - Mosaic Sculptural Group Design Concept by Fallalon Design Studio

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ALISAL Vibrancy Plan

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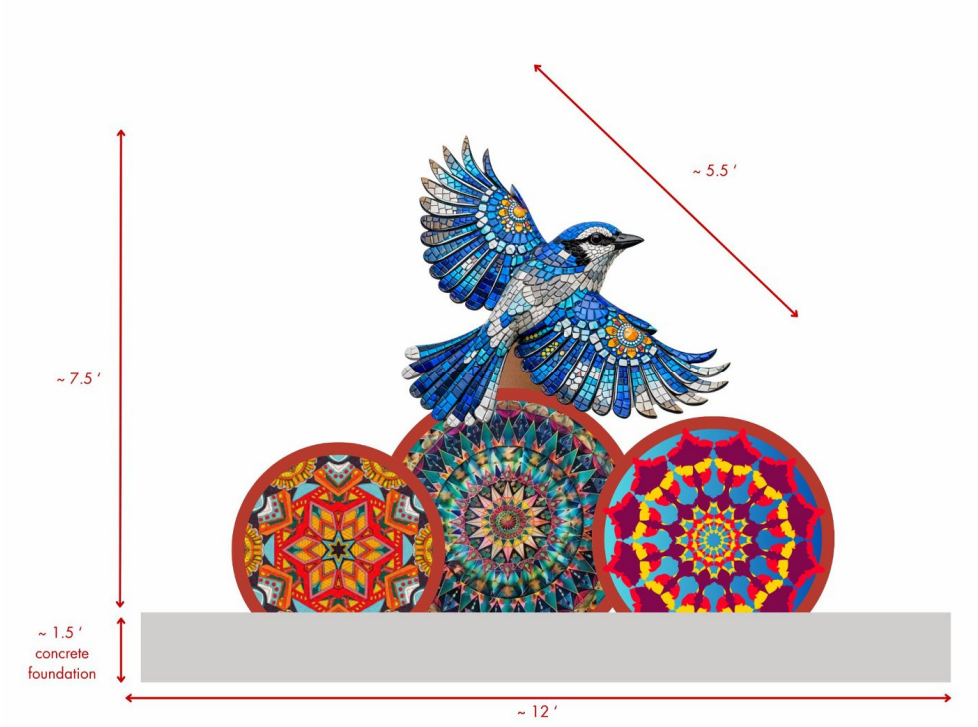
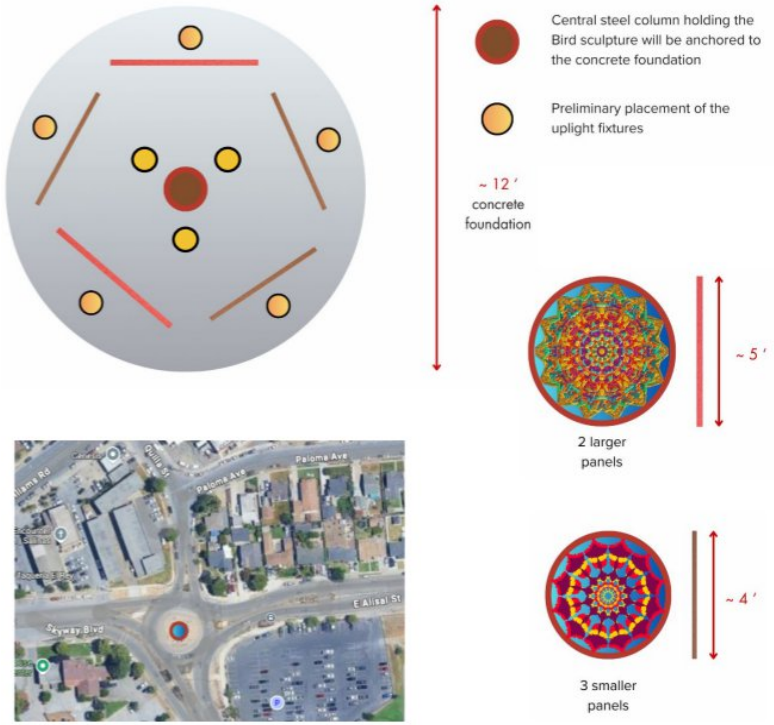


"Kaleidoscope of Life" - Mosaic Sculptural Group Placement



Monument Placement per Attachment A- Aligned in the center of the existing roundabout space

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Next Steps for Art Installations

Closter Park Boxing Club

- Complete repairs to Boxing Club stucco
- Install mural
- Schedule:

Skyway Blvd/Allisal St. Roundabout

- Continue public engagement
  - 6/11 Traffic and Transportation Commission
  - 6/15 Public Arts Commission
  - Pop-Ups in the community
- 6/30 Council approval of design agreement
- July-Fall
  - In-studio construction of sculpture
  - Engagement with youth and art groups
  - Foundation and lighting work in roundabout
  - Installation of sculpture in Roundabout

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Salinas-based Artists Grant Pilot Program

- Created in June 2024
- Funded by $150,000 from the Alisal Vibrancy Plan Capital Improvement Program (9246)
- Intended to support local artists
- Specifically tied to the Alisal Greening and Beautification public art projects
- No applications received during the four Calls for Art issued for the Alisal Greening and Beautification Project
- No additional Calls for Art coming from the Alisal Greening and Beautification Project
- Concluding the Pilot Program returns $150,000 to the Alisal Vibrancy Plan Capital Improvement Program (9246) to be used on future projects

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ALISAL Vibrancy Plan
A Part of Visión Salinas

THANK YOU
QUESTIONS

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File #: ID#26-289, **Version:** 1

..Title
Tow Service Franchise Agreement Extension
..Recommended Action
Approve a Resolution authorizing the extension of the Salinas Police Department's FY 2025-26 Tow Service Franchise Agreements through December 31, 2026 and delegating authority to the City Manager to enter into such extensions on behalf of the City.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **POLICE DEPARTMENT**

FROM: **CARLOS ACOSTA, CHIEF OF POLICE**

BY: **SETH MORTEN, SERGEANT**
TONYA ERICKSON, POLICE SERVICES ADMINISTRATOR

TITLE: **TOW SERVICE FRANCHISE AGREEMENT EXTENSION**

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the extension of the Salinas Police Department's FY 2025-26 Tow Service Franchise Agreements through December 31, 2026 and delegating authority to the City Manager to enter into such extensions on behalf of the City.

EXECUTIVE SUMMARY:

The City of Salinas, through the Police Department, manages a rotational tow program to provide towing services for the abatement and removal of abandoned, wrecked, or inoperative vehicles from private or public property, and to impound and provide storage of such vehicles. The Police Department is recommending a temporary extension in order to continue working on outstanding issues with the tow companies.

BACKGROUND:

The City of Salinas, through the Police Department, manages a rotational tow program to provide towing services for the abatement and removal of abandoned, wrecked, dismantled or inoperative vehicles from private or public property, and to impound and provide storage of such vehicles as ordered and designated by authorized members of the Salinas Police Department. Tow companies provide service to the Salinas Police Department pursuant to a franchise issued by the City and a Tow Service Franchise Agreement (TSFA) entered between the City and the tow companies. The current TSFAs were authorized via by City Council on June 17, 2025 via Resolution 23272. These agreements are set to expire on June 30, 2026, and must be extended for the tow companies to continue providing service to the Police Department. The Police Department is recommending a temporary extension through December 31, 2026, in order to continue working on outstanding issues with the tow companies including towing of recreational vehicles and the updated franchise fee. Once those outstanding issues have been resolved, further extensions of the TSFAs will be brought forward to the City Council for consideration.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

Approving the proposed Resolution will support the City Council's Strategic Plan Goal of Public Safety.

DEPARTMENTAL COORDINATION:

The Salinas Police Department has worked closely with the City Attorney's office on this extension and will continue to work with the Legal and Finance Departments in the development of the draft FY 2026-27 Tow Service Franchise Agreement.

FISCAL AND SUSTAINABILITY IMPACT:

There is no direct impact to the City's General Fund related to this recommended action.

Fund	**General Ledger Number (Operating/CIP)**	**General Ledger Account Name**	**Remaining Budget Appropriation**	**Amount Requested**
n/a	n/a	n/a	n/a	n/a

ATTACHMENTS:

Resolution
Tow Service Franchise Agreement Extension

RESOLUTION NO. _____(N.C.S.)

A RESOLUTION AUTHORIZING THE EXTENSION OF THE SALINAS POLICE DEPARTMENT'S FY 2025-26 TOW SERVICE FRANCHISE AGREEMENTS

WHEREAS, The City of Salinas, through the Police Department, manages a rotational tow program to provide towing services for the abatement and removal of abandoned, wrecked, dismantled or inoperative vehicles from private or public property, and to impound and provide storage of such vehicles as ordered and designated by authorized members of the Salinas Police Department; and

WHEREAS, tow companies provide service to the Salinas Police Department pursuant to a franchise issued by the City and a Tow Service Franchise Agreement entered into between the City and the tow companies; and

WHEREAS, each tow company is required to pay a franchise fee to the City during the term of the franchise in an amount set by Resolution of the City Council pursuant to Salinas Municipal Code section 20-191; and

WHEREAS, the Police Department is recommending a temporary extension of the existing Tow Service Franchise Agreements in order to continue working on outstanding issues with the tow companies.

NOW, THEREFORE, BE IT RESOLVED the City Council authorizes the City Manager to enter into amendments to temporarily extend the FY 2025-26 Tow Service Franchise Agreements with the franchise tow companies through December 31, 2026.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____

Dennis Donohue, Mayor

ATTEST:

_____

Patricia M. Soratos, City Clerk

Salinas Police Department
Tow Service Franchise Agreement
Amendment No. 1

This Amendment to the FY 2025-26 Tow Service Franchise Agreement is entered into this 30th day of June, 2026, by and between the City of Salinas, a California charter city and municipal corporation hereinafter referred to as the "City," and _____, hereinafter referred to as the "Franchise Tow Company."

WHEREAS, the City of Salinas, through its Police Department, manages a rotational tow program to support the Police Department's operations and enforcement of the law; and

WHEREAS, the Franchise Tow Company provides service to the Salinas Police Department pursuant to a franchise issued by the City and a Tow Service Franchise Agreement entered into between the City and the Franchise Tow Company; and

WHEREAS, the City and the Franchise Tow Company last entered into a Tow Service Franchise Agreement on July 1, 2025, which agreement is set to expire on June 30, 2026 (the "FY 2025-26 Tow Service Franchise Agreement"); and

WHEREAS, the City and the Franchise Tow Company desire to extend the FY 2025-26 Tow Service Franchise Agreement in order for the City and the Franchise Tow Company to continue working to resolve outstanding issues related to the City's rotational tow program.

NOW, THEREFORE, the City and the Franchise Tow Company desire to amend the FY 2025-26 Tow Service Franchise Agreement as follows:

1. The Term of the FY 2025-26 Tow Service Franchise Agreement is hereby extended through December 31, 2026.

2. All other covenants, terms, and conditions of the FY 2025-26 Tow Service Franchise Agreement and associated Resolution not specifically amended herein shall be fully incorporated herein by this reference and shall remain in full force and effect through the term of this Amendment.

IN WITNESS WHEREOF, the City and the Franchise Tow Company have entered into this Amendment as of the date first shown above.

CITY OF SALINAS

_____

René L. Mendez, City Manager

APPROVED AS TO FORM:

_____

Christopher A. Calllihan, City Attorney

ATTEST:

_____

Patricia M. Soratos, City Clerk

FRANCHISE TOW COMPANY

_____

Company Name

_____

By:
Its:

_____

Printed Name

File #: ID#26-290, **Version:** 1

..Title
Axon Equipment and Services for Police and Community Development Departments
..Recommended Action
Approve a Resolution authorizing the Purchasing Officer to complete the direct purchase and payment of Axon equipment, annual licensing and service fees utilized by the Police Department for a five-year period, with total costs not to exceed $4,159,125.46; and a Resolution authorizing the Purchasing Officer to complete the direct purchase and payment of Axon equipment, licensing and service fees utilized by Community Development Department's Code Enforcement Officers for a five-year period, with total costs not to exceed $70,876.94.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **POLICE DEPARTMENT**
COMMUNITY DEVELOPMENT DEPARTMENT

FROM: **CARLOS ACOSTA, CHIEF OF POLICE**
LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR

BY: **TONYA ERICKSON, POLICE SERVICES ADMINISTRATOR**

TITLE: **AXON EQUIPMENT AND SERVICES FOR POLICE AND COMMUNITY DEVELOPMENT DEPARTMENTS**

RECOMMENDED MOTION:

A motion to approve the following:

1. A Resolution authorizing the Purchasing Officer to complete the direct purchase and payment of Axon equipment, annual licensing and service fees utilized by the Police Department for a five-year period, with total costs not to exceed ~~$4,159,125.46~~ $4,159,124.42; and

2. A Resolution authorizing the Purchasing Officer to complete the direct purchase and payment of Axon equipment, licensing and service fees utilized by Community Development Department's Code Enforcement Officers for a five-year period, with total costs not to exceed $70,876.94.

EXECUTIVE SUMMARY:

The Police Department relies upon tasers, camera systems, and related software/services for daily operations, and has contracted with Axon for services since 2015. The Community Development Department's Code Enforcement Unit also relies upon Axon Body Worn Camera technology. All existing services expire within the 2026 calendar year, and both the Police Department and the Community Development Department wish to continue services and lock in pricing. The Police Department's total cost for this five-year term shall not exceed ~~$4,159,125.46~~ $4,159,124.42 and the Community Development Department's total cost shall not exceed $70,876.94.

BACKGROUND:

The Police Department relies upon Axon Tasers, Camera Systems, and related software on a daily basis. Camera systems (Body Worn, Air, In-Vehicle and Interview Rooms) are used to record, maintain, and access video documentation of various Police Department interactions. Performance software such as Auto-Tagging, Redaction Assistant, and Auto-Transcribe are critical in managing daily usage. Axon Fusus is technology platform designed to unify live video, alerts, and field data from multiple sources into a single interface for law enforcement and public safety agencies. The Community Development Department's Code Enforcement Unit also relies upon Axon Body Worn Camera (BWC) technology. All Code Enforcement BWCs and associated services remain separate from those of the Police Department to ensure security of both systems.

The City has contracted with Axon for services since 2015 and maintains services under a Master Services and Purchasing Agreement last approved by City Council on 9/14/2021 via Resolution 22190. When purchasing equipment or services through Axon, a multi-year commitment is made. New or replacement equipment is included as part of the cost of licensing, software, and/or storage/access through Axon Evidence. The terms generally vary from 3-5 years with subsequent service additions having aligned end dates to better facilitate coordinated renewals.

All existing services expire within the 2026 calendar year, and both the Police Department and the Community Development Department wish to maintain existing Axon equipment and services; and the Community Development Department wishes to increase the number of BWCs by two cameras, up to a total of 10 BWCs, to accommodate increases in Code Enforcement staffing. Both departments request a renewal term of five years to lock in pricing for this critical equipment and services. As part of the renewal, the City will execute a new Master Services and Purchasing Agreement (MSPA), including the three associated quotes for equipment and services. The Police Department's renewal is broken into two separate quotes which allow for the separation of Axon Fusus equipment and services which has a renewal date prior to other services and will be funded by the California Board of State and Community Corrections (BSCC) Organized Retail Theft (ORT) Prevention grant through December 31, 2027. All other equipment and services will be funded by the general fund, subject to annual appropriations.

The tables below show the three separate quotes which represent the equipment and services for which we are requesting authorization, including authorization of payment for the ongoing license and software services.

Police Department:

Quote	Equipment/Service Included	Cost
~~Q-790650-46164LG~~ Q-790650-46199LG Contract Start Date: 9/1/2026	Body Worn Cameras (BWCs), Tasers, Fleet (In-Vehicle) Cameras, Interview Room Cameras, Axon Air – Dronesense UAS Cameras, Fusus (beginning 1/1/2028 through end of term), Axon Evidence (additional licenses), Evidence Auto Tagging, Evidence Redaction Assistant, and Axon Auto-Transcribe.	~~$4,041,825.46~~ $4,041,824.42 *over a 60-month term*
Q-858494-46178LG Contract Start Date:	Fusus (2/1/2026 through 12/31/2027). *To be funded by the BSCC Organized Retail Theft (ORT) Prevention Grant.*	$117,300.00

2/1/2026		*over a 23-month term*
	TOTAL Police Department Cost (Not to Exceed)	~~$4,159,125.46~~ $4,159,124.42

Community Development Department – Code Enforcement:

Quote	Equipment/Service Included	Cost
Q-810411-46181SB Contract Start Date: 9/1/2026	Body Worn Cameras and associated equipment/services for use by Code Enforcement Officers.	$70,876.94 *over a 60-month term*
	TOTAL Community Development Dept. Cost (Not to Exceed)	**$70,876.94**

Axon Enterprise, Inc. is the primary Taser and Camera Systems vendor for law enforcement agencies, and is the system used by the City since 2015. While other vendors provide individual components, Axon provides an integrated system with Evidence.com which streamlines retention and access among our law enforcement partners. There is no local vendor to provide this specialized equipment and services as purchases and services are directly from Axon Enterprises.

Based upon these facts, the Police and Community Development Departments wish to move forward with new service contracts with Axon Enterprises, Inc., with total costs not to exceed ~~$4,230,002.40~~ $4,230,001.36 (~~$4,159,125.46~~ $4,159,124.42 for Police and $70,876.94 for Community Development) as detailed in the chart above. The detailed quotes are included with this Agenda packet. City council has the authority to approve this direct purchase under Salinas Municipal code Section12-27 and without application of the local purchasing preference pursuant to Salinas Municipal Code Section 12-28.080.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

Approving the proposed Resolutions will support the City Council's Strategic Plan Goal of Public Safety.

DEPARTMENTAL COORDINATION:

The Police Department and the Community Development Departments have and will continue to coordinate with the Legal and Finance Departments during the execution of Agreements and the purchasing processes.

FISCAL AND SUSTAINABILITY IMPACT:

Budget is available and appropriated within both the Police and Community Development's budgets. The chart below shows the funds and divisions to be used. Funding beyond the current FY is subject to approval of future budget appropriations.

Fund	**General Ledger Number (Operating/CIP)**	**General Ledger Account Name**	**Remaining Budget Appropriation**	**Amount Requested**
2201 and 2202	40.4220-xx.xxxx	TBD	TBD	~~$ 4,041,825.46~~ $ 4,041,824.42 *over a 60-month term*
3282	40.7421-xx.xxxx	TBD	TBD	$ 117,300.00 *over a 23-month term*
1200	30.3353-xx.xxxx	TBD	TBD	$ 70,876.94 *over a 60-month term*

ATTACHMENTS:

Resolution – Axon Police
Resolution – Axon Code Enf
Axon MSPA v25.2
Axon Quote – Police General
Axon Quote – Police Fusus
Axon Quote – Code Enforcement

RESOLUTION NO. _____ (N.C.S.)

DIRECT PURCHASE OF AXON EQUIPMENT AND PAYMENT OF ANNUAL AXON LICENSING AND SERVICE FEES FOR THE POLICE DEPARTMENT

WHEREAS, the Police Department relies upon Axon Camera Systems and related software to record, maintain and access video documentation of various Police Department interactions; and

WHEREAS, the Police Department is requesting authorization to renew existing services for an additional five year period, including direct purchase and for annual service fee payments related to Axon equipment, software, and services; and

WHEREAS, the City Council can approve this purchase pursuant to Salinas Municipal Code Section 12-27 and Salinas Municipal Code Section 12-28.080.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby authorizes the Purchasing Officer to complete the direct purchase and payment of Axon equipment, annual licensing and service fees as identified in the chart below:

Quote	Contract Start Date	Term	Cost
~~Q-790650-46164LG~~ Q-790650-46199LG	9/1/2026	60-months	~~$4,041,825.46~~ $4,041,824.42
Q-858494-46178LG	2/1/2026	23-months	$117,300.00
TOTAL Police Department Cost (Not to Exceed)			~~**$4,159,125.46**~~ **$4,159,124.42**

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

This Master Services and Purchasing Agreement ("**Agreement**") is between Axon Enterprise, Inc. ("**Axon**"), and the Customer listed below or, if no Customer is listed below, the customer on the Quote (as defined below) ("**Customer**"). This Agreement is effective as of the later of the (a) last signature date on this Agreement or (b) date of acceptance of the Quote ("**Effective Date**"). Axon and Customer are each a "**Party**" and collectively "**Parties**". This Agreement governs Customer's purchase and use of the Axon Devices and Services detailed in the Quote. It is the intent of the Parties that this Agreement will govern all subsequent purchases by Customer for the same Axon Devices and Services in the Quote, and all such subsequent quotes accepted by Customer shall be also incorporated into this Agreement by reference as a Quote. The Parties agree as follows:

1. **Definitions.**

   1.1. "**Axon Cloud Services**" means Axon's web services, but excludes third-party applications, hardware warranties, and my.evidence.com.

   1.2. "**Axon Device**" means all hardware provided by Axon under this Agreement. Axon-manufactured Devices are a subset of Axon Devices.

   1.3. "**Quote**" means an offer to sell and is only valid for devices and services on the offer at the specified prices. Any inconsistent or supplemental terms within Customer's purchase order in response to a Quote will be void. Orders are subject to prior credit approval. Changes in the deployment estimated ship date may change charges in the Quote. Shipping dates are estimates only. Axon is not responsible for typographical errors in any Quote by Axon, and Axon reserves the right to cancel any orders resulting from such errors.

   1.4. "**Services**" means all services provided by Axon under this Agreement, including software, Axon Cloud Services, and professional services.

2. **Term.** This Agreement begins on the Effective Date and continues until all subscriptions hereunder have expired or have been terminated ("**Term**").

   2.1. All subscription plans begin on the date stated in the Quote. Each subscription term ends upon completion of the subscription stated in the Quote ("**Subscription Term**").

   2.2. Upon completion of the Subscription Term, the Subscription Term may renew upon mutual written agreement of the Parties for a mutually agreeable term ("**Renewal Term**"). For purchase of TASER 7 or TASER 10 as a standalone, Axon may increase pricing to its then-current list pricing for any Renewal Term. New devices and services may require additional terms. Axon will not authorize new services until Axon receives a signed Quote or accepts a purchase order, whichever is first.

3. **Payment.** Axon invoices for Axon Devices upon shipment, or on the date specified within the invoicing plan in the Quote. Payment is due net 30 days from the invoice date. Axon invoices for Axon Cloud Services on an upfront annual basis prior to the beginning of the Subscription Term and upon the anniversary of the Subscription Term. Payment obligations are non-cancelable. Unless otherwise prohibited by law, Customer will pay interest on all past-due sums at the lower of one-and-a-half percent (1.5%) per month or the highest rate allowed by law. Customer will pay invoices without setoff, deduction, or withholding. If Axon sends a past due account to collections, Customer is responsible for collection and attorneys' fees.

4. **Taxes.** Customer is responsible for sales and other taxes associated with the order unless Customer provides Axon a valid tax exemption certificate.

5. **Shipping.** Axon may make partial shipments and ship Axon Devices from multiple locations. All shipments are EXW (Incoterms 2020) via common carrier. Title and risk of loss pass to Customer upon Axon's delivery to the common carrier. Customer is responsible for any shipping charges in the Quote.

6. **Returns.** All sales are final. Axon does not allow refunds or exchanges, except warranty returns or as provided by state or federal law.

7. **Warranty.**

   7.1. **Limited Warranty.** Axon warrants that Axon-manufactured Devices, except for TASER devices covered under the TASER Appendix, are free from defects in workmanship and materials for one (1) year from the date of Customer's receipt, except Signal Sidearm which Axon warrants for thirty (30) months from Customer's receipt and Axon-manufactured accessories, which Axon warrants for ninety (90) days from Customer's receipt, respectively, from the date of Customer's receipt. Extended warranties run from the expiration of the one- (1-) year hardware warranty through the extended warranty term purchased.

   7.2. **Disclaimer. All software and Axon Cloud Services are provided "AS IS," without any warranty of any kind, either express or implied, including without limitation the implied warranties of merchantability, fitness for a particular purpose and non-infringement. Axon Devices and Services that are not manufactured, published or performed by Axon ("Third-Party Products") are not covered by Axon's**

warranty and are only subject to the warranties of the third-party provider or manufacturer. If Customer purchases Axon Loki, Customer acknowledges the Loki device is designed for operation in enclosed, controlled environments and must be used in compliance with all applicable laws and safety guidelines. Operation in open or unapproved areas may result in signal interference, loss of control, or damage, and Axon assumes no liability for improper use, including any resulting harm or regulatory violations.

7.3. **Claims.** If Axon receives a valid warranty claim for an Axon-manufactured Device during the warranty term, Axon's sole responsibility is to repair or replace the Axon-manufactured Device with the same or like Axon-manufactured Device, at Axon's option. A replacement Axon-manufactured Device will be new or like new. Axon will warrant the replacement Axon-manufactured Device for the longer of (a) the remaining warranty of the original Axon-manufactured Device or (b) ninety (90) days from the date of repair or replacement.

7.3.1. If Customer exchanges an Axon Device or part, the replacement item becomes Customer's property, and the replaced item becomes Axon's property. Before delivering an Axon-manufactured Device for service, Customer must upload Axon-manufactured Device data to Axon Evidence or download it and retain a copy. Axon is not responsible for any loss of software, data, or other information contained in storage media or any part of the Axon-manufactured Device sent to Axon for service.

7.4. **Spare Axon Devices.** At Axon's reasonable discretion, Axon may provide Customer a predetermined number of spare Axon Devices as detailed in the Quote ("**Spare Axon Devices**"). Spare Axon Devices are intended to replace broken or non-functioning units while Customer submits the broken or non-functioning units, through Axon's warranty return process. Axon will repair or replace the unit with a replacement Axon Device. Title and risk of loss for all Spare Axon Devices shall pass to Customer in accordance with shipping terms of this Agreement. Axon assumes no liability or obligation in the event Customer does not utilize Spare Axon Devices for the intended purpose.

7.5. **Limitations.** Axon's warranty excludes damage related to: (a) failure to follow Axon Device use instructions; (b) Axon Devices used with equipment not manufactured or recommended by Axon; (c) abuse, misuse, or intentional damage to Axon Device; (d) force majeure; (e) Axon Devices repaired or modified by persons other than Axon without Axon's written permission; or (f) Axon Devices with a defaced or removed serial number. Axon's warranty will be void if Customer resells Axon Devices.

7.5.1. **To the extent permitted by law, the above warranties and remedies are exclusive. Axon disclaims all other warranties, remedies, and conditions, whether oral, written, statutory, or implied. If statutory or implied warranties cannot be lawfully disclaimed, then such warranties are limited to the duration of the warranty described above and by the provisions in this Agreement. Customer confirms and agrees that, in deciding whether to sign this Agreement, Customer has not relied on any statement or representation by Axon or anyone acting on behalf of Axon related to the subject matter of this Agreement that is not in this Agreement.**

7.5.2. **Axon's cumulative liability to any party for any loss or damage resulting from any claim, demand, or action arising out of or relating to this Agreement will not exceed the purchase price paid to Axon for the Axon Device, or if for Services, the amount paid for such Services over the twelve (12) months preceding the claim. Neither Party will be liable for special, indirect, incidental, punitive or consequential damages, however caused, whether for breach of warranty or contract, negligence, strict liability, tort or any other legal theory.**

7.6. **Online Support Platforms.** Use of Axon's online support platforms (e.g., Axon Academy and MyAxon) is governed by the Axon Online Support Platforms Terms of Use Appendix available at www.axon.com/sales-terms-and-conditions.

7.7. **Third-Party Hardware, Software and Services.** Use of hardware, software, or services other than those provided by Axon is governed by the terms, if any, entered into between Customer and the respective third-party provider, including, without limitation, the terms applicable to such software or services located at www.axon.com/sales-terms-and-conditions, if any.

7.8. **Axon Aid.** Upon mutual agreement between Axon and Customer, Axon may provide certain products and services to Customer, as a charitable donation under the Axon Aid program. In such event, Customer expressly waives and releases any and all claims, now known or hereafter known, against Axon and its officers, directors, employees, agents, contractors, affiliates, successors, and assigns (collectively, "**Releasees**"), including but not limited to, on account of injury, death, property damage, or loss of data, arising out of or attributable to the Axon Aid program whether arising out of the negligence of any Releasees or otherwise. Customer agrees not to make or bring any such claim against any Release, and forever release and discharge all Releasees from liability under such claims. Customer expressly allows Axon to publicly announce its participation in Axon Aid and use its name in marketing materials. Axon may terminate the Axon Aid program without cause immediately upon notice to the Customer.

8. **Free Trial.**

8.1. **Trial Period and License.** At any time during the Term, Customer and Axon may elect to enter a free trial of Axon Devices and Services new to the Customer for a designated period ("**Trial Period**") as described in a quote issued ("**Trial Quote**"). During the Trial Period, Axon grants Customer a nonexclusive, terminable, non-transferable, license to use new Axon Devices and Services provided for trial to the Customer ("**Trial Products**"). Trial Products may include Axon beta software or firmware which additional terms may be required and included within the Trial Quote. Axon may limit the number of Trial Products Customer receives within the Trial Quote. Axon may supply refurbished Trial Products. ALL FREE TRIAL PRODUCTS INCLUDING, WITHOUT LIMITATION, AXON CLOUD SERVICES, ARE PROVIDED "AS IS" AND TO THE EXTENT NOT PROHIBITED BY LAW, AXON DISCLAIMS ALL LIABILITY REGARDLESS OF THE CLAIM.

8.2. **Trial Quote Termination.** Upon at least 10 business days' prior written notice to Axon at any time prior to the end of the Trial Period, Customer may as its sole option, terminate the free Trial Period and underlying Trial Quote associated with the Trial Products for convenience. Customer's rights to the Trial Products will immediately terminate at the end of the Trial Period, and Customer will return any Trial Products hardware to Axon within 10 days after the effective date of such termination or at the end of the Trial Period, excluding used CEW cartridges. If any individual component of the Trial Products is not returned, Axon will invoice Customer the MSRP of the unreturned items. Customer agrees to pay the invoice along with any applicable taxes and shipping. Customer will return the Trial Products to Axon in good working condition, minus normal wear and tear. Axon may charge Customer if there is damage beyond normal wear and tear. Any Customer Content shall be stored and returned pursuant to the Axon Cloud Services Terms of Use Appendix

9. **Statement of Work.** Certain Axon Devices and Services, including, but not limited to, Axon Interview Room, Axon Channel Services, Axon Justice Implementation, FUSUS, and Axon Fleet, may require a Statement of Work that details Axon's Service deliverables ("**SOW**"). In the event Axon provides an SOW to Customer, Axon is only responsible for the performance of Services described in the SOW. Additional services outside of the SOW, Quote, or this Agreement are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in fees or schedule. Any applicable SOW is incorporated into this Agreement by reference.

10. **Axon Device Warnings.** See www.axon.com/legal for the most current Axon Device warnings.

11. **Design Changes.** Axon may make design or feature changes to any Axon Device or Service without notifying Customer or making the same change to Axon Devices and Services previously purchased by Customer.

12. **Combined Offerings.** Some offerings in a Quote combine existing and pre-released Axon Devices or Services. Some offerings may not be available at the time of Customer's purchase. Axon will not provide a refund, credit, or additional discount beyond what is in the Quote due to delay of availability or Customer's choice not to utilize any portion of a combined offering.

13. **Insurance.** Axon will maintain General Liability, Workers' Compensation, and Automobile Liability insurance. Upon request, Axon will supply certificates of insurance.

14. **IP Rights.** Axon owns and reserves all right, title, and interest in Axon-manufactured Devices and Services and suggestions to Axon, including all related intellectual property rights. Customer will not cause any Axon proprietary rights to be violated.

15. **IP Indemnification.** Axon will indemnify Customer against all claims, losses, and reasonable expenses from any third-party claim alleging that the use of Axon-manufactured Devices, Axon Cloud Services or Axon software ("**Axon Products**") infringes or misappropriates the third-party's intellectual property rights. Customer must promptly provide Axon with written notice of such claim, tender to Axon the defense or settlement of such claim at Axon's expense and cooperate fully with Axon in the defense or settlement of such claim. Axon's IP indemnification obligations do not apply to claims based on (a) modification of Axon Products by Customer or a third-party not approved by Axon; (b) use of Axon Products in combination with hardware or services not approved by Axon; (c) use of Axon Products other

than as permitted in this Agreement; or (d) use of Axon Products that is not the most current software release provided by Axon.

16. **Customer Responsibilities.** Customer is responsible for (a) Customer's use of Axon Devices; (b) Customer or a Customer-authorized user's breach of this Agreement or violation of applicable law; (c) disputes between Customer and a third-party over Customer's use of Axon Devices; (d) secure and sustainable destruction and disposal of Axon Devices at Customer's cost; and (e) any regulatory violations or fines, as a result of improper destruction or disposal of Axon Devices.

17. **Termination.**

    17.1. **For Breach.** A Party may terminate this Agreement for cause if it provides thirty (30) days written notice of the breach to the other Party, and the breach remains uncured thirty (30) days after written notice. If Customer terminates this Agreement due to Axon's uncured breach, Axon will refund prepaid amounts on a prorated basis based on the effective date of termination.

    17.2. **By Customer**. If sufficient funds are not appropriated or otherwise legally available to pay the fees, Customer may terminate this Agreement. Customer will deliver notice of termination under this section as soon as reasonably practicable.

    17.3. **Effect of Termination**. Upon termination of this Agreement, Customer rights immediately terminate. Customer remains responsible for all fees incurred before the effective date of termination. If Customer purchases Axon Devices for less than the manufacturer's suggested retail price ("**MSRP**") and this Agreement terminates before the end of the Term, Axon will invoice Customer the difference between the MSRP for Axon Devices procured, including any Spare Axon Devices, and amounts paid towards those Axon Devices. Only if terminating for non-appropriation, Customer may return Axon Devices to Axon within thirty (30) days of termination. MSRP is the standalone price of the individual Axon Device at the time of sale. For multiple Axon Devices that may be combined as a single offering on a Quote, MSRP is the standalone price of all individual components.

18. **Confidentiality.** "**Confidential Information**" means nonpublic information designated as confidential or, given the nature of the information or circumstances surrounding disclosure, should reasonably be understood to be confidential. Each Party will take reasonable measures to avoid disclosure, dissemination, or unauthorized use of the other Party's Confidential Information. Unless required by law, neither Party will disclose the other Party's Confidential Information during the Term and for five (5) years thereafter. To the extent permissible by law, Axon pricing is Confidential Information and competition sensitive. If Customer receives a public records request to disclose Axon Confidential Information, to the extent allowed by law, Customer will provide notice to Axon before disclosure. Axon may publicly announce information related to this Agreement.

19. **General.**

    19.1. **Force Majeure**. Neither Party will be liable for any delay or failure to perform due to a cause beyond a Party's reasonable control.

    19.2. **Independent Contractors.** The Parties are independent contractors. Neither Party has the authority to bind the other. This Agreement does not create a partnership, franchise, joint venture, Customer, fiduciary, or employment relationship between the Parties.

    19.3. **Third-Party Beneficiaries.** There are no third-party beneficiaries under this Agreement.

    19.4. **Non-Discrimination.** Neither Party nor its employees will discriminate against any person based on race; religion; creed; color; sex; gender identity and expression; pregnancy; childbirth; breastfeeding; medical conditions related to pregnancy, childbirth, or breastfeeding; sexual orientation; marital status; age; national origin; ancestry; genetic information; disability; veteran status; or any class protected by local, state, or federal law.

    19.5. **Compliance with Laws.** Each Party will comply with all applicable federal, state, and local laws, including without limitation, import and export control laws and regulations as well as firearm regulations and the Gun Control Act of 1968. Customer acknowledges that Axon Devices and Services are subject to U.S. and international export control laws, including the U.S. Export Administration Regulations (EAR) and International Traffic in Arms Regulations (ITAR). Customer represents and warrants that neither it nor any End User is a "Restricted Person," meaning any individual or entity that (1) is subject to U.S. sanctions or trade restrictions, (2) appears on any U.S. government restricted party list, (3) engages in prohibited weapons proliferation activities, or (4) is owned or controlled by, or acting on behalf of, such persons or entities. Customer must promptly notify Axon of any change in status, and Axon may terminate this Agreement if Customer or any End User becomes a Restricted Person or violates export laws.

    19.6. **Assignment.** Neither Party may assign this Agreement without the other Party's prior written consent. Axon

may assign this Agreement, its rights, or obligations without consent: (a) to an affiliate or subsidiary; or (b) for purposes of financing, merger, acquisition, corporate reorganization, or sale of all or substantially all its assets. This Agreement is binding upon the Parties respective successors and assigns.

19.7. **Waiver.** No waiver or delay by either Party in exercising any right under this Agreement constitutes a waiver of that right.

19.8. **Severability.** If a court of competent jurisdiction holds any portion of this Agreement invalid or unenforceable, the remaining portions of this Agreement will remain in effect.

19.9. **Survival.** The following sections will survive termination: Payment, Warranty, Axon Device Warnings, Indemnification, IP Rights, Customer Responsibilities and any other Sections detailed in the survival sections of the Appendices.

19.10. **Governing Law**. The laws of the country, state, province, or municipality where Customer is physically located, without reference to conflict of law rules, govern this Agreement and any dispute arising from it. The United Nations Convention for the International Sale of Goods does not apply to this Agreement. The Parties expressly agree that either Party may appear for and attend all matters, remotely via teleconference or videoconference at the party's discretion, to the extent allowable by court.

19.11. **Notices.** All notices must be in English. Notices posted on Customer's Axon Evidence site are effective upon posting. Notices by email are effective on the sent date of the email. Notices by personal delivery are effective immediately. Notices to Customer shall be provided to the address on file with Axon. Notices to Axon shall be provided to Axon Enterprise, Inc. Attn: Legal, 17800 North 85th Street, Scottsdale, Arizona 85255 with a copy to legal@axon.com.

19.12. **Entire Agreement.** This Agreement, the Appendices, including any applicable Appendices not attached herein for the products and services purchased, which are incorporated by reference and located in the Master Purchasing and Services Agreement located at https://www.axon.com/sales-terms-and-conditions, Quote and any SOW(s), represents the entire agreement between the Parties. This Agreement supersedes all prior agreements or understandings, whether written or verbal, regarding the subject matter of this Agreement. This Agreement may only be modified or amended in a writing signed by the Parties.

Each Party, by and through its respective representative authorized to execute this Agreement, has duly executed and delivered this Agreement as of the date of signature.

AXON:	**CUSTOMER**:
Axon Enterprise, Inc.	_____
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

Axon Cloud Services Terms of Use Appendix

1. **Definitions.**

   1.1. "**Data Controller**" means the natural or legal person, public authority, or any other body which alone or jointly with others determines the purposes and means of the processing of Personal Data.

   1.2. "**Data Processor**" means a natural or legal person, public authority or any other body which processes Personal Data on behalf of the Data Controller.

   1.3. "**Customer Content**" is data uploaded into, ingested by, or created in Axon Cloud Services within Customer's tenant, including media or multimedia uploaded into Axon Cloud Services by Customer. Customer Content includes Evidence but excludes Non-Content Data.

   1.4. "**Evidence**" is media or multimedia uploaded into Axon Evidence as 'evidence' by Customer. Evidence is a subset of Customer Content.

   1.5. "**End User**" means the natural person subject to Customer's authorized license grant who ultimately uses the Cloud Services as provided under this Agreement. End Users must adhere to the terms of use and are subject to any usage restrictions or limitations specified in this Agreement.

   1.6. "**Non-Content Data**" is data, configuration, and usage information about Customer's Axon Cloud Services tenant, Axon Devices and client software, and users that is transmitted or generated when using Axon Devices. Non-Content Data includes data about users captured during account management and customer support activities. Non-Content Data does not include Customer Content.

   1.7. "**Personal Data**" means any information relating to an identified or identifiable natural person. An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.

   1.8. "**Provided Data**" means de-identified, de-personalized, data derived from Customer's TASER energy weapon deployment reports, related TASER energy weapon logs, body-worn camera footage, and incident reports.

   1.9. "**Subprocessor**" means any third party engaged by the Data Processor to assist in data processing activities that the Data Processor is carrying out on behalf of the Data Controller.

   1.10. "**Transformed Data**" means the Provided Data used for the purpose of quantitative evaluation of the performance and effectiveness of TASER energy weapons in the field across a variety of circumstances.

2. **Access.** Upon Axon granting Customer a subscription to Axon Cloud Services, Customer may access and use Axon Cloud Services to store and manage Customer Content. Customer may not exceed the total number of End Users specified in the Quote. Axon Air requires an Axon Evidence subscription for each drone operator. For Axon Evidence access granted solely for TASER, Customer may access and use Axon Evidence only to store and manage TASER CEW data ("TASER Data") and Customer may not upload non-TASER Data to Axon Evidence.

3. **Customer Owns Customer Content.** Customer controls and owns all rights, title, and interest in Customer Content. Except as outlined herein, Axon obtains no interest in Customer Content, and Customer Content is not Axon's business records. Customer is solely responsible for uploading, sharing, managing, and deleting Customer Content. Axon will only have access to Customer Content for the limited purposes set forth herein. Customer agrees to allow Axon access to Customer Content to (a) perform troubleshooting, maintenance, or diagnostic screenings; and (b) enforce this Agreement or policies governing use of the Axon products.

4. **Security.** Axon will implement commercially reasonable and appropriate measures to secure Customer Content against accidental or unlawful loss, access or disclosure. Axon will maintain a comprehensive information security program to protect Axon Cloud Services and Customer Content including logical, physical access, vulnerability, risk, and configuration management; incident monitoring and response; encryption of uploaded digital evidence; security education; and data protection. Axon agrees to the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum for its digital evidence or records management systems.

5. **Customer Responsibilities.** Customer is responsible for (a) ensuring Customer owns Customer Content or has the necessary rights to use Customer Content (b) ensuring no Customer Content or Customer End User's use

of Customer Content or Axon Cloud Services violates this Agreement or applicable laws; (c) maintaining necessary computer equipment and Internet connections for use of Axon Cloud Services and (d) verify the accuracy of any auto generated or AI-generated reports. If Customer becomes aware of any violation of this Agreement by an End User, Customer will immediately terminate that End User's access to Axon Cloud Services.

5.1. Customer will also maintain the security of End User usernames and passwords and security and access by end users to Customer Content. Customer is responsible for ensuring the configuration and utilization of Axon Cloud Services meet applicable Customer regulation and standards. Customer may not sell, transfer, or sublicense access to any other entity or person. If Customer provides access to unauthorized third-parties, Axon may assess additional fees along with suspending Customer's access. Customer shall contact Axon immediately if an unauthorized party may be using Customer's account or Customer Content, or if account information is lost or stolen.

5.2. To the extent Customer uses the Axon Cloud Services to interact with YouTube®, such use may be governed by the YouTube Terms of Service, available at https://www.youtube.com/static?template=terms.

6. **Privacy.** Customer's use of Axon Cloud Services is subject to the Axon Cloud Services Privacy Policy, a current version of which is available at https://www.axon.com/legal/cloud-services-privacy-policy. Customer agrees to allow Axon access to Non-Content Data from Customer to (a) perform troubleshooting, maintenance, or diagnostic screenings; (b) provide, develop, improve, and support current and future Axon products and related services; and (c) enforce this Agreement or policies governing the use of Axon products.

7. **Axon Body Wi-Fi Positioning.** Axon Body cameras may offer a feature to enhance location services where GPS/GNSS signals may not be available, for instance, within buildings or underground. Customer administrators can manage their choice to use this service within the administrative features of Axon Cloud Services. If Customer chooses to use this service, Axon must also enable the usage of the feature for Customer's Axon Cloud Services tenant. Customer will not see this option with Axon Cloud Services unless Axon has enabled Wi-Fi Positioning for Customer's Axon Cloud Services tenant.

8. **Storage.** For Axon Unlimited Device Storage subscriptions, Customer may store unlimited data in Customer's Axon Evidence account only if the Axon Device data is shared to Customer through Axon Evidence from a partner agency using Axon Evidence, or the data originates from Axon Capture or an Axon Device. Axon may charge Customer additional fees for exceeding purchased storage amounts. Axon may place Customer Content that Customer has not viewed or accessed for six (6) months into archival storage. Customer Content in archival storage will not have immediate availability and may take up to twenty-four (24) hours to access.

8.1. **Third-Party Unlimited Storage.** For Third-Party Unlimited Storage the following restrictions apply: (i) it may only be used in conjunction with a valid Axon Evidence user license; (ii) is limited to data of the law enforcement Customer that purchased the Third-Party Unlimited Storage and the Axon Evidence End User; (iii) Customer is prohibited from storing data for other customers or law enforcement agencies; and (iv) Customer may only upload and store data that is directly related to (1) the investigation of, or the prosecution or defense of a crime, (2) common law enforcement activities, or (3) any Customer Content created by Axon Devices or Axon Evidence.

8.2. **Location of Storage.** Axon may transfer Customer Content to third-party subcontractors for storage. Axon will determine the locations of data centers for storage of Customer Content If Customer is located in the United States, Canada, or Australia, Axon will ensure all Customer Content stored in Axon Cloud Services remains in the country where Customer is located Ownership of Customer Content remains with Customer.

9. **Suspension.** Axon may temporarily suspend Customer's or any End User's right to access or use any portion or all of Axon Cloud Services immediately upon notice, if Customer or End User's use of or registration for Axon Cloud Services may (a) pose a security risk to Axon Cloud Services or any third-party; (b) adversely impact Axon Cloud Services, the systems, or content of any other customer; (c) subject Axon, Axon's affiliates, or any third-party to liability; or (d) be fraudulent. Customer remains responsible for all fees incurred through suspension. Axon will not delete Customer Content because of suspension, except as specified in this Agreement**.**

10. **Axon Cloud Services Warranty.** Axon disclaims any warranties or responsibility for data corruption or errors before Customer uploads data to Axon Cloud Services Service Offerings will be subject to the Axon Cloud Services Service Level Agreement, a current version of which is available at https://www.axon.com/products/axon-evidence/sla.

11. **Roles of the Parties.** To the extent that Customer is the Data Controller of Personal Data, Axon is its Data Processor. To the extent that Customer is a Data Processor of Personal Data, Axon is its Subprocessor. Notwithstanding the foregoing, to the extent any usage data (including query logs and metadata)

and/or operations data (including billing and support data) in connection with Customer's use of the Services (collectively "Usage and Operations Data") is considered Personal Data, Axon is an independent Data Controller and shall Process such data in accordance with the Agreement and applicable data protection laws to develop, improve, support, and operate its products and services. For the avoidance of doubt, Axon will not disclose any Usage and Operations Data that includes confidential information with a third party except (a) in accordance with the relevant confidentiality provisions in the Agreement, or (b) to the extent the Usage and Operations Data is, in accordance with applicable data protection laws, anonymized, de-identified, and/or aggregated such that it can no longer directly or indirectly identify Customer or any particular individual.

12. **TASER Data Science Program.** Axon will provide a quantitative evaluation on the performance and effectiveness of TASER energy weapons in the field across a variety of circumstances.

    12.1. If Customer purchases the TASER Data Science Program, Customer grants Axon, its affiliates, and assignees an irrevocable, perpetual, fully paid, royalty-free, and worldwide right and license to use Provided Data solely for the purposes of this Agreement and to create Transformed Data. Customer shall own all rights and title to Provided Data. Axon shall own all rights and title to Transformed Data and any derivatives of Transformed Data.

    12.2. Axon grants to Customer an irrevocable, perpetual, fully paid, royalty-free, license to use to TASER Data Science report provided to Customer for its own internal purposes. The Data Science report is provided "as is" and without any warranty of any kind.

    12.3. In the event Customer seeks Axon's deletion of Provided Data, it may submit a request to privacy@axon.com. Where reasonably capable of doing so, Axon will implement the request but at a minimum will not continue to collect Provided Data from Customer.

13. **Axon Records.** The following terms apply to Axon Records. Customers may purchase Axon Records either as part of an OSP 7 or OSP 10 plan or individually through a Quote**.**

    13.1. Axon Record subscription begins on the later of the (1) start date of the Quote, or (2) the date Axon provisions Axon Records to Customer. The Axon Records Subscription Term will end upon the completion of the Axon Records Subscription as documented in the Quote, or if purchased as part of an OSP 7 or OSP 10 plan, upon completion of the OSP 7 or OSP 10 Term ("Axon Records Subscription Term").

    13.2. An "Update" is a generally available release of Axon Records that Axon makes available from time to time. An "Upgrade" includes (i) new versions of Axon Records that enhance features and functionality, as solely determined by Axon; and/or (ii) new versions of Axon Records that provide additional features or perform additional functions. Upgrades exclude new products that Axon introduces and markets as distinct products or applications. During the Customer's Axon Records Subscription Term Axon will provide Update and Upgrade releases to the Customer on an if-and-when available basis.

    13.3. New or additional Axon products and applications, as well as any Axon professional services needed to configure Axon Records, are not included as part of the Axon Records Subscription.

    13.4. End Users of Axon Records may upload files to entities (incidents, reports, cases, etc.) in Axon Records with no limit to the number of files and amount of storage. Notwithstanding the foregoing, Axon may limit usage should the Customer exceed an average rate of one-hundred (100) GB per user per year of uploaded files. Axon will not bill for overages.

14. **FUSUS. If Customer purchases a subscription to FUSUS, the following terms apply:**

    14.1. **License and Storage.** The specific license number(s) and associated data storage terms for FUSUS subscription and Axon Devices shall be set forth in the applicable Quote provided by Axon.

    14.2. **Third party Components.** Customer is responsible for use of any internet access devices and/or all third-party hardware, software, services, telecommunication services (including Internet connectivity), or other items used by Customer to access the service ("Third-Party Components") are the sole and exclusive responsibility of Customer, and Axon has no responsibility for such Third-party Components, FUSUS cloud services, or Customer relationships with such third parties. Customer agrees to at all times comply with the lawful terms and conditions of agreements with such third parties. Axon does not represent or warrant that the FUSUS cloud services and the Customer Content are compatible with any specific third-party hardware or software or any other Third-Party Components. Customer is responsible for providing and maintaining an operating environment as reasonably necessary to accommodate and access the FUSUS cloud services.

14.3. **Data Privacy.** Axon may collect, use, transfer, disclose and otherwise process Customer Content in the context of facilitating communication of data with Customer through their use of FUSUS cloud services FUSUS app (iOS or Android interface), complying with legal requirements, monitoring the Customer's use of FUSUS systems, and undertaking data analytics.

14.4. **Hardware Allowance.** If Customer purchases a hardware allowance, Customer may select hardware up to the value if the allowance. Axon does not provide refunds for unused portions of the allowance.

15. **Carbyne Products and Services**

15.1. **Privacy Policy**. Carbyne Privacy Policy governs the collection, use and disclosure of certain data provided to Axon in connection with Customer's use of the Carbyne products and services. The current policy is located: https://carbyne.com/app-privacy-policy/ and is incorporated into this Agreement by reference.

15.2. **Data Retention and Storage**. Unless Customer provides Axon with written instruction otherwise, Axon will retain Customer Content which uploaded to the Carbyne cloud services or which is recorded or stored in the course of your use of the Carbyne products and services, for a period of two years (the period we retain your data referred to as the "Data Retention Period"), provided that Customer acknowledges it is responsible for your compliance with any applicable data retention laws. Customer Content is automatically deleted after the Data Retention Period; however, at any time prior to such deletion, Customer may download Customer Content which has been stored on the Carbyne Cloud Services. Customer is solely responsible for the retention of such data for any applicable retention periods and for the purpose of any subsequent data requests.

15.3. **Disclaimer**. **CUSTOMER ACKNOWLEDGES THE CARBYNE PRODUCTS DO NOT PROVIDE TELEPHONE SERVICES, INTERCONNECTED VOIP SERVICES, OR 911 SERVICES. AXON MAKES NO REPRESENTATION THAT CARBYNE PRODUCTS ARE AN INTERCONNECTED VOIP SERVICE.**

16. **Prepared Products and Services.**

16.1. Prepared product deployment timelines for Prepared products within the Scope of Work (SOW) shall be mutually agreed to by the Parties in the SOW. The initial deployment of Assistive Call Taking (ACT) may take up to 12 months from the execution of the SOW and the service start date listed in the Agreement; deployments of the remaining Prepared products may take up to twenty-four (24) months from the execution of the SOW. Axon must confirm feasibility based on technical requirements for Prepared products prior to the execution of the SOW.

16.2. Customers using Solacom (Comtech CHE) call handling equipment in a multi-tenant configuration are not eligible for Prepared ACT or Prepared AQA, as call audio cannot be isolated to a single agency. Such Customers remain eligible for ANET and Assistive Dispatch. Customers on Solacom single-tenant configurations are eligible for all Prepared products, subject to SPAN port fees described below.

17. **Axon Community Request Storage.** If Community Request is included as part of Customer's Quote or combined offering, Customer may store an unlimited amount of data submitted through the public portal ("Portal Content"), within Customer's Axon Evidence instance. The post-termination provisions outlined in the Axon Cloud Services Terms of Use Appendix also apply to Portal Content**.**

18. **Performance Auto-Tagging Data.** If Axon Performance is included in Customer's Quote or a combined offering, Axon will store call for service data from Customer's CAD or RMS in order to provide services and features of Axon Performance to Customer.

19. **Axon Cloud Services Restrictions.** Customer and Customer End Users (including employees, contractors, agents, officers, volunteers, and directors), may not, or may not attempt to:

19.1. copy, modify, tamper with, repair, or create derivative works of any part of Axon Cloud Services;

19.2. reverse engineer, disassemble, or decompile Axon Cloud Services or apply any process to derive any source code included in Axon Cloud Services, or allow others to do the same;

19.3. access or use Axon Cloud Services with the intent to gain unauthorized access, avoid incurring fees or exceeding usage limits or quotas;

19.4. use trade secret information contained in Axon Cloud Services, except as expressly permitted in this Agreement;

19.5. access Axon Cloud Services to build a competitive device or service or copy any features, functions, or graphics of Axon Cloud Services;

19.6. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon's or Axon's licensors on or within Axon Cloud Services; or

19.7. use Axon Cloud Services to store or transmit infringing, libelous, or other unlawful or tortious material; material in violation of third-party privacy rights; or malicious code.

20. **After Termination.** Axon will not delete Customer Content for ninety (90) days following termination. Axon Cloud Services will not be functional during these ninety (90) days other than the ability to retrieve Customer Content. Customer will not incur additional fees if Customer downloads Customer Content from Axon Cloud Services during this time. Axon has no obligation to maintain or provide Customer Content after these ninety (90) days and will thereafter, unless legally prohibited, delete all Customer Content. Upon request, Axon will provide written proof that Axon successfully deleted and fully removed all Customer Content from Axon Cloud Services.

21. **Post-Termination Assistance.** Axon will provide Customer with the same post-termination data retrieval assistance that Axon generally makes available to all customers. Requests for Axon to provide additional assistance in downloading or transferring Customer Content, including requests for Axon's data egress service, will result in additional fees and Axon will not warrant or guarantee data integrity or readability in the external system.

22. **U.S. Government Rights.** If Customer is a U.S. Federal department or using Axon Cloud Services on behalf of a U.S. Federal department, Axon Cloud Services is provided as a "commercial item," "commercial computer software," "commercial computer software documentation," and "technical data", as defined in the Federal Acquisition Regulation and Defense Federal Acquisition Regulation Supplement. If Customer is using Axon Cloud Services on behalf of the U.S. Government and these terms fail to meet the U.S. Government's needs or are inconsistent in any respect with federal law, Customer will immediately discontinue use of Axon Cloud Services.

23. **Survival.** Upon any termination of this Agreement, the following sections in this Appendix will survive: Customer Owns Customer Content, Privacy, Storage, Axon Cloud Services Warranty, Customer Responsibilities and Axon Cloud Services Restrictions.

AI Technology Appendix

This AI Technology Appendix shall only apply to Customers who license Axon Cloud Services in a Quote that specifically utilizes AI Technology. Unless explicitly defined otherwise, capitalized terms used in this Appendix have the same meaning as those in the Agreement.

1. **Definitions.**
   1.1. **AI Technology.** Refers to artificial intelligence functionalities embedded in Axon's Cloud Services, which may include: (a) Enhanced Evidence Management; (b) AI-powered redaction tools; (c) Large Language Model-based tools (e.g., "Draft One" "Policy Chat"); (d) Predictive Analytics for operational insights; or (e) Natural Language Processing (NLP) for text and speech analysis.

   1.2. **Model Drift.** The degradation of AI model performance due to changes in input data or external conditions, requiring retraining or updates.

   1.3. **Bias Mitigation.** Strategies and techniques used to identify, measure, and minimize bias in AI Technology.

2. **Integration.** Axon AI Technology is intended to improve public safety, streamline operations, and ensure data accuracy. The AI functionalities will only be used as described in the Agreement or applicable documentation.

3. **Data Use.** Axon acts as a Data Processor for AI Technology. All inquiries submitted are processed solely to provide accurate responses based on Customer Content submitted. Customer remains the Data Controller of all Customer Content. Axon and Axon's subprocessors do not train their models on Customer Content. Customers who elect to participate in Axon's ACEIP program can enter into custom agreements to assist in product development efforts like AI model training. Even in those cases, Axon operates carefully on redacted data and not on Customer Content.

4. **Automatic Data Collection.** AI Technology may automatically collect Non-Content Data about user interactions with the service and their devices to enhance the functionality and security of the system. The details collected include, but are not limited to, the following:
   4.1. **User Engagement and Activity Metrics.** AI Technology may track key engagement statistics, including Daily Active Users (DAUs), Weekly Active Users (WAUs), and Monthly Active Users (MAUs). Additional metrics include new user activations, repeat usage rates, total queries submitted, follow-up query volume, session lengths, retention rates, and user satisfaction ratings (e.g., thumbs up/down feedback).

   4.2. **Sales and Adoption Tracking.** Axon monitors the number of licenses and agencies purchasing the service, including those in trial phases, fully deploying the service, and conversion rates from trials to paid subscriptions.

   4.3. **End User inputs.** Axon may process de-identified end-user inputs to the AI Technology, excluding Customer Content or any data that directly or indirectly identifies individuals.

5. **Axon Responsibilities.**
   5.1. **Ethical AI Development.** Axon shall: (a) Follow its responsible innovation framework; (b) Engage with the Ethics and Equity Advisory Council (EEAC) for feedback; (c) Conduct testing to minimize bias and ensure reliability; and (d) Implement Bias Mitigation techniques in model development and deployment.

   5.2. **Security Program.** Axon will maintain a comprehensive information security program, including logical and physical access, vulnerability, risk, and configuration management; incident monitoring and response; encryption of digital evidence; and security education.

   5.3. **Transparency.** Axon will provide documentation describing AI functionalities and their intended use and disclose any material limitations, risks, or Model Drift incidents.

   5.4. **Incident Response.** Axon will promptly address and rectify anomalies in AI functionalities, as outlined in its incident management procedures.

   5.5. **Compliance.** Axon will ensure compliance with applicable laws, regulations, and standards, including but not limited to the EU AI Act, NIST AI standards, and ISO/IEC 27001.

6. **Customer Responsibilities**.

6.1. **Ownership of Customer Content.** Customer controls and owns all rights, title, and interest in Customer Content. Axon obtains no interest in Customer Content and will only access Customer Content for limited purposes as outlined in the Agreement.

6.2. **Use of AI Technologies.** Customer must: (a) review AI-generated outputs to ensure accuracy and appropriateness; (b) maintain control over Customer Content shared with AI Technologies (c) comply with applicable laws when using Axon AI Technology and Axon Services; (d) monitor for potential issues with AI outputs, including false positives or negatives; (e) actively opt-in for programs involving data sharing through Axon's ACEIP program; and (f) provide timely feedback on Axon AI Technology performance**.**

6.3. **Restrictions.** AI Technology is not designed for emergencies, and in such cases, users should contact appropriate emergency services directly. Axon disclaims liability for queries containing prohibited content, such as hate, sexual material, or violence, and reserves the right to restrict such usage. Axon translation products may not be used by healthcare providers (doctors, nurses, paramedics, etc.) for the purpose of providing healthcare services and are only meant to allow healthcare providers to de-escalate confrontations.

7. **Policy Chat**. This section outlines the specific terms and conditions related to the use of Policy Chat by the Customer. By utilizing Policy Chat, the Customer agrees to comply with the following provisions:

7.1. **License and Content Restrictions.** Any uploads beyond 5,000 pages may be limited by Axon. It is the Customer's responsibility to manage uploads to ensure system efficiency and compliance with these terms.

7.2. **Data Processing.** Inquiries submitted to Policy Chat are processed solely to provide accurate responses based on existing policy documents provided by the Customer. The Customer remains the Data Controller of all policy content, and Axon's role is strictly limited to facilitating access to this information through Policy Chat.

7.3. **Policy Chat Restrictions.** The information provided by Policy Chat is for informational purposes only and is based on the policy documents uploaded by the Customer. Axon does not guarantee the accuracy, completeness, or timeliness of the information, and disclaims all liability for any reliance placed on such information. Policy Chat is not a substitute for official policy documents, legal advice, or comprehensive training. Users should consult their supervisors, legal advisors, or official sources for the most accurate and up-to-date policy guidance. Changes to policies may not be reflected immediately, and it is the Customer's responsibility to ensure data integrity by uploading the most current documents and removing outdated versions.

8. **Draft One.** Specifically for Customers who utilize Draft One, Axon may impose usage restrictions if a single user generates more than three hundred (300) reports per month for two or more consecutive months.

9. **Brief One.** Brief One includes automatic summarization of all products that can be transcribed. If Customer subscribes to Brief One, Customer may utilize Brief One with no limit on the number of pieces of evidence or cases. Notwithstanding the foregoing, Axon may limit evidence and case summaries for cases with over one thousand (1000) pieces of evidence or after three hundred (300) cases per End User per month for two (2) consecutive months in a row**.**

10. **Auto-Transcribe.** This section outlines licensing terms for Customer's subscription of Auto-Transcribe:

10.1. **A-La-Carte Minutes.** Upon Axon granting Customer a set number of minutes, Customer may utilize Axon Auto-Transcribe, subject to the number of minutes allowed on the Quote. Customers cannot roll over unused minutes to future Auto-Transcribe terms. Axon may charge Customer additional fees for exceeding the number of purchased minutes. Axon Auto-Transcribe minutes expire one year after being provisioned to Customer by Axon.

10.2. **Axon Unlimited Transcribe.** Upon Axon granting Customer an Unlimited Transcribe subscription to Axon Auto-Transcribe, Customer may utilize Axon Auto-Transcribe with no limit on the number of minutes. Unlimited Transcribe includes automatic transcription of all Axon BWC and Axon Capture footage. With regard to Axon Interview Room, Axon Fleet, Axon Community Request, or third-party transcription, transcription must be requested on demand. Notwithstanding the foregoing, Axon may limit usage after 5,000 minutes per user per month for multiple months in a row. Axon will not bill for overages.

11. **Prepared Products.** This section applies to a Customer's AI Eras subscription for Prepared products:

11.1. Deploying Assistive Dispatch may require Axon to procure additional third party-licensing. Axon reserves the right to pass through these third-party costs to the Customer. Assistive Dispatch may also require

additional third-party hardware or services to be purchased by the Customer directly from the third-party vendor. AI Era pricing does not include these third-party hardware or services costs.

11.2. Assistive Dispatch is available for Customers using supported CAD and radio console configurations. A technical assessment will determine eligibility. Customers with analog radio consoles or unsupported digital console configurations are not eligible for Assistive Dispatch but may use other Prepared products included in AI Era (ACT, AQA, ANET). Axon will conduct eligibility assessment only when explicitly requested by customer.

11.3. PSAP eligibility for Prepared products under the AI Era Plan requires that AI Era licenses purchased to represent at least one-third (33%) of the total sworn officer count associated with the PSAP. For PSAPs serving multiple agencies, eligibility is calculated based on the aggregate AI Era licenses purchased by all participating agencies relative to the combined sworn officer count served by that PSAP. Axon retains sole discretion to determine PSAP eligibility, and may consider additional factors including call volume, deployment feasibility, and PSAP configuration in making its determination. If customer is interested in Prepared products as part of the purchase of AI Era Plan, Customer to assist Axon in making all eligibility determinations within 90 days of the date of quote signature.

Axon Customer Experience Improvement Program Appendix

The ACEIP is designed to accelerate Axon's development of technology, such as building and supporting automated features, aiming to increase safety within communities and efficiency in public safety. Axon may make limited use of Customer Content from participating customers to provide, develop, improve, and support current and future Axon products (collectively, "ACEIP Purposes"). ACEIP has 2 modes of participation, Basic and Custom. Customer is enrolled in ACEIP Basic by default. If Customer does not want to participate in ACEIP Basic, ACEIP Custom, or both, Customer can revoke its consent at any time via email to aceip@axon.com.

Axon Obligations

ACEIP Basic

When Axon uses Customer Content for ACEIP Purposes, Axon will:

- Use Customer Content only for ACEIP Purposes.
- Prohibit direct human access to Customer Content, including by Axon personnel and subprocessors, except as needed to perform or validate deletion.
- Retain Customer Content only as long as needed to create Transformed Content (defined below) and validate the transformations.
- Apply privacy-preserving transformations that remove identifying information appropriate to the use case ("Transformed Content"). AI model weights and similar insights that do not contain Customer Content are Transformed Content. Transformed Content is not Customer Content.
- Retain and permit direct human access to Transformed Content for ACEIP Purposes.
- Maintain security, privacy, and data governance programs as described in the Axon Cloud Services Terms Appendix, and apply them to ACEIP.

Transparency Portal Publication

Before activating a use case, Axon will publish it on the Axon Transparency Portal, including the product development purpose, data types involved, and privacy-preserving techniques used. Axon will also notify ACEIP participants when the Transparency Portal is updated with a new or materially changed use case. Fifteen (15) calendar days after notification, Axon may activate the use case for all Basic participants.

Opt Out

Customer may opt out of ACEIP Basic at any time via aceip@axon.com. Axon endeavors to implement opt outs within fifteen (15) calendar days. Transformations of Customer Content cease when Axon implements the opt out. Axon may retain Transformed Content created before it implemented the opt out request.

ACEIP Custom

Custom use cases may be governed by separate written terms between Axon and Customer. Those terms will control that use case. Please direct inquiries regarding Custom participation to aceip@axon.com.

Professional Services Appendix

If any of the Professional Services specified below are included on the Quote, this Appendix applies.

1. **Utilization of Services.** Customer must use professional services as outlined in the Quote and this Appendix within six (6) months of the Effective Date.

2. **Axon Full Service (Axon Full Service).** Axon Full Service includes advance remote project planning and configuration support and up to four (4) consecutive days of on-site service and a professional services manager to work with Customer to assess Customer's deployment and determine which on-site services are appropriate. If Customer requires more than four (4) consecutive on-site days, Customer must purchase additional days. Axon Full-Service options include:

System set up and configuration • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories and custom roles based on Customer need • Register cameras to Customer domain • Troubleshoot IT issues with Axon Evidence and Axon Dock ("**Dock**") access • One on-site session included
Dock configuration • Work with Customer to decide the ideal location of Docks and set configurations on Dock • Authenticate Dock with Axon Evidence using admin credentials from Customer • On-site assistance, not to include physical mounting of docks
Best practice implementation planning session • Provide considerations for the establishment of video policy and system operations best practices based on Axon's observations with other customers • Discuss the importance of entering metadata in the field for organization purposes and other best practices for digital data management • Provide referrals of other customers using the Axon camera devices and Axon Evidence • Recommend rollout plan based on review of shift schedules
System Admin and troubleshooting training sessions Step-by-step explanation and assistance for Customer's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence.
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon camera and Axon Evidence training needs after Axon has fulfilled its contractual on-site obligations.
Evidence sharing training Tailored workflow instruction for Investigative Units on sharing cases and evidence with local prosecuting agencies.
Users go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide.
Post go-live review

3. **Body-Worn Camera Starter Service (Axon Starter).** Axon Starter includes advance remote project planning and configuration support and one (1) day of on-site Services and a professional services manager to work closely with Customer to assess Customer's deployment and determine which Services are appropriate. If Customer requires more than one (1) day of on-site Services, Customer must purchase additional on-site Services. The Axon Starter options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories & custom roles based on Customer need

• Troubleshoot IT issues with Axon Evidence and Dock access
Dock configuration • Work with Customer to decide the ideal location of Dock setup and set configurations on Dock • Authenticate Dock with Axon Evidence using "Administrator" credentials from Customer • Does not include physical mounting of docks
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon camera and Axon Evidence training needs after Axon's has fulfilled its contracted on-site obligations
User go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide

4. **Body-Worn Camera Virtual 1-Day Service (Axon Virtual).** Axon Virtual includes all items in the BWC Starter Service Package, except one (1) day of on-site services.

5. **CEW Services Packages.** CEW Services Packages are detailed below:

System set up and configuration • Configure Axon Evidence categories & custom roles based on Customer need. • Troubleshoot IT issues with Axon Evidence. • Register users and assign roles in Axon Evidence. • **For the CEW Full-Service Package**: On-site assistance included • **For the CEW Starter Package**: Virtual assistance included
Dedicated Project Manager Assignment of specific Axon representative for all aspects of planning the rollout (Project Manager). Ideally, Project Manager will be assigned to Customer 4–6 weeks before rollout.
Best practice implementation planning session to include: • Provide considerations for the establishment of CEW policy and system operations best practices based on Axon's observations with other customers. • Discuss the importance of entering metadata and best practices for digital data management. • Provide referrals to other customers using TASER CEWs and Axon Evidence. • **For the CEW Full-Service Package:** On-site assistance included. • **For the CEW Starter Package:** Virtual assistance included.
System Admin and troubleshooting training sessions On-site sessions providing a step-by-step explanation and assistance for Customer's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence.
Axon Evidence Instructor T raining • Provide training on the Axon Evidence to educate instructors who can support Customer's subsequent Axon Evidence training needs. • **For the CEW Full-Service Package:** Training for up to 3 individuals at Customer's facility • **For the CEW Starter Package:** Training for up to 1 individual virtually
TASER CEW inspection and device assignment Axon's on-site professional services team will perform functions check on all new TASER CEW Smart weapons and assign them to a user on Axon Evidence.
Post go-live review **For the CEW Full-Service Package**: On-site assistance included. **For the CEW Starter Package**: Virtual assistance included.

6. **Smart Weapon Transition Service.** The Smart Weapon Transition Service includes:

Archival of CEW Firing Logs Axon's on-site professional services team will upload CEW firing logs to Axon Evidence from all TASER CEW Smart Weapons that Customer is replacing with newer Smart Weapon models.

Return of Old Weapons
Axon's on-site professional service team will ship all old weapons back to Axon's headquarters. Axon will provide Customer with a Certificate of Destruction.

*Note: CEW Full-Service packages for TASER 7 or TASER 10 include Smart Weapon Transition Service instead of 1-Day Device Specific Instructor Course.

7. **VR Services Package.** VR Service includes advance remote project planning and configuration support and one (1) day of on-site service and a professional services manager to work with Customer to assess Customer's deployment and determine which Services are appropriate. The VR Service training options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon VR headset content • Configure Customer settings based on Customer need • Troubleshoot IT issues with Axon VR headset
Axon instructor training (Train the Trainer) Training for up to five (5) Customer in-house instructors who can support Customer's Axon VR CET and SIM training needs after Axon has fulfilled its contracted on-site obligations.
Classroom and practical training sessions Step-by-step explanation and assistance for Customer's configuration of Axon VR CET and SIM functionality, basic operation, and best practices.

8. **Axon Air, On-Site Training.** Axon Air, On-Site training includes advance remote project planning and configuration support and one (1) day of on-site Services and a professional services manager to work closely with Customer to assess Customer's deployment and determine which Services are appropriate. If Customer requires more than one (1) day of on-site Services, Customer must purchase additional on-site Services. The Axon Air, On-Site training options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon Air App (ASDS) • Configure Customer settings based on Customer need • Configure drone controller • Troubleshoot IT issues with Axon Evidence
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon Air and Axon Evidence training needs after Axon's has fulfilled its contracted on-site obligations
Classroom and practical training sessions Step-by-step explanation and assistance for Customer's configuration of Axon Respond+ livestreaming functionality, basic operation, and best practices

9. **Axon Air, Virtual Training.** Axon Air, Virtual training includes all items in the Axon Air, On-Site Training Package, except the practical training session, with the Axon Instructor training for up to four hours virtually.

10. **Signal Sidearm Installation Service.**

    a. **Purchases of 50 SSA units or more:** Axon will provide one (1) day of on-site service and one professional services manager and will provide train the trainer instruction, with direct assistance on the first of each unique holster/mounting type. Customer is responsible for providing a suitable work/training area.

    b. **Purchases of less than 50 SSA units:** Axon will provide a 1-hour virtual instruction session on the basics of installation and device calibration.

11. **Axon Justice Implementation.** Axon Justice Implementation includes advanced remote project planning, configuration support, and training. Axon Justice Implementation includes:

System set up and configuration • Axon performs discovery to understand and document the Agency's needs. • Axon collaborates with the Client to configure workflows, permissions, and privileges within Axon Evidence based on the Client's needs. • Axon will facilitate a workflow discussion with the core admin team.

Disclosures • Axon enables the Client to share digital evidence to the defense through the following methods as determined by Client and Axon: 1. Public Defender Case Sharing 2. Disclosure Portal 3. Download Links
Training • Agency Trainers. Axon works with the Agency to identify the Agency trainers receiving instruction on the product. Axon provides a training guide that outlines the covered topics, intended audience, facility needs, and duration of the training. Axon will schedule a cadence of remote training sessions as needed, which are not to exceed three (3) 2-hour training sessions for Agency staff. Each session can accommodate up to 20 users and will train them in full system functionality. Training sessions provided by Axon are conducted on consecutive weekdays (Tuesday-Thursday) during normal business hours (9am-6pm with an hour break in between sessions). After the initial training, is responsible for any future training. Axon provides all training materials for successful training. • Partner Agencies: Axon will provide Train the Trainer training to the Agency so that it is equipped to train and support their partner agencies. Ensuring the partner agencies are trained to follow the ingestion method is the Agency's responsibility.
Go-Live Plan • Axon works in partnership with the Agency to build, coordinate, and execute a Go-Live plan to ensure successful system acceptance. Axon coordinates the Go-Live event.
Implementation document packet • Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide
Post go-live review

12. **Out of Scope Services.** Axon is only responsible to perform the professional services described in the Quote, this Appendix, and any applicable SOW. Any additional professional services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in the charges or schedule.

13. **Delivery of Services.** Axon personnel will work Monday through Friday, 8:30 a.m. to 5:30 p.m., except holidays. Axon will perform all on-site tasks over a consecutive timeframe. Axon will not charge Customer travel time by Axon personnel to Customer premises as work hours.

14. **Access Computer Systems to Perform Services.** Customer authorizes Axon to access relevant Customer computers and networks, solely for performing the Services. Axon will work to identify as soon as reasonably practicable resources and information Axon expects to use and will provide an initial itemized list to Customer. Customer is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Customer.

15. **Site Preparation.** Axon will provide a hardcopy or digital copy of current user documentation for the Axon Devices ("**User Documentation**"). User Documentation will include all required environmental specifications for the professional services and Axon Devices to operate per the Axon Device User Documentation. Before installation of Axon Devices (whether performed by Customer or Axon), Customer must prepare the location(s) where Axon Devices are to be installed ("**Installation Site**") per the environmental specifications in the Axon Device User Documentation. Following installation, Customer must maintain the Installation Site per the environmental specifications. If Axon modifies Axon Device User Documentation for any Axon Devices under this Agreement, Axon will provide the update to Customer when Axon generally releases it.

    Additional Trainings. If the Customer purchases a training voucher, Customer must use the voucher within one (1) year of issuance, or the voucher will be void. The voucher has no cash value. Customer cannot exchange it for another device or service. Unless stated in the Quote, the voucher does not include travel expenses and will be Customer responsibility.

16. **Acceptance.** When Axon completes professional services, Axon will present an acceptance form ("**Acceptance**

Form") to Customer. Customer will sign the Acceptance Form acknowledging completion. If Customer reasonably believes Axon did not complete the professional services in substantial conformance with this Agreement, Customer must notify Axon in writing of the specific reasons for rejection within seven (7) calendar days from delivery of the Acceptance Form. Axon will address the issues and re-present the Acceptance Form for signature. If Axon does not receive the signed Acceptance Form or written notification of reasons for rejection within seven (7) calendar days of delivery of the Acceptance Form, the professional services will be deemed accepted by Customer.

17. **Customer Network.** For work performed by Axon transiting or making use of Customer's network, Customer is solely responsible for maintenance and functionality of the network. In no event will Axon be liable for loss, damage, or corruption of Customer's network from any cause.

Technology Assurance Plan Appendix

If Technology Assurance Plan ("**TAP**") or a combined offering including TAP is on the Quote, this appendix applies.

1. **Officer Safety Plan.** If Customer purchases an Officer Safety Plan ("**OSP**"), Customer will receive the deliverables detailed in the Quote. Customer must accept delivery of the TASER CEW and accessories as soon as available from Axon.

2. **OSP 7 or OSP 10 Term.** OSP 7 or OSP 10 begins on the date specified in the Quote ("**OSP Term**").

3. **TAP Refresh.** If Customer has no outstanding payment obligations and purchased TAP, Axon will provide Customer a new Axon Device ("**Device Refresh**") as scheduled in the Quote. If Customer purchased TAP, Axon will provide a Device Refresh that is the same or like Axon Device, at Axon's option. Axon makes no guarantee the Device Refresh will utilize the same accessories or Axon Dock.

4. **Dedrone Refresh**. Under the Dedrone Refresh Program ("Program"), you will receive replacement hardware for each covered product purchased under the Program. The replacement hardware will be the same model as, or a comparable model to, the original. The Program does not require Axon to provide next-generation or upgraded versions. You are not required to return the original hardware upon receipt of the replacement.

5. **TAP Dock Refresh.** If Customer has no outstanding payment obligations and purchased TAP, Axon will provide Customer a new Axon Dock, if required for an Axon Device, as scheduled in the Quote ("**Dock Refresh**"). Accessories associated with any Dock Refreshes are subject to change at Axon discretion. Dock Refreshes will only include a new Axon Dock Bay configuration unless a new Axon Dock core is required for Axon Device compatibility. If Customer originally purchased a single-bay Axon Dock, the Dock Refresh will be a single-bay Axon Dock model that is the same or like Axon Device, at Axon's option. If Customer originally purchased a multi-bay Axon Dock, the Dock Refresh will be a multi-bay Axon Dock that is the same or like Axon Device, at Axon's option.

6. **Refresh Delay.** Axon may ship the Axon Device and Dock Refreshes as scheduled in the Quote without prior confirmation from Customer unless the Parties agree in writing otherwise at least ninety (90) days in advance. Axon may ship the final Axon Device and Dock Refreshes as scheduled in the Quote sixty (60) days before the end of the Subscription Term without prior confirmation from Customer.

7. **Upgrade Change.** If Customer wants to upgrade Axon Device models from the current Axon Device to an upgraded Axon Device, Customer must pay the price difference between the MSRP for the current Axon Device and the MSRP for the upgraded Axon Device. If the model Customer desires has an MSRP less than the MSRP of the offered Axon Device Refreshes or Dock Refresh, Axon will not provide a refund. The MSRP is the MSRP in effect at the time of the upgrade. For Dedrone devices Axon does not guarantee that next-gen products will be available at the time of refresh.

8. **Return of Original Axon Device.** Except for any Dedrone devices, within thirty (30) days of receiving a Deviceor Dock Refresh, Customer must return the original Axon Devices to Axon or destroy the Axon Devices and provide a certificate of destruction to Axon including serial numbers for the destroyed Axon Devices. If Customer does not return or destroy the Axon Devices, Axon will deactivate the serial numbers for the Axon Devices received by Customer. For Dedrone hardware, the Customer has no obligation to return or destroy the hardware under the TAP program.

9. **Termination.** If TAP or OSP terminates or expires:

   9.1. TAP and OSP coverage terminate as of the date of termination and no refunds will be given.

   9.2. Axon will not and has no obligation to provide the Upgrade Models.

   9.3 Customer must make any missed payments due to the termination before Customer may purchase any future TAP or OSP.

TASER Device Appendix

This TASER Device Appendix applies to Customer's TASER 7, TASER 10, OSP 7, OSP 10, OSP Plus, OSP 7 Plus Premium OSP 10 Plus Premium and the TASER component of any TASER mounted drones purchased from Axon, if applicable.

1. **Duty Cartridge Replenishment Plan.** If the Quote includes "**Duty Cartridge Replenishment Plan**", Customer must purchase the plan for each CEW user. A CEW user includes officers that use a CEW in the line of duty and those that only use a CEW for training. Customer may not resell cartridges received. Axon will only replace cartridges used in the line of duty.

2. **Training.** If the Quote includes a TASER On Demand Certification subscription, Customer will have on-demand access to TASER Instructor and TASER Master Instructor courses only for the duration of the TASER Subscription Term. Axon will issue a maximum of ten (10) TASER Instructor vouchers and ten (10) TASER Master Instructor vouchers for every one thousand TASER Subscriptions purchased. Customer shall utilize vouchers to register for TASER courses at their discretion; however, Customer may incur a fee for cancellations less than 10 business days prior to a course date or failure to appear to a registered course. The voucher has no cash value. Customer cannot exchange voucher for any other Device or Service. Any unused vouchers at the end of the Term will be forfeited. A voucher does not include any travel or other expenses that might be incurred related to attending a course.

3. **Limited Warranty.**

   3.1. **"Deployment**" means use of the TASER weapon resulting in the discharge of the conducted energy weapon ("**CEW**") cartridge probe. For TASER 10 each probe discharged is consider one Deployment and for TASER 7 the dual probe discharged is considered one Deployment.

   3.2. **Single User Warranty.** If the TASER Device is assigned and used by a single user, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: one (1) year from the date of Customer's receipt or 100.

   3.3. **Pooled User Warranty.** If the TASER Device is assigned and used by multiple users, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: one (1) year from the date of Customer's receipt or, 100 Deployments.

   3.4. **Training User Devices.** If the TASER Device is used for training, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: one (1) year from the date of Customer's receipt or 100 Deployments.

   3.5. **TASER 10L Devices.** If the TASER Device is a TASER 10L (TASER 10 Light) as defined in the Quote, Axon warrants that the TASER Device is free from defects in workmanship and materials for the earlier of one (1) year from the date of Customer's receipt or 100 Deployments.

   3.6. **CEW Cartridges.** Used CEW cartridges are deemed to have operated properly.

   3.7. **Remaining Terms.** The remaining Warranty terms of the Agreement including Disclaimer, Claims, Spare Axon Devices and Limitations shall apply to this TASER Device Appendix.

   3.8. **Registration.** Prior to use of the TASER Device, Customer must register each TASER Device in TASER Device Axon Evidence tenancy as a single user, pooled or training device. Failure to properly register the TASER Device prior to its use may void the warranty at Axon's sole discretion.

4. **Extended Warranty.** If the Quote includes an extended warranty, the extended warranty coverage period begins upon the expiration of the Limited Warranty and continues for the period defined in the Quote. Each additional year of warranty purchased will be in accordance with the applicable Limited Warranty category above. The maximum warranty period that may be purchased for an individual TASER Device will be the earlier of five (5) years or 500 Deployments, this includes the Limited Warranty. Limited Warranty. Reduced Life TASER 10L device has a maximum warranty that may be purchased will be the earlier of two (2) years or 200 including the Limited Warranty.

5. **Upgrade Change.** If Customer wants to upgrade TASER Device from the current TASER Device to an upgraded Axon TASER Device that was not available at the time the parties entered into the original Quote, Customer must pay the price difference between the MSRP for the current TASER Device and the MSRP for the upgraded TASER Device. If the model Customer desires has an MSRP less than the MSRP of the offered new TASER Device, Axon will not provide a refund. The MSRP is the MSRP in effect at the time of the upgrade.

6. **Trade-in.** If the Quote contains a discount on CEW-related line items and that discount is contingent upon the trade-

in of hardware, Customer must return used hardware and accessories associated with the discount ("**Trade-In Units**") to Axon within the below prescribed timeline. Customer must ship batteries via ground shipping. Axon will provide Customer with a pre-paid shipping label for the return of the Trade-In Units. If Axon does not receive Trade-In Units within the timeframe below, Axon will invoice Customer the value of the trade-in credit. Customer may not destroy Trade-In Units and receive a trade-in credit.

Customer Size	**Days to Return from Start Date of TASER 10 Subscription**
Less than 100 officers	60 days
100 to 499 officers	90 days
500+ officers	180 days

7. **Customer Warranty.** If Customer is located in the US, Customer warrants and acknowledges that TASER 10 is classified as a firearm and is being acquired for official Customer use pursuant to a law enforcement agency transfer under the Gun Control Act of 1968.
8. **Purchase Order.** To comply with applicable laws and regulations, Customer must provide a purchase order to Axon prior to shipment of TASER 10.
9. **Apollo Grant (US only).** If Customer has received an Apollo Grant from Axon, Customer must pay all fees in the Quote prior to upgrading to any new TASER Device offered by Axon.
10. **Termination**. If payment for TASER Device is more than thirty (30) days past due, Axon may terminate Customer's TASER Device plan by notifying Customer. Upon termination for any reason, then as of the date of termination:

    10.1. TASER Device extended warranties and access to Training Content will terminate. No refunds will be given.

    10.2. Customer will be responsible for payment of any missed payments due to the termination before being allowed to purchase any future TASER Device plan.

    10.3. Axon will invoice Customer the remaining MSRP for TASER Devices received before termination. If terminating for non-appropriation, Axon will not invoice Customer if Customer returns the TASER Device, rechargeable battery, holster, dock, core, training suits, and unused cartridges to Axon within thirty (30) days of the date of termination.

Axon Auto-Tagging Appendix

If Auto-Tagging is included on the Quote, this Appendix applies.

1. **Scope.** Axon Auto-Tagging consists of the development of a module to allow Axon Evidence to interact with Customer's Computer-Aided Dispatch ("**CAD**") or Records Management Systems ("**RMS**"). This allows End Users to auto-populate Axon video meta-data with a case ID, category, and location-based on data maintained in Customer's CAD or RMS.

2. **Support.** For thirty (30) days after completing Auto-Tagging Services, Axon will provide up to five (5) hours of remote support at no additional charge. Axon will provide free support due to a change in Axon Evidence, if Customer maintains an Axon Evidence and Auto-Tagging subscription. Axon will not provide support if a change is required because Customer changes its CAD or RMS.

3. **Changes.** Axon is only responsible to perform the Services in this Appendix for Auto-Tagging and any applicable SOW. Any additional Services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in fees or schedule.

4. **Customer Responsibilities.** Axon's performance of Auto-Tagging Services requires Customer to:

   4.1. Make available relevant systems, including Customer's current CAD or RMS, for assessment by Axon (including remote access if possible);

   4.2. Make required modifications, upgrades or alterations to Customer's hardware, facilities, systems and networks related to Axon's performance of Auto-Tagging Services;

   4.3. Provide access to the premises where Axon is performing Auto-Tagging Services, subject to Customer safety and security restrictions, and allow Axon to enter and exit the premises with laptops and materials needed to perform Auto-Tagging Services;

   4.4. Provide all infrastructure and software information (TCP/IP addresses, node names, network configuration) necessary for Axon to provide Auto-Tagging Services;

   4.5. Promptly install and implement any software updates provided by Axon;

   4.6. Ensure that all appropriate data backups are performed;

   4.7. Provide assistance, participation, and approvals in testing Auto-Tagging Services;

   4.8. Provide Axon with remote access to Customer's Axon Evidence account when required;

   4.9. Notify Axon of any network or machine maintenance that may impact the performance of the module at Customer; and

   4.10. Ensure reasonable availability of knowledgeable staff and personnel to provide timely, accurate, complete, and up-to-date documentation and information to Axon.

5. **Access to Systems.** Customer authorizes Axon to access Customer's relevant computers, network systems, and CAD or RMS solely for performing Auto-Tagging Services. Axon will work diligently to identify the resources and information Axon expects to use and will provide an initial list to Customer. Customer is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Customer.

Axon ALPR Appendix

If Axon Fleet 2, Axon Fleet 3, or any future generation of Axon Fleet (collectively, "**Axon Fleet**") or Axon Outpost or Axon Lightpost (collectively all "ALPR Products") is included on the Quote, this Appendix applies.

1. **Customer Responsibilities.**

   1.1. Customer must ensure its infrastructure and vehicles adhere to the minimum requirements to operate Axon ALPR Products as established by Axon during the qualifier call and on-site assessment at Customer and in any technical qualifying questions. If Customer's representations are inaccurate, the Quote is subject to change.

   1.2. Customer is responsible for providing a suitable work area for Axon or Axon third-party providers to install Axon ALPR Products into Customer vehicles and/or at designated installation location(s).s Customer is responsible for making available all vehicles for which installation services were purchased and preparing all installation sites, during the agreed upon onsite installation dates, Failure to make vehicles available or prepare installation sites may require an equitable adjustment in fees or schedule

2. **Third-party Installer.** Axon will not be liable for the failure of Axon Fleet, Axon Outpost, or Axon Lightpost hardware to operate per specifications if such failure results from installation not performed by, or as directed by Axon.

3. **Axon Fleet Specific Terms.**

   3.1. **Cradlepoint.** If Customer purchases Cradlepoint hardware, software, or services, Customer will comply with Cradlepoint's end user license agreement. The term of the Cradlepoint license may differ from the Axon Evidence Subscription. If Customer requires Cradlepoint support, Customer will contact Cradlepoint directly. By accepting a Quote including Cradlepoint products, Customer designates and authorizes Axon as its partner of record for purposes of Cradlepoint product renewals, support coordination, and other relevant functions. This designation applies to all Cradlepoint products acquired by Customer during the Subscription Term of the applicable Quote whether directly from Cradlepoint, through Axon, or through any third-party vendor or distributor. Axon shall have no liability to Customer or any third party arising out of or relating to Axon's acts or omissions as the Partner of Record. Customer has the right to opt out of this authorization at any time by providing prior written notification to both Axon and Cradlepoint. Upon such notification, the designation will be removed. This authorization remains effective until formally removed in accordance with this section or as otherwise agreed between the parties in the Agreement.

   3.2. **Axon Vehicle Software License.** Axon grants Customer a non-exclusive, royalty-free, worldwide, perpetual license to use ViewXL or Dashboard (collectively, "Axon Vehicle Software".) "Use" means storing, loading, installing, or executing Axon Vehicle Software solely for data communication with Axon Devices. The Axon Vehicle Software term begins upon the start of the Axon Evidence Subscription

   3.3. **Restrictions.** Customer may not: (a) modify, alter, tamper with, repair, or create derivative works of Axon Vehicle Software; (b) reverse engineer, disassemble, or decompile Axon Vehicle Software, apply any process to derive the source code of Axon Vehicle Software, or allow others to do so; (c) access or use Axon Vehicle Software to avoid incurring fees or exceeding usage limits; (d) copy Axon Vehicle Software in whole or part; (e) use trade secret information contained in Axon Vehicle Software; (f) resell, rent, loan or sublicense Axon Vehicle Software; (g) access Axon Vehicle Software to build a competitive device or service or copy any features, functions or graphics of Axon Vehicle Software; or (h) remove, alter or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within Axon Vehicle Software.

   12. **Axon Outpost Specific Terms.**

   3.4. **Outpost License and Permits**. Customers will obtain, maintain all legally required permits, authorizations, and/or licensing in order to place, maintain, and/or remove the Axon Outpost device at the installation location including licenses or permits for fixed installation of poles. If mutually agreed by the parties, Axon or an Axon authorized subcontractor may assist with obtaining the necessary local, state, or Federal approvals before installing Axon Outpost.

   13. **Installation. Customer will adhere to the installation requirements as agreed in the Outpost SOW.**

   14. **Vandalism or Motor Vehicle Accident Warranty. If Customer purchases the Vandalism and Accident warranty, Axon will provide up to two (2) replacements per warranty purchased if your Outpost is damaged due to vandalism or a motor vehicle accident. Axon will make a commercially reasonable effort**

to provide new installation free of charge, but installation may require additional cost. Axon does not provide refunds or credits if the warranty is not used during the Term of the Quote.

15. **Axon Lightpost Specific Terms.**

3.5. **Ubicquia.** If Customer purchases Lightpost hardware and installation services, any warranties for the hardware are provided exclusively by the third-party manufacturer Ubicquia. All hardware-related support or warranty claims must be directed to the respective third-party provider. Axon is not responsible for servicing or replacing hardware. Axon will provide and support software components in accordance with the applicable Quote.

3.6. **Installation.** Installation of Axon Lightpost equipment will be performed by a third-party service provider authorized by Axon. Axon does not directly perform installation services.

3.7. **Power.** Customer agrees to supply a power source, in compliance with Lightpost requirements, at each site where a Lightpost device is installed. The power must be available on a 24-hour, 7 days per week (24/7) basis.

16. **Wireless Offload Server**

7.1 **License Grant.** Axon grants Customer a non-exclusive, royalty-free, worldwide, perpetual license to use Wireless Offload Server ("**WOS**"). "Use" means storing, loading, installing, or executing WOS solely for data communication with Axon Devices for the number of licenses purchased. The WOS term begins upon the start of the Axon Evidence Subscription.

7.2 **Restrictions.** Customer may not: (a) modify, alter, tamper with, repair, or create derivative works of WOS; (b) reverse engineer, disassemble, or decompile WOS, apply any process to derive the source code of WOS, or allow others to do so; (c) access or use WOS to avoid incurring fees or exceeding usage limits; (d) copy WOS in whole or part; (e) use trade secret information contained in WOS; (f) resell, rent, loan or sublicense WOS; (g) access WOS to build a competitive device or service or copy any features, functions or graphics of WOS; or (h) remove, alter or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within WOS.

7.3 **Updates.** If Customer purchases WOS maintenance, Axon will make updates and error corrections to WOS ("**WOS Updates**") available electronically via the Internet or media as determined by Axon. Customer is responsible for establishing and maintaining adequate Internet access to receive WOS Updates and maintaining computer equipment necessary for use of WOS. The Quote will detail the maintenance term.

7.4 **WOS Support.** Upon request by Axon, Customer will provide Axon with access to Customer's store and forward servers solely for troubleshooting and maintenance.

17. **Acceptance Checklist. If Axon provides Services to Customer pursuant to any statement of work in connection with Axon ALPR Products, within seven (7) days of the date on which Customer retrieves Customer's vehicle(s) from the Axon installer or Axon Outpost or Axon Lightpost installation is complete, said ALPR Products having been installed and configured with tested and fully and properly operational hardware and software identified above, Customer will receive a Professional Services Acceptance Checklist to submit to Axon indicating acceptance or denial of said deliverables. In the event Customer does not respond to the Professional Services Acceptance Checklist within seven (7) business days, the installation of the ALPR Products and services shall be deemed accepted.**

Axon Respond Appendix

This Axon Respond Appendix applies to Axon Respond, Axon Respond Device Plus, and Device Connectivity if any are included on the Quote.

1. **Axon Respond Subscription Term.** If Customer purchases Axon Respond as part of a combined offering on a Quote, the Axon Respond subscription begins on the later of the (1) start date of that offering within the Quote, or (2) date Axon provisions Axon Respond to Customer. If Customer purchases Axon Respond as a standalone, the Axon Respond subscription begins the later of the (1) date Axon provisions Axon Respond to Customer, or (2) first day of the month following the Effective Date. The Axon Respond subscription term will end upon the completion of the Axon Evidence Subscription associated with Axon Respond.

2. **Scope of Axon Respond.** The scope of Axon Respond is to assist Customer with real-time situational awareness during critical incidents to improve officer safety, effectiveness, and awareness. In the event Customer uses Axon Respond outside this scope, Axon may initiate good-faith discussions with Customer on upgrading Customer's Axon Respond to better meet Customer's needs.

3. **Axon Body LTE Requirements.** Axon Respond is only available and usable with an LTE enabled body-worn camera. Axon is not liable if Customer utilizes the LTE device outside of the coverage area or if the LTE carrier is unavailable. LTE coverage is available in the United States including U.S. territories, Additional verification will be required for use in select international regions. Axon may utilize a carrier of Axon's choice to provide LTE service. Axon may change LTE carriers during the Term without Customer's consent.

4. **Axon Fleet LTE Requirements.** Axon Respond is only available and usable with a Fleet 3 system configured with LTE modem and service. Customer is responsible for providing LTE service for the modem. Coverage and availability of LTE service is subject to Customer's LTE carrier.

5. **Axon Respond Service Limitations.** Customer acknowledges that LTE service is made available only within the operating range of the networks. Service may be temporarily refused, interrupted, or limited because of: (a) facilities limitations; (b) transmission limitations caused by atmospheric, terrain, other natural or artificial conditions adversely affecting transmission, weak batteries, system overcapacity, movement outside a service area or gaps in coverage in a service area, and other causes reasonably outside of the carrier's control such as intentional or negligent acts of third parties that damage or impair the network or disrupt service; or (c) equipment modifications, upgrades, relocations, repairs, and other similar activities necessary for the proper or improved operation of service.

   5.1. With regard to Axon Body, Partner networks are made available as-is and the carrier makes no warranties or representations as to the availability or quality of roaming service provided by carrier partners, and the carrier will not be liable in any capacity for any errors, outages, or failures of carrier partner networks. Customer expressly understands and agrees that it has no contractual relationship whatsoever with the underlying wireless service provider or its affiliates or contractors and Customer is not a third-party beneficiary of any agreement between Axon and the underlying carrier.

6. **Termination.** Upon termination of this Agreement, or if Customer stops paying for Axon Respond or combined offerings that include Axon Respond, Axon will end Axon Respond services, including any Axon-provided LTE service.

Axon Virtual Reality Content Terms of Use Appendix

If Virtual Reality is included on the Quote, this Appendix applies.

1. **Term.** The Quote will detail the products and license duration, as applicable, of the goods, services, and software, and contents thereof, provided by Axon to Customer related to virtual reality (collectively, "**Virtual Reality Media**").

2. **Headsets.** Customer may purchase additional virtual reality headsets from Axon. In the event Customer decides to purchase additional virtual reality headsets for use with Virtual Reality Media, Customer must purchase those headsets from Axon.

3. **License Restrictions.** All licenses will immediately terminate if Customer does not comply with any term of this Agreement. If Customer utilizes more users than stated in this Agreement, Customer must purchase additional Virtual Reality Media licenses from Axon. Customer may not use Virtual Reality Media for any purpose other than as expressly permitted by this Agreement. Customer may not:

   3.1. modify, tamper with, repair, or otherwise create derivative works of Virtual Reality Media;

   3.2. reverse engineer, disassemble, or decompile Virtual Reality Media or apply any process to derive the source code of Virtual Reality Media, or allow others to do the same;

   3.3. copy Virtual Reality Media in whole or part, except as expressly permitted in this Agreement;

   3.4. use trade secret information contained in Virtual Reality Media;

   3.5. resell, rent, loan or sublicense Virtual Reality Media;

   3.6. access Virtual Reality Media to build a competitive device or service or copy any features, functions, or graphics of Virtual Reality Media; or

   3.7. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within Virtual Reality Media or any copies of Virtual Reality Media.

4. **Privacy.** Customer's use of the Virtual Reality Media is subject to the Axon Virtual Reality Privacy Policy, a current version of which is available at https://www.axon.com/axonvrprivacypolicy.

5. **Termination.** Axon may terminate Customer's license immediately for Customer's failure to comply with any of the terms in this Agreement.

Axon Evidence Local Software Appendix

This Appendix applies if Axon Evidence Local is included in the Quote.

1. **License.** Axon owns all executable instructions, images, icons, sound, and text in Axon Evidence Local. All rights are reserved to Axon. Axon grants a non-exclusive, royalty-free, worldwide right and license to use Axon Evidence Local. "Use" means storing, loading, installing, or executing Axon Evidence Local exclusively for data communication with an Axon Device. Customer may use Axon Evidence Local in a networked environment on computers other than the computer it installs Axon Evidence Local on, so long as each execution of Axon Evidence Local is for data communication with an Axon Device. Customer may make copies of Axon Evidence Local for archival purposes only. Customer shall retain all copyright, trademark, and proprietary notices in Axon Evidence Local on all copies or adaptations.
2. **Term.** The Quote will detail the duration of the Axon Evidence Local license, as well as any maintenance. The term will begin upon installation of Axon Evidence Local.
3. **License Restrictions.** All licenses will immediately terminate if Customer does not comply with any term of this Agreement. Customer may not use Axon Evidence Local for any purpose other than as expressly permitted by this Agreement. Customer may not:
   - 3.1. modify, tamper with, repair, or otherwise create derivative works of Axon Evidence Local;
   - 3.2. reverse engineer, disassemble, or decompile Axon Evidence Local or apply any process to derive the source code of Axon Evidence Local, or allow others to do the same;
   - 3.3. access or use Axon Evidence Local to avoid incurring fees or exceeding usage limits or quotas;
   - 3.4. copy Axon Evidence Local in whole or part, except as expressly permitted in this Agreement;
   - 3.5. use trade secret information contained in Axon Evidence Local;
   - 3.6. resell, rent, loan or sublicense Axon Evidence Local;
   - 3.7. access Axon Evidence Local to build a competitive device or service or copy any features, functions, or graphics of Axon Evidence Local; or
   - 3.8. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within Axon Evidence Local or any copies of Axon Evidence Local.
4. **Support.** Axon may make available updates and error corrections ("**Updates**") to Axon Evidence Local. Axon will provide Updates electronically via the Internet or media as determined by Axon. Customer is responsible for establishing and maintaining adequate access to the Internet to receive Updates. Customer is responsible for maintaining the computer equipment necessary to use Axon Evidence Local. Axon may provide technical support of a prior release/version of Axon Evidence Local for six (6) months from when Axon made the subsequent release/version available.
5. **Termination.** Axon may terminate Customer's license immediately for Customer's failure to comply with any of the terms in this Agreement. Upon termination, Axon may disable Customer's right to login to Axon Evidence Local.

Axon Application Programming Interface Appendix

This Appendix applies if Axon's API Services or a subscription to Axon Cloud Services are included on the Quote.

1. **Definitions.**

   1.1. "**API Client**" means the software that acts as the interface between Customer's computer and the server, which is already developed or to be developed by Customer.

   1.2. "**API Interface**" means software implemented by Customer to configure Customer's independent API Client Software to operate in conjunction with the API Service for Customer's authorized Use.

   1.3. "**Axon Evidence Partner API, API or Axon API**" (collectively "**API Service**") means Axon's API which provides a programmatic means to access data in Customer's Axon Evidence account or integrate Customer's Axon Evidence account with other systems.

   1.4. "**Use**" means any operation on Customer's data enabled by the supported API functionality.

2. **Purpose and License.**

   2.1. Customer may use API Service and data made available through API Service, in connection with an API Client developed by Customer. Axon may monitor Customer's use of API Service to ensure quality, improve Axon devices and services, and verify compliance with this Agreement. Customer agrees to not interfere with such monitoring or obscure from Axon Customer's use of API Service. Customer will not use API Service for commercial use.

   2.2. Axon grants Customer a non-exclusive, non-transferable, non-sublicensable, worldwide, revocable right and license during the Term to use API Service, solely for Customer's Use in connection with Customer's API Client.

   2.3. Axon reserves the right to set limitations on Customer's use of the API Service, such as a quota on operations, to ensure stability and availability of Axon's API. Axon will use reasonable efforts to accommodate use beyond the designated limits.

3. **Configuration.** Customer will work independently to configure Customer's API Client with API Service for Customer's applicable Use. Customer will be required to provide certain information (such as identification or contact details) as part of the registration. Registration information provided to Axon must be accurate. Customer will inform Axon promptly of any updates. Upon Customer's registration, Axon will provide documentation outlining API Service information.

4. **Customer Responsibilities.** When using API Service, Customer and its End Users shall not:

   4.1. use API Service in any way other than as expressly permitted under this Agreement;

   4.2. use in any way that results in, or could result in, any security breach to Axon;

   4.3. perform an action with the intent of introducing any virus, worm, defect, Trojan horse, malware, or any item of a destructive nature to Axon Devices and Services;

   4.4. interfere with, modify, disrupt or disable features or functionality of API Service or the servers or networks providing API Service;

   4.5. reverse engineer, decompile, disassemble, or translate or attempt to extract the source code from API Service or any related software;

   4.6. create an API Interface that functions substantially the same as API Service and offer it for use by third parties;

   4.7. provide use of API Service on a service bureau, rental or managed services basis or permit other individuals or entities to create links to API Service;

   4.8. frame or mirror API Service on any other server, or wireless or Internet-based device;

   4.9. make available to a third-party, any token, key, password or other login credentials to API Service;

   4.10. take any action or inaction resulting in illegal, unauthorized or improper purposes; or

   4.11. disclose Axon's API manual.

5. **API Content.** All content related to API Service, other than Customer Content or Customer's API Client content, is considered Axon's API Content, including:

5.1. the design, structure and naming of API Service fields in all responses and requests;

5.2. the resources available within API Service for which Customer takes actions on, such as evidence, cases, users, or reports;

5.3. the structure of and relationship of API Service resources; and

5.4. the design of API Service, in any part or as a whole.

6. **Prohibitions on API Content.** Neither Customer nor its End Users will use API content returned from the API Interface to:

6.1. scrape, build databases, or otherwise create permanent copies of such content, or keep cached copies longer than permitted by the cache header;

6.2. copy, translate, modify, create a derivative work of, sell, lease, lend, convey, distribute, publicly display, or sublicense to any third-party;

6.3. misrepresent the source or ownership; or

6.4. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices).

7. **API Updates.** Axon may update or modify the API Service from time to time ("**API Update**"). Customer is required to implement and use the most current version of API Service and to make any applicable changes to Customer's API Client required as a result of such API Update. API Updates may adversely affect how Customer's API Client access or communicate with API Service or the API Interface. Each API Client must contain means for Customer to update API Client to the most current version of API Service. Axon will provide support for one (1) year following the release of an API Update for all depreciated API Service versions.

Axon Channel Services Appendix

This Appendix applies if Customer purchases Axon Channel Service, as set forth on the Quote.

1. **Definitions**.

   1.1. "**Axon Digital Evidence Management System**" means Axon Evidence or Axon Evidence Local, as specified in the attached Channel Services Statement of Work.

   1.2. "**Active Channel**" means a third-party system that is continuously communicating with an Axon Digital Evidence Management System.

   1.3. "**Inactive Channel**" means a third-party system that will have a one-time communication to an Axon Digital Evidence Management System.

2. **Scope.** Customer currently has a third-party system or data repository from which Customer desires to share data with Axon Digital Evidence Management. Axon will facilitate the transfer of Customer's third-party data into an Axon Digital Evidence Management System or the transfer of Customer data out of an Axon Digital Evidence Management System as defined in the Channel Services Statement of Work ("**Channel Services SOW**"). Channel Services will not delete any Customer Content. Customer is responsible for verifying all necessary data is migrated correctly and retained per Customer policy.

3. **Changes.** Axon is only responsible to perform the Services described in this Appendix and Channel Services SOW. Any additional services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in the charges or schedule.

4. **Purpose and Use.** Customer is responsible for verifying Customer has the right to share data from and provide access to third-party system as it relates to the Services described in this Appendix and the Channel Services SOW. For Active Channels, Customer is responsible for any changes to a third-party system that may affect the functionality of the channel service. Any additional work required for the continuation of the Service may require additional fees. An Axon Field Engineer may require access to Customer's network and systems to perform the Services described in the Channel Services SOW. Customer is responsible for facilitating this access per all laws and policies applicable to Customer.

5. **Project Management.** Axon will assign a Project Manager to work closely with Customer's project manager and project team members and will be responsible for completing the tasks required to meet all contract deliverables on time and budget.

6. **Warranty.** Axon warrants that it will perform the Channel Services in a workmanlike manner.

7. **Monitoring.** Axon may monitor Customer's use of Channel Services to ensure quality, improve Axon devices and services, prepare invoices based on the total amount of data migrated, and verify compliance with this Agreement. Customer agrees not to interfere with such monitoring or obscure from Axon Customer's use of channel services.

8. **Customer's Responsibilities.** Axon's successful performance of the Channel Services requires Customer:

   8.1. Make available its relevant systems for assessment by Axon (including making these systems available to Axon via remote access);

   8.2. Provide access to the building facilities and where Axon is to perform the Channel Services, subject to safety and security restrictions imposed by the Customer (including providing security passes or other necessary documentation to Axon representatives performing the Channel Services permitting them to enter and exit Customer premises with laptop personal computers and any other materials needed to perform the Channel Services);

   8.3. Provide all necessary infrastructure and software information (TCP/IP addresses, node names, and network configuration) for Axon to provide the Channel Services;

   8.4. Ensure all appropriate data backups are performed;

   8.5. Provide Axon with remote access to the Customer's network and third-party systems when required for Axon to perform the Channel Services;

   8.6. Notify Axon of any network or machine maintenance that may impact the performance of the Channel Services; and

   8.7. Ensure the reasonable availability by phone or email of knowledgeable staff, personnel, system administrators, and operators to provide timely, accurate, complete, and up-to-date documentation and information to Axon (these contacts are to provide background information and clarification of information required to perform the Channel Services).

Axon Technical Account Manager Appendix

This Appendix applies if Axon Support Engineer services are included in the Quote.

1. **Axon Technical Account Manager Payment.** Axon will invoice for Axon Technical Account Manager ("**TAM**") services, as outlined in the Quote, when the TAM commences work on-site at Customer.

2. **Full-Time TAM Scope of Services.**

   2.1. A Full-Time TAM will work on-site four (4) days per week, unless an alternate schedule or reporting location is mutually agreed upon by Axon and Customer.

   2.2. Customer's Axon sales representative and Axon's Customer Success team will work with Customer to define its support needs and ensure the Full-Time TAM has skills to align with those needs. There may be up to a six- (6-) month waiting period before the Full-Time TAM can work on-site, depending upon Customer's needs and availability of a Full-Time TAM.

   2.3. The purchase of Full-Time TAM Services includes two (2) complimentary Axon Accelerate tickets per year of the Agreement, so long as the TAM has started work at Customer, and Customer is current on all payments for the Full-Time TAM Service.

   2.4. The Full-Time TAM **Service options are listed below:**

Ongoing System Set-up and Configuration Assisting with assigning cameras and registering docks Maintaining **Customer's Axon Evidence account** Connecting Customer to "Early Access" programs for new devices
Account Maintenance Conducting on-site training on new features and **devices for Customer leadership team(s)** Thoroughly documenting issues and workflows and suggesting new workflows to improve **the effectiveness of the Axon program** Conducting weekly meetings to cover current issues and program status
Data Analysis Providing on-demand Axon usage data to identify trends and insights for improving daily workflows Comparing **Customer's Axon usage and trends to peers to establish best practices** Proactively monitoring the health of Axon equipment and coordinating returns when needed
Direct Support Providing on-site, Tier 1 and Tier 2 (as defined in Axon's Service Level Agreement) technical support for Axon Devices Proactively monitoring the health of **Axon equipment** Creating and monitoring RMAs **on-site** Providing Axon app support Monitoring and testing new firmware and workflows before they are released to Customer's production environment
Customer Advocacy Coordinating bi-**annual voice of customer meetings with Axon's Device Management team** Recording and tracking Customer feature requests and major bugs

3. **Regional TAM Scope of Services.**

   3.1. A Regional TAM will work on-site for three (3) consecutive days per quarter. Customer must schedule the on-site days at least two (2) weeks in advance. The Regional TAM will also be available by phone and email during regular business hours up to eight (8) hours per week.

   3.2. There may be up to a six- (6-) month waiting period before Axon assigns a Regional TAM to Customer, depending upon the availability of a Regional TAM.

   3.3. The purchase of Regional TAM Services includes two (2) complimentary Axon Accelerate tickets per year of the Agreement, so long as the TAM has started work at Customer and Customer is current on all payments for the Regional TAM Service.

   3.4. The Regional TAM service options are listed below:

Account Maintenance Conducting remote training on new features and **devices for Customer's leadership** Thoroughly documenting issues and workflows and suggesting new **workflows to improve the effectiveness of the Axon program** Conducting weekly conference calls to cover **current issues and program status** Visiting Customer quarterly (up to 3 consecutive days) to perform a quarterly business review, discuss Customer's goals for your Axon program, and continue to ensure a successful deployment of Axon Devices
Direct Support **Providing remote, Tier 1 and Tier 2 (As defined Axon's Service Level Agreement) technical support for Axon Devices** Creating and monitoring RMAs remotely
Data Analysis Providing quarterly Axon **usage data to identify trends and program efficiency opportunities** Comparing **Customer's Axon usage and trends to peers to establish best practices** Proactively monitoring the health of Axon equipment and coordinating returns when needed
Customer Advocacy Coordinating bi-yearly Voice of **Customer meetings with Device Management team** Recording and tracking Customer feature requests and major bugs

4. **Out of Scope Services.** The TAM is responsible to perform only the Services described in this Appendix. Any additional Services discussed or implied that are not defined explicitly in this Appendix will be considered out of the scope.
5. **TAM Leave Time.** The TAM will be allowed up to seven (7) days of sick leave and up to fifteen (15) days of vacation time per each calendar year. The TAM will work with Customer to coordinate any time off and will provide Customer with at least two (2) weeks' notice before utilizing any vacation days.

Axon Investigate Appendix

If the Quote includes Axon's On Prem Video Suite known as Axon Investigate or Third-Party Video Support License, the following appendix shall apply.

1. **License Grant.** Subject to the terms and conditions specified below and upon payment of the applicable fees set forth in the Quote, Axon grants to Customer a nonexclusive, nontransferable license to install, use, and display the Axon Investigate software ("**Software**") solely for its own internal use only and for no other purpose, for the duration of subscription term set forth in the Quote. This Agreement does not grant Customer any right to enhancements or updates, but if such are made available to Customer and obtained by Customer, they shall become part of the Software and governed by the terms of this Agreement.

2. **Third-Party Licenses.** Axon licenses several third-party codecs and applications that are integrated into the Software. Users with an active support contract with Axon are granted access to these additional features. By accepting this agreement, Customer agrees to and understands that an active support contract is required for all of the following features: DNxHD output formats, decoding files via the "fast indexing" method, proprietary file metadata, telephone and email support, and all future updates to the software. If Customer terminates the annual support contract with Axon, the features listed above will be disabled within the Software. It is recommended that users remain on an active support contract to maintain the full functionality of the Software.

3. **Restrictions on Use.** Customer may not permit any other person to use the Software unless such use is in accordance with the terms of this Agreement. Customer may not modify, translate, reverse engineer, reverse compile, decompile, disassemble or create derivative works with respect to the Software, except to the extent applicable laws specifically prohibit such restrictions. Customer may not rent, lease, sublicense, grant a security interest in or otherwise transfer Customer's rights to or to use the Software. Any rights not granted are reserved to Axon.

4. **Title.** Axon and its licensors shall have sole and exclusive ownership of all right, title, and interest in and to the Software and all changes, modifications, and enhancements thereof (including ownership of all trade secrets and copyrights pertaining thereto), regardless of the form or media in which the original or copies may exist, subject only to the rights and privileges expressly granted by Axon. This Agreement does not provide Customer with title or ownership of the Software, but only a right of limited use.

5. **Copies.** The Software is copyrighted under the laws of the United States and international treaty provisions. Customer may not copy the Software except for backup or archival purposes, and all such copies shall contain all Axon's notices regarding proprietary rights as contained in the Software as originally provided to Customer. If Customer receives one copy electronically and another copy on media, the copy on media may be used only for archival purposes and this license does not authorize Customer to use the copy of media on an additional server.

6. **Actions Required Upon Termination.** Upon termination of the license associated with this Agreement, Customer agrees to destroy all copies of the Software and other text and/or graphical documentation, whether in electronic or printed format, that describe the features, functions and operation of the Software that are provided by Axon to Customer ("**Software Documentation**") or return such copies to Axon. Regarding any copies of media containing regular backups of Customer's computer or computer system, Customer agrees not to access such media for the purpose of recovering the Software or online Software Documentation.

7. **Export Controls.** None of the Software, Software Documentation or underlying information may be downloaded or otherwise exported, directly or indirectly, without the prior written consent, if required, of the office of Export Administration of the United States, Department of Commerce, nor to any country to which the U.S. has embargoed goods, to any person on the U.S. Treasury Department's list of Specially Designated Nations, or the U.S. Department of Commerce's Table of Denials.

8. **U.S. Government Restricted Rights.** The Software and Software Documentation are Commercial Computer Software provided with Restricted Rights under Federal Acquisition Regulations and Customer supplements to them. Use, duplication or disclosure by the U.S. Government is subject to restrictions as set forth in subparagraph (c)(1)(ii) of the Rights in Technical Data and Computer Software clause at DFAR 255.227-7013 et. Seq. or 252.211-7015, or subparagraphs (a) through (d) of the Commercial Computer Software Restricted Rights at FAR 52.227-19, as applicable, or similar clauses in the NASA FAR Supplement. Contractor/manufacturer is Axon Enterprise, Inc., 17800 North 85th Street, Scottsdale, Arizona 85255.

My90 Terms of Use Appendix

1. Definitions.

1.1. "**My90**" means Axon's proprietary platform and methodology to obtain and analyze feedback, and other related offerings, including, without limitation, interactions between My90 and Axon products.

1.2. "**Recipient Contact Information**" means contact information, as applicable, including phone number or email address (if available) of the individual whom Customer would like to obtain feedback.

1.3. "**Customer Data**" means

1.3.1. "My90 Customer Content" which means data, including Recipient Contact Information, provided to My90 directly by Customer or at their direction, or by permitting My90 to access or connect to an information system or similar technology. My90 Customer Content does not include My90 Non-Content Data.

1.3.2. "My90 Non-Content Data" which means data, configuration, and usage information about Customer's My90 tenant, and client software, users, and survey recipients that is Processed (as defined in Section 1.6 of this Appendix) when using My90 or responding to a My90 Survey. My90 Non-Content Data includes data about users and survey recipients captured during account management and customer support activities. My90 Non-Content Data does not include My90 Customer Content.

1.3.3. "Survey Response" which means survey recipients' response to My90 Survey.

1.4. "**My90 Data**" means

1.4.1. "My90 Survey" which means surveys, material(s) or content(s) made available by Axon to Customer and survey recipients within My90.

1.4.2. "Aggregated Survey Response" which means Survey Response that has been de-identified and aggregated or transformed so that it is no longer reasonably capable of being associated with, or could reasonably be linked directly or indirectly to, a particular individual.

1.5. "**Personal Data**" means any information relating to an identified or identifiable natural person. An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural, or social identity of that natural person.

1.6. "**Processing**" means any operation or set of operations which is performed on data or on sets of data, whether or not by automated means, such as collection, recording, organization, structuring, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, restriction, erasure, or destruction.

1.7. "**Sensitive Personal Data**" means Personal Data that reveals an individual's health, racial or ethnic origin, sexual orientation, disability, religious or philosophical beliefs, or trade union membership.

2. **Access.** Upon Axon granting Customer a subscription to My90, Customer may access and use My90 to store and manage My90 Customer Content, and applicable My90 Surveys and Aggregated Survey Responses. This Appendix is subject to the Terms and Conditions of Axon's Master Service and Purchasing Agreement or in the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern.

3. **IP address.** Axon will not store survey respondents' IP address.

4. **Customer Owns My90 Customer Content.** Customer controls or owns all rights, titles, and interests in My90 Customer Content. Except as outlined herein, Axon obtains no interest in My90 Customer Content, and My90 Customer Content is not Axon's business records. Except as set forth in this Agreement, Customer is responsible for uploading, sharing, managing, and deleting My90 Customer Content. Axon will only have access to My90 Customer Content for the limited purposes set forth herein. Customer agrees to allow Axon access to My90 Customer Content to (a) perform troubleshooting, maintenance, or diagnostic screenings; and (b) enforce this Agreement or policies governing use of My90 and other Axon products.

5. **Details of the Processing.** The nature and purpose of the Processing under this Appendix are further specified

in Schedule 1 Details of the Processing, to this Appendix.

6. **Security.** Axon will implement commercially reasonable and appropriate measures to secure Customer Data against accidental or unlawful loss, access, or disclosure. Axon will maintain a comprehensive information security program to protect Customer Data including logical, physical access, vulnerability, risk, and configuration management; incident monitoring and response; security education; and data protection. Axon will not treat Customer Data in accordance with FBI CJIS Security Policy requirements and does not agree to the CJIS Security Addendum for this engagement or any other security or privacy related commitments that have been established between Axon and Customer, such as ISO 27001 certification or SOC 2 Reporting.

7. **Privacy.** Customer use of My90 is subject to the My90 Privacy Policy, a current version of which is available at https://www.axon.com/legal/my90privacypolicy. Customer agrees to allow Axon access to My90 Non-Content Data from Customer to (a) perform troubleshooting, maintenance, or diagnostic screenings; (b) provide, develop, improve, and support current and future Axon products including My90 and related services; and (c) enforce this Agreement or policies governing the use of My90 or other Axon products.

8. **Location of Storage.** Axon may transfer Customer Data to third-party subcontractors for Processing. Axon will determine the locations for Processing of Customer Data. For all Customer, Axon will Process and store Customer Data within the country in which Customer is located. Ownership of My90 Customer Content remains with Customer.

9. **Required Disclosures.** Axon will not disclose Customer Data that Customer shares with Axon except as compelled by a court or administrative body or required by any law or regulation. Axon will notify Customer if any disclosure request is received for Customer Data so Customer may file an objection with the court or administrative body, unless prohibited by law.

10. **Data Sharing.** Axon may share data only with entities that control or are controlled by or under common control of Axon, and as described below:

    10.1. Axon may share Customer Data with third parties it employs to perform tasks on Axon's behalf to provide products or services to Customer.

    10.2. Axon may share Aggregated Survey Response with third parties, such as other Axon customers, local city agencies, private companies, or members of the public that are seeking a way to collect analysis on general policing and community trends. Aggregated Survey Response will not be reasonably capable of being associated with or reasonably linked directly or indirectly to a particular individual.

11. **License and Intellectual Property.** Customer grants Axon, its affiliates, and assignees the irrevocable, perpetual, fully paid, royalty-free, and worldwide right and license to use Customer Data for internal use including but not limited to analysis and creation of derivatives. Axon may not release Customer Data to any third party under this right that is not aggregated and de-identified. Customer acknowledges that Customer will have no intellectual property right in any media, good or service developed or improved by Axon. Customer acknowledges that Axon may make any lawful use of My90 Data and any derivative of Customer Data including, without limitation, the right to monetize, redistribute, make modification of, and make derivatives of the surveys, survey responses and associated data, and Customer will have no intellectual property right in any good, service, media, or other product that uses My90 Data.

12. **Customer Use of Aggregated Survey Response.** Axon will make available to Customer Aggregated Survey Response and rights to use for any Customer purpose.

13. **Data Subject Rights.** Taking into account the nature of the Processing, Axon shall assist Customer by appropriate technical and organizational measures, insofar as this is reasonable, for the fulfilment of Customer's obligation to respond to a Data Subject Request regarding any Personal Data contained within My90 Customer Content. If in regard to My90 Customer Content, Axon receives a Data Subject Request from Customer's data subject to exercise one or more of its rights under applicable Data Protection Law, Axon will redirect the data subject within seventy-two (72) hours, to make its request directly to Customer. Customer will be responsible for responding to any such request.

14. **Assistance with Requests Related to My90 Customer Content.** With regard to the processing of My90 Customer Content, Axon shall, if not prohibited by applicable law, notify Customer without delay after receipt, if Axon: (a) receives a request for information from the Supervisory Authority or any other competent authority regarding My90 Customer Content; (b) receives a complaint or request from a third party regarding the obligations of Customer or Axon under applicable Data Protection Law; or (c) receives any other communication which directly or indirectly pertains to My90 Customer Content or the Processing or protection of My90 Customer Content. Axon

shall not respond to such requests, complaints, or communications, unless Customer has given Axon written instructions to that effect or if such is required under a statutory provision. In the latter case, prior to responding to the request, Axon shall notify Customer of the relevant statutory provision and Axon shall limit its response to what is necessary to comply with the request.

15. **Axon Evidence Partner Sharing.** If Axon Evidence partner sharing is used to share My90 Customer Content, Customer will manage the data sharing partnership with Axon and access to allow only for authorized data sharing with Axon. Customer acknowledges that any applicable audit trail on the original source data will not include activities and processing performed against the instances, copies or clips that has been shared with Axon. Customer also acknowledges that the retention policy from the original source data is not applied to any data shared with Axon. Except as provided herein, data shared with Axon may be retained indefinitely by Axon.
16. **Data Retention.** Phone numbers provided to Axon directly by Customer or at their direction, or by permitting My90 to access or connect to an information system or similar technology will be retained for twenty-four (24) hours. Axon will not delete Aggregated Survey Response for four (4) years following termination of this Agreement. There will be no functionality of My90 during these four (4) years other than the ability to submit a request to retrieve Aggregated Survey Response. Axon has no obligation to maintain or provide Aggregated Survey Response after these four years and may thereafter, unless legally prohibited, delete all Aggregated Survey Response.
17. **Termination.** Termination of an My90 Agreement will not result in the removal or modification of previously shared My90 Customer Content or the potential monetization of Survey Response and Aggregated Survey Response.
18. **Managing Data Shared.** Customer is responsible for:
    - 18.1. Ensuring My90 Customer Content is appropriate for use in My90. This includes, prior to sharing: (a) applying any and all required redactions, clipping, removal of metadata, logs, etc. and (b) coordination with applicable public disclosure officers and related legal teams;
    - 18.2. Ensuring that only My90 Customer Content that is authorized to be shared for the purposes outlined is shared with Axon. Customer will periodically monitor or audit this shared data;
    - 18.3. Using an appropriately secure data transfer mechanism to provide My90 Customer Content to Axon;
    - 18.4. Immediately notify Axon if My90 Customer Content that is not authorized for sharing has been shared. Axon may not be able to immediately retrieve or locate all instances, copies or clips of My90 Customer Content in the event Customer requests to un-share previously shared My90 Customer Content;
19. **Prior to enrollment in My90.** Prior to enrolling in My90, Customer will:
    - 19.1. determine how to use My90 in accordance with applicable laws and regulations including but not limited to consents, use of info or other legal considerations;
    - 19.2. develop a set of default qualification criteria of what My90 Customer Content may be shared with Axon; and
    - 19.3. assign responsibilities for managing what My90 Customer Content is shared with Axon and educate users on what data may or not be shared with Axon.
20. **Customer Responsibilities.** Customer is responsible for:
    - 20.1. ensuring no My90 Customer Content or Customer End User's use of My90 Customer Content or My90 violates this Agreement or applicable laws;
    - 20.2. providing, and will continue to provide, all notices and has obtained, and will continue to obtain, all consents and rights necessary under applicable laws for Axon to process Customer Data in accordance with this Agreement; and
    - 20.3. maintaining necessary computer equipment and Internet connections for use of My90. If Customer becomes aware of any violation of this Agreement by an End User, Customer will immediately terminate that End User's access to My90. Customer will also maintain the security of End User's usernames and passwords and security and access by End Users to My90 Customer Content. Customer is responsible for ensuring the configuration and utilization of My90 meets applicable Customer regulations and standards. Customer may not sell, transfer, or sublicense access to any other entity or person. Customer shall contact Axon immediately if an unauthorized party may be using Customer's account or My90 Customer Content or if account information is lost or stolen.

21. **Suspension.** Axon may temporarily suspend Customer's or any End User's right to access or use any portion or all of My90 immediately upon notice, if Customer or End User's use of or registration for My90 may (a) pose a security risk to Axon products including My90, or any third-party; (b) adversely impact My90, the systems, or content of any other customer; (c) subject Axon, Axon's affiliates, or any third-party to liability; or (d) be fraudulent. Customer remains responsible for all fees, if applicable, incurred through suspension. Axon will not delete My90 Customer Content or Aggregated Survey Response because of suspension, except as specified in this Agreement.

22. **My90 Restrictions.** Customer and Customer End Users, may not, or may not attempt to:

    22.1. copy, modify, tamper with, repair, or create derivative works of any part of My90;

    22.2. reverse engineer, disassemble, or decompile My90 or apply any process to derive any source code included in My90, or allow others to do the same;

    22.3. access or use My90 with the intent to gain unauthorized access, avoid incurring fees or exceeding usage limits or quotas;

    22.4. use trade secret information contained in My90, except as expressly permitted in this Agreement;

    22.5. access My90 to build a competitive product or service or copy any features, functions, or graphics of My90;

    22.6. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon's or Axon's licensors on or within My90; or

    22.7. use My90 to store or transmit infringing, libelous, or other unlawful or tortious material; to store or transmit material in violation of third-party privacy rights; or to store or transmit malicious code.

Schedule 1- Details of the Processing

1. **Nature and Purpose of the Processing.** To help Customer obtain feedback from individuals, such as members of their community, staff, or officers. Features of My90 may include:

1.1. Survey Tool where Customer may create, distribute, and analyze feedback from individuals it designates. Customer may designate members of the community, staff or officers from whom they would like to obtain feedback;

1.2. Creation of custom forms for surveys. Customer may select questions from a list of pre-drafted questions or create their own;

1.3. Distribution of survey via multiple distribution channels such as text message;

1.4. Ability to access and analyze Survey Response. Axon may also provide Customer Aggregated Survey Responses which contain analysis and insights from the Survey Response;

1.5. Direct integration into information systems including Computer Aided Dispatch ("**CAD**"). This will enable Customer to share contact information easily and quickly with Axon of any individuals from whom it wishes to obtain feedback, enabling Axon to communicate directly with these individuals;

1.6. Data Dashboard Beta Test ("**Data Dashboard**") where Survey Response and Aggregated Survey Response will be displayed for Customer use. Customer will be able to analyze, interpret, and share results of the Survey Response. My90 may provide beta versions of the Data Dashboard that are specifically designed for Customer to test before they are publicly available;

1.7. Survey Responses will be aggregated and de-identified and may be subsequently distributed and disclosed through various mediums to: (1) Customer; (2) other Axon Customer; (3) private companies; and (4) members of the public. The purpose of disclosure is to provide ongoing insights and comparisons on general policing and community trends. Prior to disclosing this information, Axon will ensure that the Survey Response has been de-identified and aggregated or transformed so that it is no longer reasonably capable of being associated with, or could reasonably be linked directly or indirectly to a particular individual; and

1.8. Provide services and materials to engage Customer stakeholders, market the partnership to the public, and facilitate training.

Axon Event Offer Appendix

If the Agreement includes the provision of, or Axon otherwise offers, ticket(s), travel and/or accommodation for select events hosted by Axon ("Axon Event"), the following shall apply:

1. **General.** Subject to the terms and conditions specified below and those in the Agreement, Axon may provide Customer with one or more offers to fund Axon Event ticket(s), travel and/or accommodation for Customer-selected employee(s) to attend one or more Axon Events. By entering into the Agreement, Customer warrants that it is appropriate and permissible for Customer to receive the referenced Axon Event offer(s) based on Customer's understanding of the terms and conditions outlined in this Axon Event Offer Appendix.
2. **Attendee/Employee Selection.** Customer shall have sole and absolute discretion to select the Customer employee(s) eligible to receive the ticket(s), travel and/or accommodation that is the subject of any Axon Event offer(s).
3. **Compliance.** It is the intent of Axon that any and all Axon Event offers comply with all applicable laws, regulations and ethics rules regarding contributions, including gifts and donations. Axon's provision of ticket(s), travel and/or accommodation for the applicable Axon Event to Customer is intended for the use and benefit of Customer in furtherance of its goals, and not the personal use or benefit of any official or employee of Customer. Axon makes this offer without seeking promises or favoritism for Axon in any bidding arrangements. Further, no exclusivity will be expected by either party in consideration for the offer. Axon makes the offer with the understanding that it will not, as a result of such offer, be prohibited from any procurement opportunities or be subject to any reporting requirements. If Customer's local jurisdiction requires Customer to report or disclose the fair market value of the benefits provided by Axon, Customer shall promptly contact Axon to obtain such information, and Axon shall provide the information necessary to facilitate Customer's compliance with such reporting requirements.
4. **Assignability.** Customer may not sell, transfer, or assign Axon Event ticket(s), travel and/or accommodation provided under the Agreement.
5. **Availability.** The provision of all offers of Axon Event ticket(s), travel and/or accommodation is subject to availability of funds and resources. Axon has no obligation to provide Axon Event ticket(s), travel and/or accommodation.
6. **Revocation of Offer.** Axon reserves the right at any time to rescind the offer of Axon Event ticket(s), travel and/or accommodation to Customer if Customer or its selected employees fail to meet the prescribed conditions or if changes in circumstances render the provision of such benefits impractical, inadvisable, or in violation of any applicable laws, regulations, and ethics rules regarding contributions, including gifts and donations.

Axon Training Pod Appendix

1. **Customer Responsibilities.** Customer is responsible for: (i) all permits to use the Axon Training Pod; (ii) complying with all applicable laws pertaining to the use of the Axon Training Pod; (iii) any maintenance required for the Axon Training Pod; and (iv) disposal of the Axon Training Pod.

2. **Warranties. TO THE EXTENT NOT PROHIBITED BY LAW, AXON TRAINING POD IS SOLD "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT.**

3. **Placement.** Axon will make its best efforts to work with Customer on the initial placement of the Axon Training Pod. After the initial placement, it is the Customer's responsibility to make any adjustments to the Axon Training Pod's placement.

4. **Deemed Acceptance.** The Axon Training Pod will be deemed accepted by Customer upon delivery. Customer waives any right to reject the Axon Training Pod except in the event of damage during shipment, which must be reported to Axon in writing within five (5) business days of delivery.

Dedrone Product Appendix

If the Quote includes Dedrone Hardware, Dedrone Software, and/or Airspace Security as a Service (collectively, "Dedrone Products"), this Dedrone Product Appendix shall apply.

1. **Definitions.**

1.1 **"Dedrone Data"** means data that Axon maintains regarding a wide variety of drone models and manufacturers in the marketplace ("DedroneDNA", formerly "DroneDNA"), as well as usability information that Axon collects regarding the performance of the Dedrone Software and Dedrone Hardware, aggregate or de-identified Collected Data compiled or used by Axon in accordance with Section 4.2, and any other information that Axon makes available to Customer by means of the Dedrone Software

1.2 **"Dedrone Hardware**" means the Axon drone detection hardware sensor or mitigation products set forth on a Quote and does not include any Third-Party Hardware.

1.3 **"Sensor"** means a radio frequency, video, radar or other hardware sensor for drone detection purchased by Customer from Axon or obtained from any third-party vendor.

1.4 **"Dedrone Software**" means (i) Axon's proprietary drone-tracking software, known as DedroneTracker (formerly DroneTracker), whether deployed on-premise or hosted by Axon as a cloud-based solution, (ii) Axon's video analytics software (currently known as Analytics Server), and/or (iii) software and/or firmware deployed or installed on the Dedrone Hardware or available for download and installation onto Customer's Third-Party Hardware.

1.5 **"Third-Party Hardware"** means hardware products owned by Customer or purchased by Customer from third parties that are used by Customer in conjunction with the Software.

2. **Customer License.**

2.1 **Software License.** Subject to the terms of this Agreement, Axon grants Customer a royalty-free, nonexclusive, nontransferable, worldwide right during each Quote Term to use the Dedrone Software, including the Dedrone Data and Collected Data, subject to the terms of the Agreement and this Appendix (the "License"). Customer must purchase a License to the Software for each unit of Dedrone Hardware and/or Third-Party Hardware using Dedrone Software. Accordingly, Customer may only use the Software quantity and type of Hardware and/or Third-Party Hardware units specified on the applicable Quote. If Customer purchases additional Licenses during a current Term, the Term of the new License(s) will be pro-rated to terminate at the end of the then-current License Term. Use of the Dedrone Software is subject to the terms of the Agreement between the parties

2.2 **Restrictions.** Customer will not: (i) use (or allow a third party to use) the Dedrone Products in order to monitor the availability, security, performance, or functionality of the Dedrone Products, or for any other benchmarking or competitive purposes; (ii) market, sublicense, resell, lease, loan, transfer, or otherwise commercially exploit the Dedrone Products; (iii) modify, create derivative works, decompile, reverse engineer, attempt to gain access to the source code, or copy the Dedrone Products or any of their components; (iv) use the Dedrone Products to conduct any fraudulent, malicious, or illegal activities; or (v) use the Dedrone Products in contravention of any applicable laws or regulations (each of (i) through (v), a ("Prohibited Use").

3. **Customer Obligations.**

3.1 **Compliance.** Customer will use the Dedrone Products only in accordance with applicable specifications (the "Specifications") and in compliance with all applicable laws, including all applicable export laws and regulations of the United States or any other country. Customer acknowledges that due to the nascent nature of drone detection and mitigation technologies applicable laws and regulations may be changing or emerging over time, and agrees that it is Customer's responsibility to keep itself aware and remain compliant with the current laws and regulations that may apply, including but not limited to those that may apply to advanced features available at Customer's option in the Dedrone Software. Customer will ensure that none of the Dedrone Products are directly or indirectly exported, re-exported, or used to provide services in violation of such export laws and regulations. Axon reserves the right to suspend use of any Dedrone Products operating in violation of such laws, following written notice to Customer. If Customer uses a radio jammer, or any other controlled device, in connection with the Dedrone Software, Customer represents to Axon that it is authorized to do so by the relevant authorities, that it will do so only in accordance with such authorization, and it will provide supporting documentation regarding such authorization upon request. Customer may be required to obtain legal

authorization before any purchase or use of hardware sold by third parties. Axon shall not be liable if any government export authorization is delayed, denied, revoked, restricted or not renewed, nor shall any such delay, denial, revocation, restriction or non-renewal shall not constitute a breach of the Agreement by Axon.

3.2 **Computing Environment.** Customer is responsible for the maintenance and security of its own network and computing environment that it uses to host and/or access the Dedrone Products and for ensuring that any Third-Party Hardware meets the necessary specifications for use with the Dedrone Software.

4. **Data Protection.**

4.1 **Data.** If Customer licenses Dedrone Software, as part of its operation, the Dedrone Software may collect and send to servers owned, operated or controlled by Axon data or other information regarding Customer's use of the Dedrone Software, which may include (i) information generated by each Sensor deployed by Customer, including information related to the date, time, and duration of the detection of the drone, as well as the locations of the detected drones and remote controls and of the Sensor itself (collectively, "Sensor Data"), and (ii) video recording of the detected drones, including flight path ("Video Data") (Sensor Data and Video Data are collectively referred to as "Collected Data").

4.2 **Use of Collected Data.** Axon has the right to use Collected Data for any purpose, including: (i) improving any Dedrone Product; (ii) analyzing any Dedrone Product or the performance of any Dedrone Product; or (iii) compiling or using aggregate or de-identified Collected Data with other customers, or government and law enforcement entities, with or without compensation. Customer acknowledges that Axon may learn from the performance or use of any Dedrone Product, and Axon shall have the sole right to exploit any modification, enhancement or improvement of any Dedrone Product resulting from such learning.

4.3 **User Data.** To the extent Axon uses User login information, including name, email, username, and password (collectively, "User Data") for any purpose other than to provide services to the Customer, such User Data will be deidentified and anonymized, and will not be identified as having come from Customer, except that Axon may disclose User Data where Axon, in good faith, believes that the law or legal process (such as a court order, search warrant or subpoena) requires Axon to do so.

4.4 **Security.** Axon maintains industry standard physical, technical, and administrative safeguards (the "Security Measures") to protect Collected Data.

4.5 **No Access.** Except for User Data, Axon does not (and will not) collect, process, store, or otherwise have access to any personal information, about End Users or users of Customer's products or services.

5. **Ownership.**

5.1 **Axon Property.** Axon owns and retains all rights, title, and interest in and to the Dedrone Data, Collected Data, the Dedrone Software, and all intellectual property embodied in the Dedrone Hardware, if the Dedrone Hardware is provided by Axon. Except for the limited license granted to Customer in Section 2.1, Axon does not by means of this Agreement or otherwise transfer or license any rights in the Dedrone Products to Customer, whether by implication, estoppel or otherwise. To the maximum extent permitted by applicable law Customer will take no action inconsistent with Axon intellectual property rights in the Dedrone Products or any Dedrone Data.

5.2 **Customer Property.** Customer owns and retains all right, title, and interest in and to the User Data and does not by means of this Agreement or otherwise transfer any rights in the User Data to Axon, except for the limited rights set forth in Section 4.3.

6. **Government Restricted Rights.** To the extent that Customer is an agency or instrumentality of the U.S. government, the parties agree that the Dedrone Software and documentation are commercial computer software and commercial computer software documentation, respectively, and Customer's rights therein are as specified in this License, per FAR 12.212 and DFARS 227.7202-3, as applicable, or in the case of NASA, subject to NFS 1852.22.

7. **Updates.** The Dedrone Software may include functionality that allows it to automatically download updates that may be made available by Axon. Customer consents to the installation of such functionality.

Q-790650-46199LG

Issued: 06/26/2026

Quote Expiration: 06/30/2026

Estimated Contract Start Date: 09/01/2026

Account Number: 108382

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
Salinas Police Department 312 E Alisal St Salinas, CA 93901-4371 USA	Salinas Police Dept. - CA 200 Lincoln Ave Salinas CA 93901-2639 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Lauren Gauer Phone: 480-580-3639 Email: lgauer@axon.com Fax:	Tonya Erickson Phone: (831) 758-7325 Email: tonyae@ci.salinas.ca.us Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	$3,916,463.46
ESTIMATED TOTAL W/ TAX	$4,041,824.42

Discount Summary

Average Savings Per Year	$257,186.26
TOTAL SAVINGS	$1,285,931.28

Payment Summary

Date	Subtotal	Tax	Total
Aug 2026	$783,292.70	$28,895.96	$812,188.66
Aug 2027	$783,292.69	$24,116.26	$807,408.95
Aug 2028	$783,292.69	$24,116.26	$807,408.95
Aug 2029	$783,292.69	$24,116.26	$807,408.95
Aug 2030	$783,292.69	$24,116.22	$807,408.91
Total	**$3,916,463.46**	**$125,360.96**	**$4,041,824.42**

Quote Unbundled Price:	**$5,022,993.18**
Quote List Price:	**$4,272,999.58**
Quote Subtotal:	**$3,916,463.46**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1	1		$1.00	($31,833.28)	($31,833.28)	$0.00	($31,833.28)
100552	TRANSFER BALANCE - GOODS	1	1		$1.00	($2,934.08)	($2,934.08)	($271.40)	($3,205.48)
HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	171	60			$0.00	$0.00	$0.00	$0.00
IR1CB	Interview Room 1 Camera Essential	3	60	$321.59	$321.01	$321.01	$57,781.80	$1,049.80	$58,831.60
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	58	60	$149.42	$139.74	$139.74	$486,295.20	$15,608.39	$501,903.59
BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	60	$78.01	$62.52	$62.52	$37,512.00	$2,619.58	$40,131.58
BWCUwTAP	BWC Unlimited with TAP	171	60	$143.79	$102.91	$102.91	$1,055,856.60	$31,853.25	$1,087,709.85
B00096	FIXED CCTV STREAM PLAN	500	44	$10.55	$10.62	$10.62	$233,640.00	$0.00	$233,640.00
Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	60	$150.40	$139.74	$139.74	$83,844.00	$2,627.98	$86,471.98
C00031	TASER 10 CERTIFICATION PRO PLAN	160	60	$137.77	$108.33	$108.33	$1,039,968.00	$64,393.62	$1,104,361.62
A la Carte Hardware									
72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	35	1		$2,695.00	$0.00	$0.00	$0.00	$0.00
70112	AXON SIGNAL - VEHICLE	24	1		$279.00	$279.00	$6,696.00	$619.38	$7,315.38
70112	AXON SIGNAL - VEHICLE	34	1		$279.00	$279.00	$9,486.00	$877.46	$10,363.46
72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	24	1		$2,695.00	$2,695.00	$64,680.00	$5,982.90	$70,662.90
H00002	AB4 Multi Bay Dock Bundle	32			$1,638.90	$0.00	$0.00	$0.00	$0.00
A la Carte Software									
73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	44		$15.83	$0.00	$0.00	$0.00	$0.00
12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	60		$16.92	$16.92	$8,121.60	$0.00	$8,121.60
100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	60		$141.67	$141.67	$68,001.60	$0.00	$68,001.60
73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	60		$0.81	$0.81	$76,982.40	$0.00	$76,982.40
102610	AXON COMMUNITY LINK	171	60		$16.27	$10.83	$111,143.16	$0.00	$111,143.16
73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	60		$10.85	$10.85	$111,321.00	$0.00	$111,321.00
73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	60		$10.85	$10.85	$111,321.00	$0.00	$111,321.00
85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	60		$27.12	$27.12	$278,251.20	$0.00	$278,251.20
ProLicense	Pro License Bundle	25	60		$48.82	$48.75	$73,125.00	$0.00	$73,125.00
A la Carte Services									
85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	1		$6,786.00	$6,786.00	$6,786.00	$0.00	$6,786.00
102604	VR FACILITATOR & IMPLEMENTATION (2-DAY)	1	1		$12,000.00	$12,000.00	$12,000.00	$0.00	$12,000.00
102599	TASER CEW STARTER (UP TO 500 HANDLES)	1	1		$14,000.00	$14,000.00	$14,000.00	$0.00	$14,000.00
A la Carte Warranties									
80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	48		$1.33	$1.33	$638.40	$0.00	$638.40
80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	49		$1.33	$1.33	$1,564.08	$0.00	$1,564.08
80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	49		$1.33	$1.33	$2,215.78	$0.00	$2,215.78
Total							**$3,916,463.46**	**$125,360.96**	**$4,041,824.42**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 CONNECTED HARDWARE BUNDLE	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	171	1	08/01/2026
AB4 CONNECTED HARDWARE BUNDLE	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	5	1	08/01/2026
AB4 CONNECTED HARDWARE BUNDLE	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	189	1	08/01/2026
AB4 CONNECTED HARDWARE BUNDLE	100775	AXON BODY 4 - MAGNETIC DISCONNECT CABLE	189	1	08/01/2026
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	32	1	08/01/2026
AB4 Multi Bay Dock Bundle	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	32	1	08/01/2026
AB4 Multi Bay Dock Bundle	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	32	1	08/01/2026
Interview Room 1 Camera Essential	50118	AXON INTERVIEW - MIC - WIRED (STANDARD MIC)	3	1	08/01/2026
Interview Room 1 Camera Essential	50298	AXON INTERVIEW - CAMERA - OVERT DOME	3	1	08/01/2026
Interview Room 1 Camera Essential	50322	AXON INTERVIEW - TOUCH PANEL PRO	3	1	08/01/2026
Interview Room 1 Camera Essential	74056	AXON INTERVIEW - TOUCH PANEL WALL MOUNT	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100122	AXON VR - HEADSET - BATTERY	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100126	AXON VR - TACTICAL BAG	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	5	2	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	160	2	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	12	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100396	AXON TASER 10 - MAGAZINE - INERT RED	30	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100399	AXON TASER 10 - CARTRIDGE - LIVE	3200	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100400	AXON TASER 10 - CARTRIDGE - HALT	1600	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100401	AXON TASER 10 - CARTRIDGE - INERT	300	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100591	AXON TASER - CLEANING KIT	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100616	AXON TASER 10 - HOLSTER - BLACKHAWK - RH	24	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100617	AXON TASER 10 - HOLSTER - BLACKHAWK - LH	136	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100623	ENHANCED HOOK-AND-LOOP TRAINING (HALT) SUIT (V2)	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100748	AXON VR - CONTROLLER - TASER 10	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100754	AXON VR - HEADSET - BATTERY CHARGING DOCK	1	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100832	AXON VR - CONTROLLER - HANDGUN VR19H	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101124	AXON VR - HOLSTER - T10 BLACKHAWK GRAY - RH	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101125	AXON VR - HOLSTER - T10 BLACKHAWK GRAY - LH	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101294	AXON VR - TABLET	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101300	AXON VR - TABLET CASE	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101412	AXON VR - CONTROLLER - HANDGUN VRMPH	4	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101455	AXON TASER 10 - REPLACEMENT TOOL KIT - INTERPOSER BUCKET	2	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101456	AXON TASER 10 - REPLACEMENT INTERPOSER BUCKET	10	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101751	AXON VR - HEADSET - HTC FOCUS VISION	7	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	5	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101755	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK V2	160	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	101757	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE V2	30	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	102186	AXON TASER 10 - COMMAND BOX	1	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	102389	AXON VR - MULTI-USER ROOM MARKER	2	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	20018	AXON TASER - BATTERY PACK - TACTICAL	160	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	20018	AXON TASER - BATTERY PACK - TACTICAL	5	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	20018	AXON TASER - BATTERY PACK - TACTICAL	16	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	3	1	08/01/2026

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
TASER 10 CERTIFICATION PRO PLAN	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	3	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	3	1	08/01/2026
A la Carte	70112	AXON SIGNAL - VEHICLE	24	1	08/01/2026
A la Carte	70112	AXON SIGNAL - VEHICLE	34	1	08/01/2026
A la Carte	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	35	1	08/01/2026
A la Carte	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	24	1	08/01/2026
TASER 10 CERTIFICATION PRO PLAN	100400	AXON TASER 10 - CARTRIDGE - HALT	1280	1	08/01/2027
TASER 10 CERTIFICATION PRO PLAN	100400	AXON TASER 10 - CARTRIDGE - HALT	1280	1	08/01/2028
Body Worn Camera Multi-Bay Dock TAP Bundle	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	10	1	02/01/2029
BWC Unlimited with TAP	73309	AXON BODY - TAP REFRESH 1 - CAMERA	176	1	02/01/2029
BWC Unlimited with TAP	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	22	1	02/01/2029
TASER 10 CERTIFICATION PRO PLAN	100210	AXON VR - TAP REFRESH 1 - TABLET	7	1	02/01/2029
TASER 10 CERTIFICATION PRO PLAN	101009	AXON VR - TAP REFRESH 1 - HANDGUN CONTROLLER	7	1	02/01/2029
TASER 10 CERTIFICATION PRO PLAN	101012	AXON VR - TAP REFRESH 1 - TASER CONTROLLER	7	1	02/01/2029
TASER 10 CERTIFICATION PRO PLAN	20373	AXON VR - TAP REFRESH 1 - HEADSET	7	1	02/01/2029
TASER 10 CERTIFICATION PRO PLAN	100400	AXON TASER 10 - CARTRIDGE - HALT	1280	1	08/01/2029
TASER 10 CERTIFICATION PRO PLAN	100400	AXON TASER 10 - CARTRIDGE - HALT	1280	1	08/01/2030
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	10	1	09/01/2030
Body Worn Camera Multi-Bay Dock TAP Bundle	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	10	1	08/01/2031
BWC Unlimited with TAP	73310	AXON BODY - TAP REFRESH 2 - CAMERA	176	1	08/01/2031
BWC Unlimited with TAP	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	22	1	08/01/2031
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	1	1	08/01/2031
Fleet 3 Basic + TAP Renewal	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	58	1	08/01/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BWC Unlimited with TAP	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	171	09/01/2026	08/31/2031
BWC Unlimited with TAP	73746	AXON EVIDENCE - ECOM LICENSE - PRO	171	09/01/2026	08/31/2031
Fleet 3 Basic + TAP Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	58	09/01/2026	08/31/2031
Fleet 3 Basic + TAP Renewal	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	10	09/01/2026	08/31/2031
Fleet 3 Basic + TAP Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	116	09/01/2026	08/31/2031
Fleet 3 Basic + TAP Renewal	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	20	09/01/2026	08/31/2031
Interview Room 1 Camera Essential	50039	AXON INTERVIEW - CLIENT SOFTWARE - MAINT. PER TOUCH PANEL	3	09/01/2026	08/31/2031
Interview Room 1 Camera Essential	50043	AXON INTERVIEW - STREAMING SERVER MAINTENANCE - PER SERVER	2	09/01/2026	08/31/2031
Interview Room 1 Camera Essential	50045	AXON EVIDENCE - STORAGE - INTERVIEW ROOM UNLIMITED	3	09/01/2026	08/31/2031
Interview Room 1 Camera Essential	73840	AXON EVIDENCE - ECOM LICENSE - BASIC	1	09/01/2026	08/31/2031
Pro License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	75	09/01/2026	08/31/2031
Pro License Bundle	73746	AXON EVIDENCE - ECOM LICENSE - PRO	25	09/01/2026	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	101180	AXON TASER - DATA SCIENCE PROGRAM	160	09/01/2026	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	20248	AXON TASER - EVIDENCE.COM LICENSE	2	09/01/2026	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	20248	AXON TASER - EVIDENCE.COM LICENSE	160	09/01/2026	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	20370	AXON VR - USER ACCESS - FULL VR	160	09/01/2026	08/31/2031
A la Carte	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	09/01/2026	08/31/2031
A la Carte	102610	AXON COMMUNITY LINK	171	09/01/2026	08/31/2031
A la Carte	12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	09/01/2026	08/31/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
A la Carte	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	09/01/2026	08/31/2031
A la Carte	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	09/01/2026	08/31/2031
A la Carte	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	09/01/2026	08/31/2031
A la Carte	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	09/01/2026	08/31/2031
FIXED CCTV STREAM PLAN	102641	AXON FUSUS - CCTV STREAMS	500	01/01/2028	08/31/2031
A la Carte	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	01/01/2028	08/31/2031

Services

Bundle	Item	Description	QTY
Fleet 3 Basic + TAP Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	58
Fleet 3 Basic + TAP Renewal	73392	AXON FLEET 3 - INSTALLATION - UPGRADE (PER VEHICLE)	10
Interview Room 1 Camera Essential	85170	AXON INTERVIEW - INSTALLATION - STANDARD (PER ROOM)	3
TASER 10 CERTIFICATION PRO PLAN	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	160
TASER 10 CERTIFICATION PRO PLAN	101193	AXON TASER - ON DEMAND CERTIFICATION	160
A la Carte	102599	TASER CEW STARTER (UP TO 500 HANDLES)	1
A la Carte	102604	VR FACILITATOR & IMPLEMENTATION (2-DAY)	1
A la Carte	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	10	09/01/2026	08/31/2031
Interview Room 1 Camera Essential	101648	AXON INTERVIEW - EXT WARRANTY - 5 YEARS	3		
Body Worn Camera Multi-Bay Dock TAP Bundle	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	10	08/01/2027	08/31/2031
BWC Unlimited with TAP	80464	AXON BODY - TAP WARRANTY - CAMERA	171	08/01/2027	08/31/2031
BWC Unlimited with TAP	80464	AXON BODY - TAP WARRANTY - CAMERA	5	08/01/2027	08/31/2031
BWC Unlimited with TAP	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	22	08/01/2027	08/31/2031
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	1	08/01/2027	08/31/2031
Fleet 3 Basic + TAP Renewal	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	58	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	100197	AXON VR - EXT WARRANTY - HEADSET	7	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	100213	AXON VR - EXT WARRANTY - TABLET	7	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	160	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	5	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	101007	AXON VR - EXT WARRANTY - TASER CONTROLLER	7	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	3	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	4	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	5	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	160	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	16	08/01/2027	08/31/2031
TASER 10 CERTIFICATION PRO PLAN	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	3	08/01/2027	08/31/2031
A la Carte	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	08/01/2027	08/31/2031
A la Carte	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	08/01/2027	08/31/2031
A la Carte	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	09/01/2027	08/31/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	312 E Alisal St	Salinas	CA	93901-4371	USA
2	312 E Alisal St	Salinas	CA	93901-4371	USA

Payment Details

Aug 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	$12,482.11	$0.00	$12,482.11
Annual Payment 1	102610	AXON COMMUNITY LINK	171	$20,401.01	$0.00	$20,401.01
Annual Payment 1	12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	$1,490.77	$0.00	$1,490.77
Annual Payment 1	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	$0.00	$0.00	$0.00
Annual Payment 1	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	$20,433.66	$0.00	$20,433.66
Annual Payment 1	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	$20,433.66	$0.00	$20,433.66
Annual Payment 1	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	$14,130.60	$0.00	$14,130.60
Annual Payment 1	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	$406.72	$0.00	$406.72
Annual Payment 1	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	$287.10	$0.00	$287.10
Annual Payment 1	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	$117.18	$0.00	$117.18
Annual Payment 1	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	$51,074.73	$0.00	$51,074.73
Annual Payment 1	B00096	FIXED CCTV STREAM PLAN	500	$42,886.07	$0.00	$42,886.07
Annual Payment 1	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	$6,885.56	$480.84	$7,366.40
Annual Payment 1	BWCUwTAP	BWC Unlimited with TAP	171	$193,809.06	$5,846.85	$199,655.91
Annual Payment 1	C00031	TASER 10 CERTIFICATION PRO PLAN	160	$190,892.49	$11,819.82	$202,712.31
Annual Payment 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	58	$89,262.49	$2,865.02	$92,127.51
Annual Payment 1	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	$15,390.09	$482.38	$15,872.47
Annual Payment 1	IR1CB	Interview Room 1 Camera Essential	3	$10,606.21	$192.71	$10,798.92
Annual Payment 1	ProLicense	Pro License Bundle	25	$13,422.55	$0.00	$13,422.55
Transfer Value	100552	TRANSFER BALANCE - GOODS	1	($2,934.08)	($271.40)	($3,205.48)
Transfer Value	100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1	($31,833.28)	$0.00	($31,833.28)
Upfront Hardware and Services	102599	TASER CEW STARTER (UP TO 500 HANDLES)	1	$14,000.00	$0.00	$14,000.00
Upfront Hardware and Services	102604	VR FACILITATOR & IMPLEMENTATION (2-DAY)	1	$12,000.00	$0.00	$12,000.00
Upfront Hardware and Services	70112	AXON SIGNAL - VEHICLE	24	$6,696.00	$619.38	$7,315.38
Upfront Hardware and Services	70112	AXON SIGNAL - VEHICLE	34	$9,486.00	$877.46	$10,363.46
Upfront Hardware and Services	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	24	$64,680.00	$5,982.90	$70,662.90
Upfront Hardware and Services	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	35	$0.00	$0.00	$0.00
Upfront Hardware and Services	85149	AXON TASER - 2 DAY PRODUCT SPECIFIC INSTRUCTOR COURSE	1	$6,786.00	$0.00	$6,786.00
Upfront Hardware and Services	H00002	AB4 Multi Bay Dock Bundle	32	$0.00	$0.00	$0.00
Upfront Hardware and Services	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	171	$0.00	$0.00	$0.00
Total				**$783,292.70**	**$28,895.96**	**$812,188.66**

Sep 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	$0.00	$0.00	$0.00
Invoice Upon Fulfillment	C00031	TASER 10 CERTIFICATION PRO PLAN	160	$0.00	$0.00	$0.00
Invoice Upon Fulfillment	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	$0.00	$0.00	$0.00
Total				**$0.00**	**$0.00**	**$0.00**

Aug 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	$13,879.87	$0.00	$13,879.87
Annual Payment 2	102610	AXON COMMUNITY LINK	171	$22,685.54	$0.00	$22,685.54
Annual Payment 2	12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	$1,657.71	$0.00	$1,657.71
Annual Payment 2	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	$0.00	$0.00	$0.00
Annual Payment 2	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 2	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 2	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	$15,712.95	$0.00	$15,712.95
Annual Payment 2	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	$319.25	$0.00	$319.25
Annual Payment 2	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	$130.30	$0.00	$130.30
Annual Payment 2	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	$452.26	$0.00	$452.26
Annual Payment 2	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	$56,794.12	$0.00	$56,794.12
Annual Payment 2	B00096	FIXED CCTV STREAM PLAN	500	$47,688.48	$0.00	$47,688.48
Annual Payment 2	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	$7,656.61	$534.69	$8,191.30
Annual Payment 2	BWCUwTAP	BWC Unlimited with TAP	171	$215,511.86	$6,501.60	$222,013.46
Annual Payment 2	C00031	TASER 10 CERTIFICATION PRO PLAN	160	$212,268.85	$13,143.44	$225,412.29
Annual Payment 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	58	$99,258.20	$3,185.85	$102,444.05
Annual Payment 2	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	$17,113.49	$536.40	$17,649.89
Annual Payment 2	IR1CB	Interview Room 1 Camera Essential	3	$11,793.91	$214.28	$12,008.19
Annual Payment 2	ProLicense	Pro License Bundle	25	$14,925.61	$0.00	$14,925.61
Total				**$783,292.69**	**$24,116.26**	**$807,408.95**

Jan 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	B00096	FIXED CCTV STREAM PLAN	500	$0.00	$0.00	$0.00
Total				**$0.00**	**$0.00**	**$0.00**

Aug 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	$13,879.87	$0.00	$13,879.87
Annual Payment 3	102610	AXON COMMUNITY LINK	171	$22,685.54	$0.00	$22,685.54
Annual Payment 3	12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	$1,657.71	$0.00	$1,657.71
Annual Payment 3	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	$0.00	$0.00	$0.00
Annual Payment 3	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 3	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 3	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	$15,712.95	$0.00	$15,712.95
Annual Payment 3	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	$130.30	$0.00	$130.30
Annual Payment 3	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	$319.25	$0.00	$319.25
Annual Payment 3	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	$452.26	$0.00	$452.26
Annual Payment 3	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	$56,794.12	$0.00	$56,794.12
Annual Payment 3	B00096	FIXED CCTV STREAM PLAN	500	$47,688.48	$0.00	$47,688.48
Annual Payment 3	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	$7,656.61	$534.69	$8,191.30
Annual Payment 3	BWCUwTAP	BWC Unlimited with TAP	171	$215,511.86	$6,501.60	$222,013.46
Annual Payment 3	C00031	TASER 10 CERTIFICATION PRO PLAN	160	$212,268.85	$13,143.44	$225,412.29
Annual Payment 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	$17,113.49	$536.40	$17,649.89
Annual Payment 3	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	58	$99,258.20	$3,185.85	$102,444.05
Annual Payment 3	IR1CB	Interview Room 1 Camera Essential	3	$11,793.91	$214.28	$12,008.19
Annual Payment 3	ProLicense	Pro License Bundle	25	$14,925.61	$0.00	$14,925.61
Total				**$783,292.69**	**$24,116.26**	**$807,408.95**

Aug 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	$13,879.87	$0.00	$13,879.87
Annual Payment 4	102610	AXON COMMUNITY LINK	171	$22,685.54	$0.00	$22,685.54
Annual Payment 4	12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	$1,657.71	$0.00	$1,657.71
Annual Payment 4	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	$0.00	$0.00	$0.00
Annual Payment 4	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 4	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 4	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	$15,712.95	$0.00	$15,712.95
Annual Payment 4	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	$319.25	$0.00	$319.25
Annual Payment 4	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	$130.30	$0.00	$130.30
Annual Payment 4	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	$452.26	$0.00	$452.26
Annual Payment 4	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	$56,794.12	$0.00	$56,794.12
Annual Payment 4	B00096	FIXED CCTV STREAM PLAN	500	$47,688.48	$0.00	$47,688.48
Annual Payment 4	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	$7,656.61	$534.69	$8,191.30
Annual Payment 4	BWCUwTAP	BWC Unlimited with TAP	171	$215,511.86	$6,501.60	$222,013.46
Annual Payment 4	C00031	TASER 10 CERTIFICATION PRO PLAN	160	$212,268.85	$13,143.44	$225,412.29
Annual Payment 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	58	$99,258.20	$3,185.85	$102,444.05
Annual Payment 4	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	$17,113.49	$536.40	$17,649.89
Annual Payment 4	IR1CB	Interview Room 1 Camera Essential	3	$11,793.91	$214.28	$12,008.19
Annual Payment 4	ProLicense	Pro License Bundle	25	$14,925.61	$0.00	$14,925.61
Total				**$783,292.69**	**$24,116.26**	**$807,408.95**

Aug 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	100579	AXON AIR - DRONESENSE UAS (CLASS 1)	8	$13,879.87	$0.00	$13,879.87
Annual Payment 5	102610	AXON COMMUNITY LINK	171	$22,685.54	$0.00	$22,685.54
Annual Payment 5	12029	AXON AIR - EVIDENCE.COM LICENSE - BASIC ACCESS	8	$1,657.71	$0.00	$1,657.71
Annual Payment 5	73447	AXON BODY - LICENSE - FUSUS LIVESTREAM	171	$0.00	$0.00	$0.00
Annual Payment 5	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 5	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	171	$22,721.84	$0.00	$22,721.84
Annual Payment 5	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	1584	$15,712.95	$0.00	$15,712.95
Annual Payment 5	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	10	$130.30	$0.00	$130.30
Annual Payment 5	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	24	$319.25	$0.00	$319.25
Annual Payment 5	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	34	$452.26	$0.00	$452.26
Annual Payment 5	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	171	$56,794.12	$0.00	$56,794.12
Annual Payment 5	B00096	FIXED CCTV STREAM PLAN	500	$47,688.48	$0.00	$47,688.48
Annual Payment 5	BWCamMBDTAP	Body Worn Camera Multi-Bay Dock TAP Bundle	10	$7,656.61	$534.67	$8,191.28
Annual Payment 5	BWCUwTAP	BWC Unlimited with TAP	171	$215,511.86	$6,501.60	$222,013.46
Annual Payment 5	C00031	TASER 10 CERTIFICATION PRO PLAN	160	$212,268.85	$13,143.48	$225,412.33
Annual Payment 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	58	$99,258.20	$3,185.82	$102,444.02
Annual Payment 5	Fleet3B+TAPRe	Fleet 3 Basic + TAP Renewal	10	$17,113.49	$536.40	$17,649.89
Annual Payment 5	IR1CB	Interview Room 1 Camera Essential	3	$11,793.91	$214.25	$12,008.16
Annual Payment 5	ProLicense	Pro License Bundle	25	$14,925.61	$0.00	$14,925.61
Total				**$783,292.69**	**$24,116.22**	**$807,408.91**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):
Q-351656, Q-421599, Q-457104, Q-512797, Q-623897, Q-725945, Q-730670, Q-740966, Q-779927, Q-586421

Agency is terminating those contracts effective 9/1/2026. Any changes in this date will result in modification of the program value which may result in additional fees or credits

due to or from Axon.

The parties agree that Axon is applying a Transfer Balance of -$34,767.36

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Any credits contained in this quote are contingent upon payment in full of the following amounts:
Outstanding Invoice - INUS427745 - 3/1/2026 - $12,567.60

Signature

Date Signed

6/26/2026

Q-858494-46178LG

Issued: 06/05/2026

Quote Expiration: 12/31/2026

Estimated Contract Start Date: 02/01/2026

Account Number: 108382

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
Salinas Police Department 312 E Alisal St Salinas, CA 93901-4371 USA	Salinas Police Dept. - CA 200 Lincoln Ave Salinas CA 93901-2639 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Lauren Gauer Phone: 480-580-3639 Email: lgauer@axon.com Fax:	Tonya Erickson Phone: (831) 758-7325 Email: tonyae@ci.salinas.ca.us Fax:

Quote Summary

Program Length	23 Months
TOTAL COST	$117,300.00
ESTIMATED TOTAL W/ TAX	$117,300.00

Discount Summary

Average Savings Per Year	($120.00)
TOTAL SAVINGS	($230.00)

Payment Summary

Date	Subtotal	Tax	Total
Jan 2026	$58,650.00	$0.00	$58,650.00
Jan 2027	$58,650.00	$0.00	$58,650.00
Total	**$117,300.00**	**$0.00**	**$117,300.00**

Quote Unbundled Price:	**$117,070.00**
Quote List Price:	**$117,300.00**
Quote Subtotal:	**$117,300.00**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
B00096	FIXED CCTV STREAM PLAN	500	23	$10.18	$10.20	$10.20	$117,300.00	$0.00	$117,300.00
Total							**$117,300.00**	**$0.00**	**$117,300.00**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
FIXED CCTV STREAM PLAN	102641	AXON FUSUS - CCTV STREAMS	500	02/01/2026	12/31/2027

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	312 E Alisal St	Salinas	CA	93901-4371	USA

Payment Details

Jan 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	B00096	FIXED CCTV STREAM PLAN	500	$58,650.00	$0.00	$58,650.00
Total				**$58,650.00**	**$0.00**	**$58,650.00**

Feb 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	B00096	FIXED CCTV STREAM PLAN	500	$0.00	$0.00	$0.00
Total				**$0.00**	**$0.00**	**$0.00**

Jan 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	B00096	FIXED CCTV STREAM PLAN	500	$58,650.00	$0.00	$58,650.00
Total				**$58,650.00**	**$0.00**	**$58,650.00**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

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Exceptions to Standard Terms and Conditions

Rewrite Estimates

Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing

Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing

Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

6/5/2026

Q-810411-46181SB

Issued: 06/08/2026

Quote Expiration: 07/01/2026

Estimated Contract Start Date: 09/01/2026

Account Number: 491921

Payment Terms: N30

Mode of Delivery: AUTO-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
City of Salinas Code Enforcement 65 W Alisal St Salinas, CA 93901-2750 USA	City of Salinas Code Enforcement 65 W Alisal St Salinas CA 93901-2750 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Spencer Brachman Phone: Email: sbrachman@axon.com Fax:	Lorenzo Sanchez Phone: 831 859 3197 Email: lorenzos@ci.salinas.ca.us Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	$68,384.01
ESTIMATED TOTAL W/ TAX	$70,876.94

Discount Summary

Average Savings Per Year	$6,820.91
TOTAL SAVINGS	$34,104.57

Payment Summary

Date	Subtotal	Tax	Total
Aug 2026	$13,978.01	$601.74	$14,579.75
Aug 2027	$13,601.50	$472.80	$14,074.30
Aug 2028	$13,601.50	$472.80	$14,074.30
Aug 2029	$13,601.50	$472.80	$14,074.30
Aug 2030	$13,601.50	$472.79	$14,074.29
Total	**$68,384.01**	**$2,492.93**	**$70,876.94**

Quote Unbundled Price:	**$91,995.80**
Quote List Price:	**$65,025.80**
Quote Subtotal:	**$68,384.01**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1			$1.00	$558.28	$558.28	$0.00	$558.28
100552	TRANSFER BALANCE - GOODS	1			$1.00	$2,342.83	$2,342.83	$216.70	$2,559.53
BWCUwTAP	BWC Unlimited with TAP	10	60	$147.86	$102.91	$102.91	$61,746.00	$1,930.57	$63,676.57
HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	10	60			$209.80	$2,098.00	$194.06	$2,292.06
A la Carte Hardware									
H00002	AB4 Multi Bay Dock Bundle	2			$1,638.90	$819.45	$1,638.90	$151.60	$1,790.50
Total							**$68,384.01**	**$2,492.93**	**$70,876.94**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 CONNECTED HARDWARE BUNDLE	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	10	1	08/01/2026
AB4 CONNECTED HARDWARE BUNDLE	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	11	1	08/01/2026
AB4 CONNECTED HARDWARE BUNDLE	100775	AXON BODY 4 - MAGNETIC DISCONNECT CABLE	11	1	08/01/2026
AB4 CONNECTED HARDWARE BUNDLE	74028	AXON BODY - MOUNT - WING CLIP RAPIDLOCK	11	1	08/01/2026
AB4 Multi Bay Dock Bundle	100206	AXON BODY 4 - 8 BAY DOCK	2	1	08/01/2026
AB4 Multi Bay Dock Bundle	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	2	1	08/01/2026
AB4 Multi Bay Dock Bundle	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	2	1	08/01/2026
BWC Unlimited with TAP	73309	AXON BODY - TAP REFRESH 1 - CAMERA	10	1	02/01/2029
BWC Unlimited with TAP	73689	AXON BODY - TAP REFRESH 1 - DOCK MULTI BAY	2	1	02/01/2029
BWC Unlimited with TAP	73310	AXON BODY - TAP REFRESH 2 - CAMERA	10	1	08/01/2031
BWC Unlimited with TAP	73688	AXON BODY - TAP REFRESH 2 - DOCK MULTI BAY	2	1	08/01/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BWC Unlimited with TAP	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	10	09/01/2026	08/31/2031
BWC Unlimited with TAP	73746	AXON EVIDENCE - ECOM LICENSE - PRO	10	09/01/2026	08/31/2031

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BWC Unlimited with TAP	80464	AXON BODY - TAP WARRANTY - CAMERA	10	08/01/2027	08/31/2031

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BWC Unlimited with TAP	80465	AXON BODY - TAP WARRANTY - MULTI BAY DOCK	2	08/01/2027	08/31/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	65 W Alisal St	Salinas	CA	93901-2750	USA

Payment Details

Aug 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 1	BWCUwTAP	BWC Unlimited with TAP	10	$10,444.77	$326.56	$10,771.33
Annual Payment 1	H00002	AB4 Multi Bay Dock Bundle	2	$277.24	$25.65	$302.89
Annual Payment 1	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	10	$354.89	$32.83	$387.72
Transfer Value	100552	TRANSFER BALANCE - GOODS	1	$2,342.83	$216.70	$2,559.53
Transfer Value	100553	TRANSFER BALANCE - SOFTWARE AND SERVICES	1	$558.28	$0.00	$558.28
Total				**$13,978.01**	**$601.74**	**$14,579.75**

Aug 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 2	BWCUwTAP	BWC Unlimited with TAP	10	$12,825.30	$401.00	$13,226.30
Annual Payment 2	H00002	AB4 Multi Bay Dock Bundle	2	$340.42	$31.49	$371.91
Annual Payment 2	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	10	$435.78	$40.31	$476.09
Total				**$13,601.50**	**$472.80**	**$14,074.30**

Aug 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 3	BWCUwTAP	BWC Unlimited with TAP	10	$12,825.30	$401.00	$13,226.30
Annual Payment 3	H00002	AB4 Multi Bay Dock Bundle	2	$340.42	$31.49	$371.91
Annual Payment 3	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	10	$435.78	$40.31	$476.09
Total				**$13,601.50**	**$472.80**	**$14,074.30**

Aug 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 4	BWCUwTAP	BWC Unlimited with TAP	10	$12,825.30	$401.00	$13,226.30
Annual Payment 4	H00002	AB4 Multi Bay Dock Bundle	2	$340.42	$31.49	$371.91
Annual Payment 4	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	10	$435.78	$40.31	$476.09
Total				**$13,601.50**	**$472.80**	**$14,074.30**

Aug 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Annual Payment 5	BWCUwTAP	BWC Unlimited with TAP	10	$12,825.30	$401.01	$13,226.31
Annual Payment 5	H00002	AB4 Multi Bay Dock Bundle	2	$340.42	$31.48	$371.90
Annual Payment 5	HWCNAB4	AB4 CONNECTED HARDWARE BUNDLE	10	$435.78	$40.30	$476.08
Total				**$13,601.50**	**$472.79**	**$14,074.29**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):
Q-505616

Agency is terminating those contracts effective 9/1/2026. Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.
The parties agree that Axon is applying a Transfer Balance of $2,901.11

100% discounted body-worn camera and docking station hardware contained in this quote reflects a TAP replacement for hardware purchased under existing quotes aforementioned above. All TAP obligations from this contract will be considered fulfilled upon execution of this quote.

Rewrite Estimates
Estimated Amounts and Contract Terminations. Any amounts stated as due under existing or terminated contracts — including contract transfer balances carried forward to new or pending contracts — are estimates based on payments received as of the calculation date. These estimates may be adjusted if new contracts are not executed on the anticipated dates or if expected payments are not made.

Refresh Shipment Timing
Technology Assurance Plan (TAP) Refresh Prior to Renewal. For Customers with expiring agreements that include TAP refresh rights, Axon may, in its discretion, ship refresh hardware under the existing contract while renewal or replacement agreements are in progress. Any such shipments will be deemed made under the terms of the existing contract until the new contract is fully executed, after which any applicable updates, fees, or adjustments will apply.

Shipment Timing
Shipment Variance. Estimated shipment dates are provided for planning purposes only and are not guarantees. Axon may ship hardware before or after the estimated shipment date, and failure to meet an estimated shipment date will not, by itself, constitute a breach, provided Axon uses commercially reasonable efforts to meet estimated shipment dates.

Signature

Date Signed

6/8/2026

File #: ID#26-292, **Version:** 1

..Title
Acceptance of California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) Grant
..Recommended Action
Approve a Resolution authorizing the acceptance of the $390,484 California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) Grant administered by CHP; and delegating authority to the City Manager to execute all necessary documents to effectuate the grant; and establishment of the CHP CTFGP Grant expense appropriation and corresponding revenue appropriation up to $390,484 to support grant activities.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **SALINAS POLICE DEPARTMENT**

FROM: **CARLOS ACOSTA, CHIEF OF POLICE**

BY: **VICKIE RAHMAN, MANAGEMENT ANALYST**

TITLE: **ACCEPTANCE OF CALIFORNIA HIGHWAY PATROL (CHP) CANNABIS TAX FUND GRANT PROGRAM (CTFGP) GRANT**

RECOMMENDED MOTION:

A motion to approve a Resolution:

1. Authorizing the acceptance of the $390,484 California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) Grant administered by CHP; and
2. Delegating authority to the City Manager to execute all necessary documents to effectuate the grant; and
3. Establishment of the CHP CTFGP Grant expense appropriation and corresponding revenue appropriation up to $390,484 to support grant activities.

EXECUTIVE SUMMARY:

The Salinas Police Department has been awarded a California Highway Patrol (CHP) grant to support the department's DUI (impaired driving) traffic enforcement efforts. The Department is requesting authorization to accept these CHP-CFTGP grant funding and establish an expense appropriation and corresponding revenue budget to support grant activities.

BACKGROUND:

The Cannabis Tax Fund Grant Program (CTFGP) was established following the passage of Proposition 64 in 2016, to Control, Regulate, and Tax Adult Use of Marijuana Act (AUMA). Under Revenue and Taxation Code Section 34019(f)(3)(B), the California Highway Patrol (CHP) is responsible for administering a portion of state cannabis tax revenues through competitive grants designed to improve traffic safety and reduce impaired-driving collisions statewide. The CTFGP provides funding to local government agencies and eligible nonprofit organizations for projects that support impaired-driving reduction efforts. Eligible activities generally include impaired-driving enforcement operations, equipment purchases, drug-recognition tools, and other road-safety initiatives authorized under program regulations. The grant is administered on an annual cycle, with CHP releasing a yearly Request for Applications (RFA), evaluating submissions, issuing clarification requests as needed, and awarding funding for the upcoming

fiscal year. Each grant operates on a July 1 through June 30 performance period, aligning with the State of California's fiscal year.

As part of the FY 2026–27 CTFGP cycle, the Salinas Police Department (SPD) submitted it first application for this program in February 2026 in the amount of $390,484[1]. Following the application process, SPD was notified that they had been awarded the grant. At the time of this report, the department has not yet received the award letter. However, it must present to Council before July 1, 2026 in order to obtain the award. SPD anticipates grant award in the amount of $390,484 to support enhanced impaired-driving enforcement efforts. This funding will specifically allow SPD to increase the number of DUI saturation patrol operations and to purchase equipment necessary for carrying out impaired-driving enforcement. All DUI saturation patrols supported by this grant will be conducted on an overtime-only basis. The grant performance period will run from July 1, 2026, through June 30, 2027. Participation in the CTFGP provides the Department with an opportunity to expand DUI enforcement efforts without impacting the General Fund, while contributing to statewide goals of reducing alcohol- and drug-impaired driving and improving roadway safety.

The Department is requesting City Council approval to accept the 2026-27 CHP-CTFGP Grant in the amount of $390,484. The Notice of Funding Award Letter and related documents will be provided upon receipt.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No

STRATEGIC PLAN INITIATIVE:

Approving these actions will support the City Council Strategic Plan Goals of Public Safety.

DEPARTMENTAL COORDINATION:

The Police Department will work with the Legal Department during approval and execution of grant documents, and with the Finance Department during implementation.

FISCAL AND SUSTAINABILITY IMPACT:

No matching funds are required from the City of Salinas to receive the grant funds.

[1] The maximum amount that can be awarded by this grant is $500,000

Fund	General Ledger Number	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
TBD	TBD	TBD Expense	N/A	$390,484
TBD	TBD	TBD Revenue	N/A	$390,484

ATTACHMENTS:

Resolution – CHP CFTGP Grant

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CALIFORNIA HIGHWAY PATROL GRANT FOR THE CANNABIS TAX FUND GRANT PROGRAM

WHEREAS, increased traffic enforcement is a priority for the City of Salinas, and driving under the influence remains the leading primary crash factor; and

WHEREAS, the Cannabis Tax Fund Grant Program (CTFGP) was created following the passage of Proposition 64 in 2016 and directs a portion of State cannabis tax revenues to annual competitive grants administered by the California Highway Patrol (CHP) for impaired-driving reduction activities; and

WHEREAS, the Salinas Police Department has been notified of an award up $390,484 to fund DUI saturation patrols and purchase equipment necessary for impaired-driving enforcement for the grant period from July 1, 2026, through June 30, 2027.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council authorizes the following:

1. Acceptance of the up to $390,484 for the California Highway Patrol (CHP) Cannabis Tax Fund Grant Program (CTFGP) Grant; and
2. Delegating authority to the City Manager to execute all necessary documents to effectuate the grant by City Manager; and
3. Establishment of the CHP CTFGP Grant expense appropriation of up to $390,484 and corresponding revenue budget to support grant activities.

BE IT FURTHER RESOLVED that the Salinas City Council authorizes the City Manager and Purchasing Agent, upon approval of the City Attorney, to complete any purchases identified in the Grant Award Notification and/or Grant Agreement and to take whatever further action may be necessary to effectuate the intent of this Resolution.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

File #: ID#26-299, **Version:** 1

..Title
Amendment No. 5 to Agreement for Professional Services between the City of Salinas and PlaceWorks, Inc.
..Recommended Action
Approve a Resolution authorizing the City Manager to execute Amendment No. 5 to Agreement for Professional Services with PlaceWorks, Inc. to increase the total compensation amount by $59,700 for a maximum compensation amount not to exceed $1,208,081 and to extend the term to June 30, 2027.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **COMMUNITY DEVELOPMENT**

FROM: **LISA BRINTON, DIRECTOR**

THROUGH: **GRANT LEONARD, PLANNING MANAGER**

BY: **JONATHAN MOORE, SENIOR PLANNER**

TITLE: **AMENDMENT NO. 5 TO AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND PLACEWORKS, INC.**

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to execute Amendment No. 5 to Agreement for Professional Services with PlaceWorks, Inc. to increase the total compensation amount by $59,700 for a maximum compensation amount not to exceed $1,208,081 and to extend the term to June 30, 2027.

EXECUTIVE SUMMARY:

The City currently has an Agreement for Professional Services with PlaceWorks, Inc. (PlaceWorks) for work related to the General Plan Update (GPU), Climate Action Plan (CAP), and Environmental Impact Report (EIR) for those documents. This Amendment expands the scope of services provided and increases the total compensation amount by $59,700 for a maximum compensation amount not to exceed $1,208,081 and extends the Agreement term to June 30, 2027. This will allow PlaceWorks to assist with formatting and edits to drafts of the General Plan, including work to ensure the General Plan, Climate Action Plan, and Environmental Impact Report meet new web content accessibility standards, and ensure the Agreement term aligns with the projected project timeline.

BACKGROUND:

The City originally entered into an Agreement for Professional Services with PlaceWorks (the Agreement) in May 2021, for environmental and technical studies for the GPU and preparation of the CAP, with a small amount for support of the GPU itself. Amendment No. 1, in November 2022, expanded the scope to include additional GPU assistance, including policy and drafting support, and increased the total compensation amount by $156,171. Amendments Nos. 2-4

extended the term of the Agreement, currently to December 31, 2026, and made no changes to the budget.

Amendment No. 5 expands the scope to ensure the General Plan, CAP, and EIR documents meet new digital content regulations requiring compliance with Web Content Accessibility Guidelines (WCAG) 2.1 AA Standards. The Amendment increases the total compensation amount by $59,700 for a maximum compensation amount not to exceed $1,208,081. This allows PlaceWorks to assist with formatting, editing, and accessibility compliance for future drafts and final versions of the General Plan, Climate Action Plan, and Environmental Impact Report. It also replenishes project management funds to account for the extended project timeline. Amendment No. 5 extends the term to June 30, 2027, to allow PlaceWorks to complete the above and previously scoped work related to adoption and post-adoption wrap up.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

Amending PlaceWork's Agreement directly advances the City Council's Strategic Plan objective of completing the Visión Salinas 2040 General Plan under Goal 4 City Services.

DEPARTMENTAL COORDINATION:

The Community Development Department is leading this effort with close coordination with other City departments.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for Amendment No. 5 will come from the City's General Plan Fund (2513).

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
2513	30.3701.63.5900	Outside Services Other Professional Services	$400,000.00	$59,700

ATTACHMENTS:

1. Resolution
2. Amendment No. 5
    a. Exhibit "A"
3. PSA and Amendment Nos. 1-4

RESOLUTION NO.

A RESOLUTION APPROVING AMENDMENT NO. 5 TO THE AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND PLACEWORKS, INC.

WHEREAS, the City of Salinas (City) originally entered the Professional Services Agreement Between the City of Salinas and PlaceWorks, Inc. (the Agreement) in May 2021, for preparation of necessary environmental reports and documents for the General Plan Update, and the preparation of a Climate Action Plan; and

WHEREAS, the City and PlaceWorks, Inc. previously agreed to Amendment No. 1, effective November 15, 2022, to increase the contract amount for additional services supporting the General Plan update; and

WHEREAS, the City and PlaceWorks, Inc. previously agreed to Amendment No. 2, Amendment No. 3, and Amendment No. 4 to extend the completion schedule beyond the original termination date of January 31, 2024, ultimately extending the term of the Agreement to December 31, 2026, to allow additional time to complete previously scoped work; and

WHEREAS, due to unforeseen delays, increasing costs beyond initial estimates, and new federal regulations requiring content on government websites to meet Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA Standards, there is need for additional work to complete the General Plan Update and related documents and to ensure compliance with accessibility standards; and

WHEREAS, the City and Consultant desire to further amend the Agreement to add funding and increase services enabling PlaceWorks to complete WCAG compliant formatting of the public documents falling under the General Plan Update, and extend the Agreement term to allow adequate time to complete the above and previously scoped work; and

WHEREAS, funding for Amendment No. 5 will come from the City's General Plan Fund (2513); and

WHEREAS, the City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

NOW, THEREFORE, BE IT RESOLVED the Salinas City Council authorizes the City Manager to execute Amendment No. 5 to the Agreement for Professional Services with PlaceWorks, Inc. to expand the scope of services as provided in Amendment No.5 Exhibit A, and increase the total compensation amount by $59,700, for a maximum not to exceed compensation amount of $1,208,081 and extend the Agreement term to June 30, 2027.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

AMENDMENT NO. 5 TO
AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN
CITY OF SALINAS AND PLACEWORKS, INC.

This Amendment NO. 5 to the Agreement for Professional Services Between the City of Salinas and PlaceWorks, Inc. (the "Amendment") is entered into this first day of July 2026, by and between the City of Salinas (the "City") and Placeworks, Inc., (the "Consultant"). City and Contractor may be individually referred to herein as a "Party" and collectively the City and Contractor may be referred to as the "Parties."

RECITALS

WHEREAS, the City and Contractor first entered into an Agreement for Professional Services effective May 25, 2021, pursuant to which Consultant agreed to act as an provide certain services to the City for compensation related to components of the City's General Plan update (the "Agreement"); and

WHEREAS, the City and Consultant previously agreed to Amendment NO. 1 to the Agreement, effective November 15, 2022, to increase the compensation amount to cover additional services supporting the General Plan update; and

WHEREAS, the City and Consultant previously agreed to Amendment NO. 2, Amendment NO. 3, and Amendment NO. 4 to extend the completion schedule beyond the original termination date of January 31, 2024, ultimately extending the term of the Agreement to December 31, 2026, to allow additional time to complete previously scoped work; and

WHEREAS, due to unforeseen delays, increasing costs beyond initial estimates, and new federal regulations requiring content on government websites to meet Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA Standards, there is need for additional work to complete the General Plan Update and related documents and to ensure compliance with accessibility standards; and

WHEREAS, the City and Consultant desire to further amend the Agreement to add funding and increase services enabling PlaceWorks to complete WCAG compliant formatting of the public documents falling under the General Plan Update and extend the term to complete this and previously scoped work;

NOW, THEREFORE, in mutual consideration of the terms and conditions set forth below, the Parties agree to further amend the Agreement, as follows:

TERMS

1. Section 2 of the Agreement, "term; Completion Schedule" is further amended to replace "shall terminate on December 31, 2026" with "shall terminate on June 30, 2027.

2. Section 3 of the Agreement is further amended to replace the last sentence with the following:

"The total amount of compensation to be paid under this Agreement shall not exceed one million two hundred eight thousand eighty-one dollars ($1,208,081)".

3. Exhibit B to the Agreement is hereby supplemented by the attached Amendment NO.5 Exhibit A.

4. All other covenants, terms, and conditions set forth in the Agreement and not amended by this Amendment shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the undersigned, as authorized representatives of the City and Contractor have entered into this Agreement as of the date first written above.

CITY OF SALINAS

_____
René Mendez, City Manager

APPROVED AS TO FORM:

_____
□ Christopher A. Callihan, City Attorney
□ Rhonda Combs, Assistant City Attorney

PlaceWorks, Inc.
Kara L. Kosel
_____
Kara L Kosel
Vice President Finance, PlaceWorks

PLACEWORKS

MEMORANDUM

DATE May 12, 2026

TO Jonathan Moore

City of Salinas, Community Development Department

FROM Alexis Mena, Vivian Kha, and Erika Lindstrom

SUBJECT Contract Modification for General Plan Support, Screencheck Draft Environmental Impact Report, and Accessibility Requirements

This memo requests funds to cover labor for the General Plan (GP), Environmental Impact Report (EIR), and accessibility compliance. This request for changes in the project budget to complete the EIR is to account for additional labor to complete the GP and EIR, including accessibility compliance, and to accommodate a longer timeframe for the project (approximately 60 months at present). These changes to the budget would not create any new tasks within the project scope but would allow for existing tasks to be completed in response to the new accessibility requirements and the extended project timeframe. The requested additional project management funds assume the project will be completed by April 2027. Further extension of the project timeline may require additional or reallocated funds.

With the additional labor and extended project timeframe to complete the GP and EIR work, the following tasks require additional funds as follows:

Task	Additional Funds Needed	Rationale
TASK 1.3 EIR Project Management	$15,950	Extended project timeframe
TASK 1.5 General Plan Staff Assistance	$23,040	Additional General Plan revisions and support to incorporate the EDE prior to draft publication in Summer 2026; General Plan revisions following Draft EIR public review; Accessibility compliance
TASK 5.1 Screencheck Draft EIR	$5,560	Additional revisions to incorporate the EDE; Accessibility compliance
TASK 5.2 Public Review Draft EIR	$9,340	Accessibility compliance
TASK 6.2 Final EIR	$4,920	Accessibility compliance
TASK 7.1 Findings	$530	Accessibility compliance
TASK 7.3 Notice of Determination	$360	Accessibility compliance
Total	**$59,700**	

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Get Adobe Reader Now!

File #: ID#26-300, **Version:** 1

..Title
Salinas City Center Improvement Association 2025 Report
..Recommended Action
Approve a Resolution accepting and approving the Salinas City Center Improvement Association (SCCIA) 2025 Annual Report.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION**

FROM: **NATHAN KIEU, DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT**

TITLE: **SALINAS CITY CENTER IMPROVEMENT ASSOCIATION 2025 REPORT**

RECOMMENDED MOTION:

A motion to approve a Resolution accepting and approving the Salinas City Center Improvement Association (SCCIA) 2025 Annual Report.

EXECUTIVE SUMMARY:

The Salinas City Center Improvement Association (SCCIA), a not-for-profit organization, manages the Salinas Downtown Community Benefit District (CBD). The CBD levies assessments on those property owners within the CBD. Those funds are utilized to support the safety, cleanliness and marketing of the CBD. Each year, SCCIA submits to the City Council its annual report detailing their financial status as well as their activities.

BACKGROUND:

In 2015, the City Council and the Monterey County Board of Supervisors accepted the Salinas Downtown Vibrancy Plan as a strategic planning document to guide the revitalization of downtown Salinas. That same year, the City Council formed the Salinas Downtown Community Benefit District (CBD) and entered into a Management and Disbursement Agreement with the Salinas City Center Improvement Association (SCCIA) to implement the Management District Plan. SCCIA is a 501(c)3 public benefit corporation formed by downtown property owners. Its responsibilities include creating an annual district budget and policies consistent with the District Plan, preparing and filing quarterly and annual reports with the City, and overseeing day-to-day implementation of District Plan improvements.

As a CBD, parcels within the District boundary derive special benefit from programs and activities funded by assessments levied against identified properties. These special benefits, sidewalk operations and beautification, district identity and streetscape improvements, program management, and contingency/reserves, are provided directly and solely for the benefit of identified parcels, with the objective of keeping the district clean, safe, orderly, and well-marketed to increase commerce within the CBD boundaries.

California Property and Business Improvement District (PBID) Law (Streets and Highways Code § 36650) conditions the annual levy of assessments on the Council's approval, by resolution, of an annual report. The 2025 Annual Report covers fiscal year December 1, 2024 through November 30, 2025. During this period, $505,982.90 was collected in assessments. Assessment-funded expenditures totaled $531,378.20, resulting in a net operating deficit of $21,248.24 against the FY 2024-2025 operating budget, with an ending cash balance of $193,092.55 in the operating account. Table 1 below provides a breakdown of assessment-funded expenditures by program area for the reporting period.

Table 1

PROGRAM OR ACTIVITY FUNDED BY THE DOWNTOWN CBD	PERCENTAGE OF ANNUAL EXPENDITURES	2025 EXPENDITURES
Sidewalk Operations, Beautification and Order	58%	$307,128.65
District Identity and Streetscape Improvement	23%	$125,758.43
Administration/Corporate Operations	18%	$93,387.62
Contingency/City and County Fees/Reserves/Special Projects	1%	$5,103.50
TOTAL	**100%**	**$531,378.20**

SCCIA's 2025 program accomplishments and FY 2025-2026 goals are outlined in the Annual Report (Attachment 2). A summary of highlights follows.

2025 Accomplishments Highlights

Sidewalk Operations, Beautification and Order (SOBO)
Continued contracted security with Allied Security providing foot patrol six days per week. Continued landscaping and sidewalk maintenance with Smith & Enright covering the entire district. Added a second full-time streetscape maintenance position and a regular pressure washing program for new Main Street sidewalks. Replaced tree well electrical outlets on the 200 and 300 blocks to deter theft of electricity. Added 12 trees in Zone 2 in collaboration with the City, funded through grants.

District Identity and Streetscape Improvements (DISI)
Launched SCCIA's first YouTube channel, generating over 606,673 ad-supported views in its inaugural year. Executed the Edible Monterey Bay dining ad campaign, including 4 full-page quarterly ads and distribution of 20,000 dining guides at regional high-traffic locations. Ran a KSBW holiday campaign with 52 broadcast spots and 26,073 online impressions. Commissioned the Sunset over Salinas mural, funded by a grant from the Monterey Peninsula Foundation. Expanded the Tree for Peace Lighting Ceremony in partnership with One Main Street and the Salinas Valley Chamber of Commerce.

Land Use
Monitored proposed transit-oriented density housing on City parking lots in downtown Salinas and the status of the exclusive negotiating agreement for those parcels. Continued engagement

with the County of Monterey and City of Salinas on planning for a potential Downtown Parking Facility adjacent to the County Government Center. Participated in the MST Alisal BRT Technical Advisory Committee and worked within the Business Development Committee coalition to improve the City's permit process.

2025-2026 Operating Budget

The SCCIA Board approved the FY 2025-2026 Operating Budget included in the Annual Report (Attachment 2). Total assessments for FY 2025-2026 are projected at $509,688, plus a $193,093 carryover from FY 2024-2025, minus an estimated collection loss of $10,194, for a projected total available of $692,587. Total projected expenditures are $572,768, with a projected ending cash balance of $119,819 at November 30, 2026.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No, Government Code §84308 (the Levine Act) does not apply to this action.

STRATEGIC PLAN INITIATIVE:

This action supports the City Council's Strategic Plan goals related to Economic Development, specifically the goal to foster a vibrant and diverse local economy, and Infrastructure goals related to investing in public facilities and streetscape improvements to support the community.

DEPARTMENTAL COORDINATION:

The Economic Development Division coordinated this report with the City Attorney's office, which reviewed it for legal sufficiency. The Finance Department confirmed the fiscal information contained herein.

FISCAL AND SUSTAINABILITY IMPACT:

Approval of the SCCIA 2025 Annual Report has no direct fiscal impact on the City of Salinas. Assessment revenues are collected by the County of Monterey on behalf of the CBD and disbursed directly to SCCIA under the Management and Disbursement Agreement. No new City budget appropriations are required and no City funds are being expended.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
N/A	N/A	N/A	N/A	N/A

ATTACHMENTS:

Resolution accepting and approving the SCCIA FY 2025 Annual Report
SCCIA 2025 Annual Report

RESOLUTION NO. _____ (N.C.S.)

RESOLUTION ACCEPTING AND APPROVING THE SALINAS CITY CENTER IMPROVEMENT ASSOCIATION 2025 ANNUAL REPORT FOR THE DOWNTOWN SALINAS COMMUNITY BENEFIT DISTRICT AREA

WHEREAS, on December 16, 2014, the City Council adopted Ordinance No. 2556, the City of Salinas' Community Benefit District Ordinance, authorizing the City to establish a Community Benefit District ("CBD") for up to 20 years to enhance the security, safety, appearance, and economic viability within such districts; and

WHEREAS, the Ordinance authorizes the City to levy and collect assessments on real property within such districts for the purpose of providing improvements and promoting activities that specially benefit real property within such districts; and

WHEREAS, the Ordinance authorizes the City to use the procedures set forth in the Property and Business Improvement District Law of 1994 (Streets & Highways Code sections 36600 et seq., the "PBID Law") as modified by the Ordinance for purposes of forming an assessment district; and

WHEREAS, Articles XIIC and XIID of the California Constitution and Section 53753 of the California Government Code (Proposition 218 Omnibus Implementation Act) also impose certain procedural and substantive requirements relating to the notice, protests and hearing requirements pertaining to new or increased assessments; and

WHEREAS, on May 26, 2015, the City Council adopted a Resolution of Intention (Resolution No. 577) to form the Salinas Downtown Community Benefit District (the "District" or "CBD"). This action included adoption of a District Management Plan and Engineer's Assessment Report and direction to the City Clerk to mail ballot packets and notice of the public hearing to be held on July 21, 2015, to the proposed district property owners; and

WHEREAS, on July 21, 2015, the City Council adopted Resolution No. 20808 certifying the positive results of a duly held election process confirming that the majority of property owners within the District agreed to its formation; and

WHEREAS, on July 11, 2017, the City Council adopted Resolution No. 21226 N.C.S. amending the 2015 Engineer's Report to add two properties to the District; and

WHEREAS, the boundaries of the Downtown Salinas CBD are as shown on the map attached, which is incorporated herein by this reference. No additional boundary changes to the CBD Area are proposed; and

WHEREAS, the 2015 Engineer's Report and District Management Plan include the formula and methodology for calculating annual assessment amounts. The assessment amount is based upon a benefit calculation by linear frontage on all sides of the parcels that receive benefit; lot or parcel square footage; and building square footage; and

WHEREAS, as permitted in the District's Engineer's Report, the SCCIA Board has approved an annual inflationary assessment rate increase of three and one-tenth percent (3.1%) to the method of assessment for FY 2025-2026; and

WHEREAS, on June 30, 2026, the Salinas City Council of the City of Salinas considered the 2025 Annual Report submitted by Salinas City Center Improvement Association, in accordance with the Management and Disbursement Agreement with the City; and

WHEREAS, the recommended action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). Any subsequent discretionary projects resulting from implementation of DVP recommendations will be assessed for CEQA applicability.

NOW, THEREFORE, BE IT RESOLVED BY THE SALINAS CITY COUNCIL:

SECTION 1. That the 2025 SCCIA Annual Report for the Salinas Downtown Community Benefit District and 2025-2026 Operating Budget is confirmed as originally filed.

SECTION 2. The SCCIA Board has approved an annual inflationary assessment rate increase of three and one-tenth percent (3.1%) to the method of assessment for FY 2025-2026. Assessment calculations provided in the 2025 Annual Report shall constitute the levy of assessments for the Salinas Downtown Community Benefit District for FY 2025-2026.

SECTION 3. The City Clerk is hereby directed to file a certified copy of this Resolution with the County Auditor-Controller of Monterey County.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Salinas held on the 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____

Dennis Donohue, Mayor

ATTEST:

_____

Patricia M. Soratos, City Clerk

2025 Annual Report

Salinas City Center Improvement Association

Executive Summary

Salinas City Center is the cultural soul of Salinas. Every year hundreds of events come downtown to enjoy the clean, safe, and vibrant streets created by the Salinas City Center.

Salinas City Center acts as an economic multiplier with investment dollars. By consolidating special district assessments we are able to create a value-add proposition for all property owners in the district.

Together with our partners, this investment is enabling the revitalization of the downtown district for all of Salinas.

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About the Salinas City Center Improvement Association

In 2015, downtown property owners voted to form an improvement district and to assess their properties. Early in 2016, the property owners formed a 501(c)3 public benefit corporation called Salinas City Center Improvement Association (SCCIA). SCCIA is now up and running, with a district manager, maintenance employees, and a full slate of volunteers working hard to implement the vision for a vibrant downtown.

There are two distinct areas of investment that are funded from properties within the district, consisting of Sidewalk Operations, Beautification, and Order (SOBO) and District Identity and Streetscape Improvements (DISI). Both are supported by a volunteer committee to develop their programs. A third committee, Land Use, works to promote City, County, and Public Agency cooperation for new development and planning.

Property owners through SCCIA desire to positively affect downtown Salinas by collectively advancing the Vibrancy Plan originally set out by the City. Our goal is to create a vibrant business, retail and entertainment center that all of Salinas can come to and enjoy. We support development of new residential units, increased foot traffic, public engagement with the downtown, and a thriving retail sector with bustling restaurants, bars, and coffee shops. We want the district to be a welcoming and exciting place for professionals, students, visitors, and residents alike. We embrace the rich culture and history of our people and our town.

This modern, urban environment is achieved through a series of measures, including beautification, safety, and cleanliness as well as developing a strong district identity with marketing campaigns.

The SCCIA Board of Directors welcomes and encourages public input and participation in issues that affect our community. For more information on how you can get involved, please contact District Coordinator Greg Hamer.

Area Map

PALMETTO ST
N MAIN ST
MARKET ST
STONE ST
CENTRAL AVE
PAJARO ST
CAYUGA ST
GABILAN ST
MONTEREY ST
LINCOLN AVE
SALINAS ST
MAIN ST
CAPITOL ST
CHURCH ST
HOWARD ST
ALISAL ST
CAYUGA ST
AUBURN ST
SAN LUIS ST
JOHN ST
SALINAS
Downtown Salinas
Community Benefit District
Benefit Zone 1
Benefit Zone 2
0
250
500 Feet
5/26/2017

Board

The current board is composed of 11 directors. Per the bylaws of the organization, two thirds of the members are property owners, or their designated appointee. Each director is elected for a period of 2 years with no term-limits. Elections are held each year.

Board President	Audrey Wardwell	audrey@36northproperties.com
Board Vice President	Amy Salmina	amy@coastandvalleypm.com
Board Treasurer	Tom Bennett	tom.golfer@gmail.com
Board Secretary	Katy Castagna	katy.castagna@unitedwaymcca.org
Board Member	Frank Saunders	franksaunders8@gmail.com
Board Member	Jay DeSerpa	jay@deserpa.com
Board Member	Ruth Rodriguez	rrodriguez@chispahousing.org
Board Member	Steve Ish	sish@taylorfarms.com
Board Member	Jason Retterer	jretter30@hotmail.com
Board Member	Peter Kasavan	pk@kasavanarch.com
Board Member	Willette Jones	willette.jones@icloud.com

Why Salinas City Center?

Salinas City Center is a vibrant part of Salinas. Thousands of people flock to the annual parades, active nightlife, and to the many events spread throughout the year. It is home to our local city government, Monterey County offices, Monterey County Superior Court, Taylor Farms, and over 300 other small businesses!

Impact

While the Salinas City Center Improvement Association does not support local area businesses directly, we promote the district to our surrounding area as a whole.

Some of our initiatives include Restaurant promotion in *Edible Monterey*, video shorts on YouTube that are promoted through ad buys, and continued promotion through Social Media. Media statistics are located in the Social Media chapter below.

SCCIA also acts as a liaison to the City of Salinas. We often report issues that the City is not aware of, request repairs to infrastructure, and act as an extra set of eyes. In addition, we are a constant champion and amplifier of your voices to improve the district. We are actively working on parking issues, trash, and other issues relating to the district.

Furthermore, we actively partner with the Arts Council of Monterey County, the Farmers Market, Salinas Valley Chamber of Commerce, and One Main Street, the home of the National Steinbeck Center.

Edible Dining Guide

In partnership with Edible Monterey Bay, we developed a Downtown Salinas Dining Guide and map designed to highlight the diverse collection of restaurants, bars, cafés, and eateries located throughout Downtown Salinas. The guide served as both a visitor resource and a local awareness campaign encouraging exploration of the downtown dining scene.

The map was featured in Edible Monterey Bay's Q1 issue as well as distributed to high-traffic locations including Monterey Regional Airport, Monterey Zoo, local Chamber of Commerce offices, visitor centers,

the train station, area hotels, and additional hospitality locations. This placement helped extend Downtown Salinas visibility to both visitors and residents throughout Monterey County and beyond.

Edible Launch Party

We partnered with Heirloom Pizza Co. to host the launch event for the summer issue of Edible Monterey Bay. The event welcomed Edible readers, advertisers, and contributors to Downtown Salinas, creating an opportunity to highlight both Heirloom Pizza and the broader downtown dining scene. To encourage continued visitation, we hosted 10 raffles during the event, awarding gift cards to 10 different Downtown Salinas eateries and motivating guests to return and explore additional businesses.

As an added benefit, Heirloom Pizza received a dedicated feature in the Fall issue of Edible Monterey Bay, along with inclusion in the publisher's letter in the Summer issue, which promoted Salinas as a destination and further amplified positive regional exposure for Downtown Salinas.

Downtown BINGO

To further encourage repeat visitation and engagement, we created and distributed Downtown BINGO cards throughout the year promoting participation at local restaurants, cafés, bars, and eateries. The program was designed to incentivize exploration of multiple businesses, with plans to host four raffle drawings awarding gift cards to participants who completed and returned their cards.

While there was strong initial interest and a high volume of cards picked up, the number of completed cards returned was lower than anticipated, resulting in fewer raffle opportunities than originally planned. Moving forward, the program provides valuable insight into participant behavior and highlights opportunities to refine promotion, incentive structure, and submission methods to increase engagement in future activations.

Salinas Tree For Peace Lighting Ceremony + Shop Small Salinas

For this event, we partnered with the Salinas Valley Chamber of Commerce and One Main Street to deliver a community-centered holiday celebration. Continuing tradition, the tree was placed outside One Main Street; however, this year we also activated the interior of the building — the first time since the 2019 tree lighting — allowing for expanded programming and increased guest engagement.

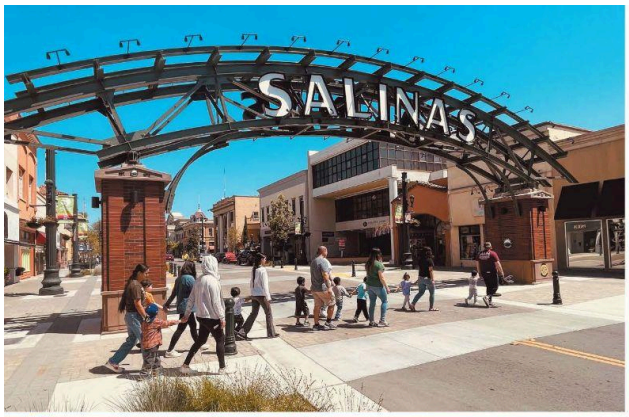
The event featured a free arts and crafts activity produced by the Arts Council for Monterey County, along with live performances by Salinas School of Dance and the Salinas High School Baile Folklorico Club. Additional family-friendly entertainment included a balloon artist, face painting, a magical elf, and complimentary photos with Santa — all offered free of charge and open to the entire community.

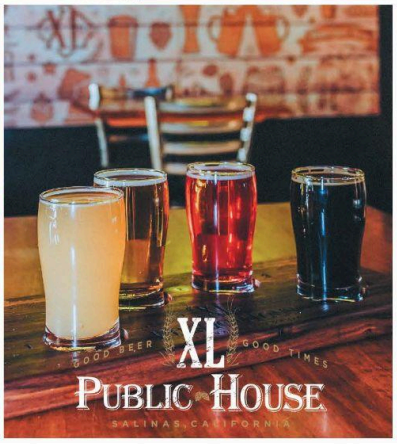
Festive highlights included the Salinas Fire Department escorting Santa to the event and ceremonially "lighting" the tree using the department's ladder truck. Additionally, Brewjee Coffee Co. and Starbucks Taylor Farms added to the experience by distributing complimentary hot chocolate to Shop Small and Tree Lighting Ceremony patrons.

In collaboration with the City of Salinas, free parking was offered throughout the day in the Monterey Street Garage to encourage increased downtown visitation and support Shop Small Saturday. While communication challenges with garage operations created some guest confusion, the initiative remains a valuable strategy we plan to continue in future years with improved coordination and confirmation processes with the City of Salinas.

Digital and Print Advertising

Shown below is some of the print and digital collateral used in advertising campaigns.





Discover The Flavors of Downtown Salinas

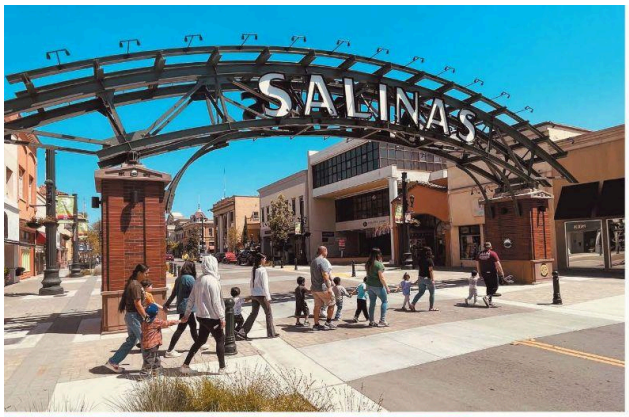
Taste your way through Downtown Salinas. Indulge in mouthwatering meals at local eateries, cozy up with a cup of coffee from neighborhood cafés, and sip on craft brews at vibrant breweries and bars. Dine, Sip, Explore – Your next culinary adventure starts here!

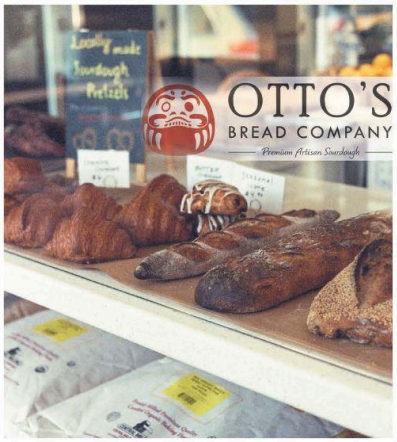
@SalinasCityCenter

Download your self guided food adventure in Downtown Salinas!

SALINAS CITY CENTER

DINE | SIP | EXPLORE





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SALINAS CITY CENTER

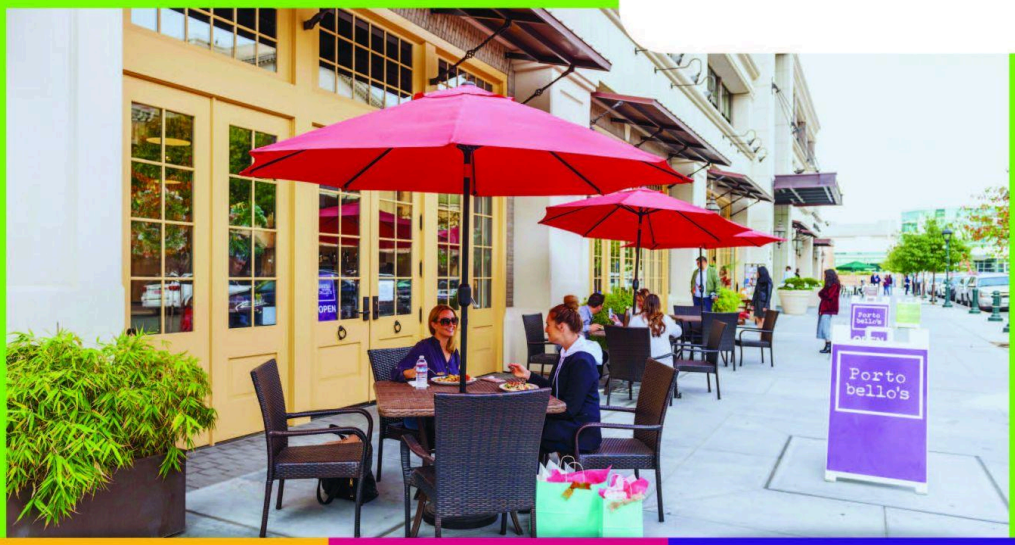
DINE | SIP | EXPLORE

Discover Downtown Salinas

@SalinasCityCenter
SalinasCityCenter.com

- **SHOP** at unique and locally owned boutiques and stores
- **DINE and DRINK** at family-owned and operated eateries and bars
- **EXPLORE** the National Steinbeck Center, Saturday's Farmers Market, or one of the locally owned theaters

SALINAS CITY CENTER



SHOP | DINE | EXPLORE

Major Expenses

Landscaping

Salinas City Center Improvement Association currently contracts with Smith and Enright Landscaping to manage the district streetscape.

Services include maintaining the cleanliness along the right-of-way, landscape trimming, watering of plants, etc. This service ONLY includes the public right-of-way, and no private properties or government occupied properties are included.

Occasionally additional work is performed such as tree trimming, removing hazardous items, or cleaning.

In 2025 Salinas City Center sponsored the planting of 12 trees in Zone 2. They will be watered for several years through the application of grant funds.

Security

Security is and has been a major concern of the merchants and visitors to Salinas City Center. To address these concerns, SCCIA contracts with a security company to provide guards to the district. These guards help business owners and merchants navigate non-emergency situations that arise, cooperate with law enforcement when needed, and lend a peace of mind. Everyone in the district is invited to call the on-duty guard whenever assistance is needed.

Currently security services are present 64 hours (6 days) per week. During special events this may be increased due to operational needs.

Salinas City Center spends approximately 20%, or $100,000, of the budget on contracted security services through Allied Security.

Maintenance

Salinas City Center has 2 full time staff members to keep the district clean and sanitary. Together they perform daily trash pickups, graffiti abatement, and general maintenance. They are responsible for picking up hundreds of bags worth of trash, hundreds of graffiti removals, and picking up hundreds of instances of waste. Without them the district would not look as well maintained.

Economy

Shopping, Business, & Professional Services

Salinas City Center is home to businesses, both large and small. The majority of businesses are service based, followed by food and beverage establishments, and retail stores. Hundreds of employees work at these businesses.

Salinas City Center is less than 1% the size of the City of Salinas. In that small size, we have more than 4% of all businesses registered in Salinas. Businesses choose Salinas City Center to be close to their customers, other amenities, and to be part of a vibrant community!

	Zone 1	Zone 2	Total
Sorted Businesses	**120**	**194**	319
Culture & Entertainment	6	10	16
Artist	0	1	1
Casino	0	1	1
Cinema	1	0	1
Faith Organization	0	2	2
Gallery	2	0	2
Library	0	1	1
Museum	1	3	4
Non-Profit	5	19	24
Theater	2	0	2
Food & Drink	22	20	42
American	4	2	6
Bakery	1	4	5
Bar	3	1	4
Bistro	1	0	1
British	0	1	1
Cafe	0	1	1
Catering	0	1	1
Chinese	0	1	1
Coffee Shop/Tea House	3	3	6
Italian	1	1	2

Japanese	1	1	2
Mexican	4	4	8
Mexican/Sushi	1	0	1
Pizza	1	0	1
Tap/Tasting Room	2	0	2
Health	5	6	11
Chiropractor	0	1	1
Counseling	1	4	5
Hearing	1	0	1
Medical Clinic	0	1	1
Mental Health	1	0	1
Pharmacy	1	0	1
Physical Therapy	1	0	1
Personal Services	18	24	43
Barber	2	4	6
Esthetician	3	2	5
Grooming	3	6	9
Gym	0	1	1
Hair Stylist	4	3	7
Health Services	0	1	1
Massage	2	3	5
Medical Aesthetics	0	2	2
Medical Spa	1	1	2
Nails	2	1	4
Spa	1	0	1
Real Estate	12	14	26
Apartment	0	2	2
Commercial Real Estate	1	0	1
Construction	2	4	6
Mortgage Broker	2	0	2
Property Management	3	4	7
Real Estate Broker	3	4	7

Title Company	1	0	1
Retail	13	18	31
Bookstore	1	0	1
Bridal Shop	0	1	1
Children's Clothing	0	1	1
Consumer Goods	5	7	12
Footwear	1	0	1
Furniture	1	0	1
Jewelry	1	2	3
Liquor & Tobacco	0	3	3
Sports	0	3	3
Womens Clothing	4	1	5
Services	44	102	150
Architect	1	2	3
Bank	4	0	4
Business	6	4	10
Dance Studio	0	3	3
Employment	1	3	4
Engineering	2	5	7
Financial	4	8	12
Government	0	7	8
Insurance	4	2	7
Legal	4	25	29
Logistics	2	3	6
Marketing	1	3	4
Media	2	1	3
Personal	2	3	5
Pet Grooming	1	0	1
Photography	3	2	5
Printing	0	2	2
Produce	1	4	5
Technology	1	1	3

Transportation	0	4	4
Union	0	3	3

Since 2018 Salinas City Center businesses have earned over 200 awards with our local newspapers!

	Businesses	Awards
Best Of (2018+)	14	78
Readers Choice (2022+)	50	131
Blue Zones Certified	7	
Chamber Members	70	

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
Girlfish Art	Culture & Enterta	Artist			5 E Gabilan St #2											girlfish_art			girlfishart.com
Bankers Casino	Culture & Enterta	Casino			111 Monterey St					Bankers Casino					Bankers.Casino	bankers.casino.s			bankerscasino.ne
Maya Cinemas	Culture & Enterta	Cinema			153 Main St	(831) 757-6292				Maya Cinemas				Gift Cards Availa	mayacinemas	mayacinemas	mayacinemas		mayacinemas.co
Islamic Community Of Salinas	Culture & Enterta	Faith Organizatio			35 W Market St	(831) 272-4885									IslamicCommunit	icsalinas831			icsalinas.org
Rock Of Salinas	Culture & Enterta	Faith Organizatio			121 Lincoln Ave	(831) 246-2725										therockofsalinas			therockofsalinas.
ArtWorks @Salinas	Culture & Enterta	Gallery			262 Main St	(831) 622-9060									arts4mc	arts4mc			arts4mc.org
Salinas Valley Art Gallery	Culture & Enterta	Gallery			218 Main St	(831) 422-4162								Gift Cards Availa		salinasvalleyartg			salinasvalleyartg
John Steinbeck Salinas Public Library	Culture & Enterta	Library			350 Lincoln Ave	(831) 758-7311				John Steinbeck S					salinaslibrary	salinaspubliclibra	salinaslibrary		salinaspubliclibra
Salinas City Regional Heritage Center &	Culture & Enterta	Museum			1 Station Pl	(831) 757-8687				Salinas City Regi					soulofca	soulofca			soulofca.org
First Mayor's House	Culture & Enterta	Museum			20 Station Pl	(831) 214-8661										first_mayors_hou			firstmayorshouse
Monterey & Salinas Valley Railroad Mus	Culture & Enterta	Museum			15 Station Pl	(831) 789-8097									montereysalinas	monterey_salinas			msvrr.org
National Steinbeck Center	Culture & Enterta	Museum			1 Main St	(831) 775-4721		National Steinbe		National Steinbe					nationalsteinbeck	steinbeckcenter	steinbeckcenter		steinbeck.org
ARIEL Theatrical	Culture & Enterta	Theater			320 Main St	(831) 775-0976		ARIEL Theatrical							arieltheatrical	arieltheatrical	arieltheatrical		arieltheatrical.org
Fox Theater Salinas	Culture & Enterta	Theater			241 Main St	(831) 759-8459								Gift Cards Availa	foxtheatersalinas	fox_theater_salin	Fox_Theater		foxtheatersalinas
Artists Ink	Culture & Enterta	Non-Profit	Studio	Gallery	1 Midtown Ln	(831) 287-0407									artistsink2013	artists_ink			artistsink.org
The Steinbeck House	Culture & Enterta	Non-Profit	Food & Drink	Gift Shop	132 Central Ave	(831) 424-2735													steinbeckhouse.c
Alvarado Street Brewery Taproom	Food & Drink	American			301 Main St	(831) 356-0219	Alvarado Street E	Alvarado Street E		Alvarado Street E				Gift Cards Availa	alvaradostreetbre	asbtaproom			asb.beer
Amapola Kitchen And Wine Merchant	Food & Drink	American			32 W Gabilan St	(831) 262-0075													amapolakitchena
Dudley's Restaurant	Food & Drink	American			258 Main St	(831) 758-5257													dudleysoldtown.c
First Awakenings	Food & Drink	American			171 Main St	(831) 784-1125	First Awakenings	First Awakenings						Gift Cards Availa		firstawakeningsp	AwakeningsFirst		firstawakenings.n
Portobello's on Main	Food & Drink	American			150 Main St 116	(831) 770-6363		Portobello's on M						Gift Cards Availa		portobellosonmai			
The Growers Pub	Food & Drink	American			227 Monterey St	(831) 754-1488		The Growers Put						Gift Cards Availa	GrowersPub	thegrowerspub			growerspub.com
Dollycakes And Supplies	Food & Drink	Bakery			343 Monterey St	(831) 206-6686									DCandSupplies	_dollycakes_			dollycake-supplie
Energy All Day	Food & Drink	Bakery			317 Salinas St	(831) 256-2639									nrgallday	energy__all__da			
Otto's Bread Company	Food & Drink	Bakery			215 Monterey St	(831) 455-5142		Otto's Bread Cor						Gift Cards Availa	ottosbread	ottosbread			
Sweet Reba's	Food & Drink	Bakery			268 Main St	(831) 601-4818	Sweet Reba's									sweetrebas			sweetrebas.com
The Bakery Station	Food & Drink	Bakery			202 Monterey St	(831) 783-1140		The Bakery Stati						Gift Cards Availa	thebakerystation	TheBakeryStatio			thebakerystation
201 Main	Food & Drink	Bar			201 Main St	(831) 800-7573				201 Main					201MAIN	201MAIN			201complex.com
Dubber's Oldtown Bar And Grill	Food & Drink	Bar			172 Main St	(831) 676-0256		Dubber's Oldtow							DubbersOldtown	dubbers_oldtown			dubbersbarandgr
Kings Den	Food & Drink	Bar			22 W Alisal St	(831) 422-1116		Kings Den											thekingsden.com
XL Public House	Food & Drink	Bar			127 Main St	(831) 800-7625	XL Public House								XLPublichouse	xlpublichouse			
Patria	Food & Drink	Bistro			228 Main St	(831) 424-5555	Patria	Patria	Patria	Patria				Gift Cards Availa	PatriaonMain	PatriaonMain			patriaonmain.com
Old Town Fish Chips	Food & Drink	British			18 E Gabilan St	(831) 422-3011													oldtownfishandch
The Valley Restaurant & Catering	Food & Drink	Catering			9 E San Luis St	(831) 208-6576				The Valley Resta						thevalleyrestaura			valleyrestaurant
Eagle Restaurant	Food & Drink	Chinese			26 W Alisal St	(831) 751-2312			Eagle Restaurant										eaglerestaurant.c
Brewjee Coffee Co	Food & Drink	Coffee Shop/Tea			16 E Gabilan St			Brewjee Coffee C		Brewjee Coffee C				Gift Cards Availa	brewjeecoffeeco	brewjeecoffeeco	brewjeecoffeeco		brewjeecoffeeco.
Cherry Bean Coffee Roasting Co.	Food & Drink	Coffee Shop/Tea			332 Main St	(831) 424-1989								Gift Cards Availa					
Gold Leaf Spice & Teas	Food & Drink	Coffee Shop/Tea			8 1/2 W Gabilan	(831) 753-7700								Gift Cards Availa	goldleafspicentea	goldleafteas			goldleafspiceand
Starbucks Coffee - Taylor Farms	Food & Drink	Coffee Shop/Tea			150 Main St	(831) 800-7983								Gift Cards Availa		taylorfarmstarbuc			starbucks.com
The Beerded Bean	Food & Drink	Coffee Shop/Tea			210 Main St			The Beerded Bea						Gift Cards Availa	thebeerdedbeanl	thebeerdedbean			thebeerdedbean.
Villa Rivera Café	Food & Drink	Coffee Shop/Tea			142 W Alisal St	(831) 256-7025			Villa Rivera Café					Gift Cards Availa	villariveracafe	villariveracafe			villariveracafe.co
Casa Sorrento Pizzeria	Food & Drink	Italian			393 Salinas St	(831) 757-2720		Casa Sorrento Pi							casasorrentopizz	casasorrento831			casasorrento.com
Mangia!	Food & Drink	Italian			328 Main St	(831) 256-2170		Mangia!							mangiaeatonmai	mangiaeatonmai			
Kokoro Sushi	Food & Drink	Japanese			36 W Gabilan St	(831) 228-5619		Kokoro Sushi								kokorosushi831			orderkokoro.com
Sushi Daruma	Food & Drink	Japanese			216 Main St	(831) 975-4667		Sushi Daruma						Gift Cards Availa		sushi__daruma			sushidaruma.com
Burrito King Taqueria	Food & Drink	Mexican			8 Midtown Ln	(831) 424-0159								Gift Cards Availa					
El Chilacatazo	Food & Drink	Mexican			337 Monterey St	(831) 753-0797										elchilacatazo.022			
El Colibri Restaurant And Deli	Food & Drink	Mexican			343 Main St	(831) 422-4133								Gift Cards Availa	gordonscafeandc				elcolibrirestauran
Mama Lupita's	Food & Drink	Mexican			321 Salinas St	(831) 622-9060										mamalupitas321			
Mi Tierra Restaurant	Food & Drink	Mexican			129 Main St	(831) 422-4631	Mi Tierra Restaur							Gift Cards Availa	mitierrasalinas	mitierrasalinas			ordermitierra.com
Michael's Grill & Taqueria	Food & Drink	Mexican			321 Main St	(831) 754-8917	Michael's Grill &	Michael's Grill &						Gift Cards Availa		michaelsgrilltaqu			michaelsgrilltaqu
Tacos Don Beto	Food & Drink	Mexican			42 W Gabilan St	(831) 272-3233			Tacos Don Beto					Gift Cards Availa		tacosdonbeto			
Villa Azteca	Food & Drink	Mexican			157 Main St	(831) 256-2669	Villa Azteca	Villa Azteca						Gift Cards Availa	VillaAztecaResta	villa_azteca			villaazteca.com
LA GRAN DIABLA	Food & Drink	Mexican/Sushi			131 Main St	(831) 422-5300				LA GRAN DIABL						lagrandiabla_			
Live @ Heirloom Pizza	Food & Drink	Pizza			344 Main St									Gift Cards Availa		live_at_heirloom			heirloompizzapie
Farmers Union Pour House	Food & Drink	Tap/Tasting Roor			217 Main St	(831) 975-4890		Farmers Union P							FarmersUnionPo	farmersunionpou			
The Glasshouse	Food & Drink	Tap/Tasting Roor			221 Main St														
Caffe Soleil	Food & Drink	Cafe			8 W Gabilan St	(831) 676-0695									caffesoleilsalinas	caffesoleilsalinas			
Baar Chiropractic	Health	Chiropractor			2 Salinas St A	(831) 424-0496													backbonus.com
Alcoholics Anonymous	Health	Counseling			9 W Gabilan St	(831) 424-9874													aasalinas.org
Behavioral Intervention Associates	Health	Counseling			356 Main St	(831) 757-8687									bia4autism	bia4autism			bia4autism.org
Brian Caputo, AMFT	Health	Counseling			9 W Gabilan St	(831) 432-7080													
Mary A. Unruh-Tipton, LMFT	Health	Counseling			9 W Gabilan St	(831) 759-7291													
Thomas E Kiatta, LMFT	Health	Counseling			60 W Alisal St	(831) 422-1162													
Central Coast Audiology, Inc.	Health	Hearing			307 Main St 240	(831) 417-1000									ccaudiology				ccaudiology.com
La Gloria Medical Clinic	Health	Medical Clinic			2 Salinas St	(831) 422-1116													
Pacific Grove Psychiatry	Health	Mental Health			307 Main St	(831) 269-8116													
All Care Pharmacy	Health	Pharmacy			331 Main St	(831) 424-8053									AllcarePharmacy	allcare.pharmacy			allcarerx.net
Select Cal Physical Therapy	Health	Physical Therapy			408 Main St	(831) 273-0124		Select Cal Physi							SelectPTS		select_pt		selectphysicalthe
Barber Ernesto	Personal Service	Barber			237 Salinas St														
Clippers Hair Salon	Personal Service	Barber			355 Main St	(831) 800-3043													
House Of Blends	Personal Service	Barber			214 Main St	(831) 417-1000										hobsalinas			booksy.com
Prohibition Parlor	Personal Service	Barber			70 W Alisal St	(831) 758-2741										prohibitionparlor			

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
R Barbers Barbershop	Personal Service	Barber			6 W Gabilan St S											r_barbers_barbe			
Tlatoani Professional Barbers #2	Personal Service	Barber			36 W Alisal St														
Beaute Aesthetics	Personal Service	Esthetician			240 Main St D	(831) 261-2786										beautexaesthetic			beauteaesthetics
Citrine Aesthetics	Personal Service	Esthetician			319 Salinas St	(831) 677-8863				Citrine Aesthetics					SkinByKarina	citrine.aesthetics			
MLN.Esthetics	Personal Service	Esthetician			364 Main St											mln.esthetics			mlnesthetics.glos
Pureskin Aesthetic Salon	Personal Service	Esthetician			369 Main St 206	(831) 424-3223									pureskinaesthetic	pureskinsalon			pureskin-salon.c
Serene Esthetics	Personal Service	Esthetician			78 W Alisal St	(831) 975-4175										the_salinas_aest			sereneesthetics.c
Dose Of Des	Personal Service	Grooming			240 Main St G														
Edith Beauty Salon	Personal Service	Grooming			339 Monterey St	(831) 595-1366													
Eterno Beauty	Personal Service	Grooming			364 Main St	(831) 794-7000										eterno_beauty_b			eternobeautyba
Glam By Cindyy	Personal Service	Grooming			6 W Gabilan St #	(831) 676-3833													
K Beauty Bar	Personal Service	Grooming			5 E Gabilan St #2														
Makin The Cut	Personal Service	Grooming			21 W Alisal St #	(831) 235-6299													
Pink Daisy Skin Care	Personal Service	Grooming			235 Salinas St 1										pinkdaisyskincar				
The Beauty Room	Personal Service	Grooming			237 Salinas St #	(831) 785-6176									thebeautyrooms	_thebeautyroom_			beautyroomrf.cor
Treat Yourself Beauty By Steph	Personal Service	Grooming			364 Main St											tyb_bysteph			tyb-by-steph.squ
Reborn Fit	Personal Service	Gym			25 E Gabilan St	(831) 210-5036								Gift Cards Availa		reborn__fit			rebornfitlifestyle.c
Color Queen Studio	Personal Service	Hair Stylist			232 Melody Ln	(408) 628-8940										almita1235			
Hair By Gari	Personal Service	Hair Stylist			221 Main St	(831) 596-1116													
Hair By Maria Jose	Personal Service	Hair Stylist			237 Salinas St #7	(831) 774-2980													
Hair Care Salon	Personal Service	Hair Stylist			391 Salinas St	(831) 372-8026													
Hair Studio 212	Personal Service	Hair Stylist			212 Main St	(831) 998-7803								Gift Cards Availa					
Shear Beauty	Personal Service	Hair Stylist			319 Main St #2	(831) 800-3175								Gift Cards Availa		hairby.lg2			
Tu Estilo Hair Boutique	Personal Service	Hair Stylist			242 Main St	(831) 424-0320								Gift Cards Availa					
Flow Cryotherapy	Personal Service	Health Services			311 Salinas St	(831) 975-4449									flowcryotherapy	flowcryo831			flow-cryotherapy.
Eternity Touch	Personal Service	Massage			5 E Gabilan St #2														
Happy Feet	Personal Service	Massage			364 Main St	(831) 758-3787													
J.M. Scheel	Personal Service	Massage			344 Salinas St	(831) 970-2757													
Perfect Massage	Personal Service	Massage			6 W Gabilan St #	(831) 417-1000													
The WellNest Holistic Massage	Personal Service	Massage			369 Main St #20	(831) 601-0844									daynapayneholis				thewellnestmass
Audacia Aesthetics	Personal Service	Medical Aesthetic			2 Salinas St Suit	(831) 676-8051										audaciaaesthetic			audaciaaesthetic
Salinas Valley Medical Aesthetics, Inc	Personal Service	Medical Aesthetic			30 Central Ave	(831) 753-7971				Salinas Valley Me					salinasvalleymed	svmedaesthetics			svmedaesthetics
Remedy Spa	Personal Service	Medical Spa			10 W Alisal St	(831) 574-8511				Remedy Spa				Gift Cards Availa	remedyspamd	remedyspamd			remedyspa.net
Revive Beauty Bar	Personal Service	Medical Spa			307 Main St	(831) 272-2506										revivebeautybar			revivebeautybara
Erica's Glamorous Touch	Personal Service	Nails														ericas_glamorou			
Serenity Nails And Spa	Personal Service	Nails			364 Main St											_nailsbynorma			square.site
Tulip Nails	Personal Service	Nails			389 Salinas St	(831) 800-2566		Tulip Nails								tulipnails_07			
Chang's Nails	Personal Service	Nails			365 Main St	(831) 801-0431													
Aquablue Skin & Body Spa	Personal Service	Spa			229 Main St	(831) 422-2500		Aquablue Skin &						Gift Cards Availa	aquabluespas	aquabluespa			aquabluespa.com
Salinas Gateway Senior Apartments	Real Estate	Apartment			25 Lincoln Ave														jsco.net
Steinbeck Commons Apartments	Real Estate	Apartment			10 Lincoln Ave	(831) 754-1918													steinbeckcommo
Cushman And Wakefield	Real Estate	Commercial Rea			328B Main St	(831) 449-8000									CushmanWakefi	cushwake	cushwake		cushmanwakefiel
Blancas Construction, Inc.	Real Estate	Construction			6 W Gabilan St #	(831) 320-4101				Blancas Construc					blancasconstruct	blancasconstruct			
Pio M Construction	Real Estate	Construction			374 Main St	(831) 202-0039										piomconstruction			piomconstruction
RH Concrete	Real Estate	Construction			6 W Gabilan St #	(408) 947-8933													rhconcrete.com
Slam A Door	Real Estate	Construction			137 Monterey St	(831) 757-3511													slamadoor.com
Staples Construction Company	Real Estate	Construction			344 Salinas St	(805) 535-7800									staplesconstructi	staplesconstructi			staplesconstructi
Swinerton Builders	Real Estate	Construction			307 Main St														swinerton.com
Blue Adobe Mortgage	Real Estate	Mortgage Broker			362 Main St	(831) 250-5559		Blue Adobe Mort		Blue Adobe Mort					blueadobemortga	blueadobemortga			blueadobemortga
Premier Mortgage Resources	Real Estate	Mortgage Broker			336 Main St	(831) 801-6088									PMRloansUSA	pmrloans	pmrloans		pmrloans.com
36 North Properties	Real Estate	Property Manage			369 Main St M	(831) 484-4604		36 North Properti		36 North Properti					36NorthProperty	36northpropertie			36northpm.com
Alpha Property Management	Real Estate	Property Manage			5 E Gabilan St #2	(831) 320-2729													alphapropertyma
Coast & Valley Properties, Inc	Real Estate	Property Manage			376 Main St	(831) 757-1270		Coast & Valley P		Coast & Valley P					CoastandValleyP	coastandvalleypr	CoastandValley		coastandvalleypr
Gabilan Properties	Real Estate	Property Manage			4 W Gabilan St														
DeSerpa Real Estate Investment & Dev	Real Estate	Property Manage			416 Main St	(831) 757-4602				DeSerpa Real Es									deserpa.com
Kobrinsky Group	Real Estate	Property Manage			235 Monterey St	(831) 649-3505				Kobrinsky Group									kobrinskygroup.c
Piini Realty	Real Estate	Property Manage			263 Lincoln Ave	(831) 324-0617				Piini Realty									piinirealty.com
Atlas Premier Properties	Real Estate	Real Estate Brok			426 Main St											atlaspremierprop			
Intero Real Estate Services	Real Estate	Real Estate Brok			221 Main St. #20	(831) 262-9139									interorealestates				intero.com
M2 Realty Group	Real Estate	Real Estate Brok			50 W Alisal St	(831) 235-6299		M2 Realty Group							MSQUAREDRE/	msquaredrealtyg			msquaredrg.com
NT Real Estate & Central Coast Capital	Real Estate	Real Estate Brok			222 Main St	(831) 272-3103													montereybayhou
Priority Real Estate	Real Estate	Real Estate Brok			6 W Gabilan St #														
REMAX PROPERTY EXPERTS	Real Estate	Real Estate Brok			233 Monterey St										propertyexpertsr	remaxpropertyex			remaxpropertyex
Steinbeck Real Estate & Mortgage	Real Estate	Real Estate Brok			12 W Gabilan St	(831) 809-5199		Steinbeck Real E							SteinbeckRealEs	steinbeckrealesta	SteinbeckRE		steinbeckre.com
First American Title Company	Real Estate	Title Company			307 Main St #31	(408) 487-5055		First American Ti		First American Ti					FirstAmericanTitl	first_american			firstamericanmor
Downtown Book & Sound	Retail	Bookstore			213 Main St	(831) 477-6700	Downtown Book							Gift Cards Availa	DowntownBooka	downtownbookar	bookdowntown		downtownbookar
Redefined Bridal	Retail	Bridal Shop			10 W Gabilan St	(831) 676-3586									RedefinedClothir	redefinedbridal			redefinedbridal.c

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
Oh! Baby	Retail	Children's Clothir	Resale		335 Monterey St	(831) 424-2250								Gift Cards Availa	ohbabysalinas	ohbabysalinas			
Apotheca.	Retail	Consumer Goods	Gift Shop		9 E Gabilan St								Woman Owned			apotheca.dot			shopapotheca.co
Eli's Amazing Deals	Retail	Consumer Goods	Resale		329 Monterey St	(831) 998-7677										salinasliquidation			
Gifts On The Go	Retail	Consumer Goods	Gift Shop		150 Main St 112	(831) 758-5118	Gifts on the Go	Gifts On the Go						Gift Cards Availa		giftsonthegosalin			shopgiftsonthego
Benjamin Moore - Golden State Paint	Retail	Consumer Goods			333 Main St	(831) 676-0290										goldenstatepaints			goldenstatepaint.
Green's Camera World	Retail	Consumer Goods			350 Main St	(831) 424-5247				Green's Camera					greencamerawor		greenscamera		greenscamera.co
MP Vacuum	Retail	Consumer Goods			233 Salinas St	(831) 753-7433									MPVACUUM	mpvacuum			mpvacuum.com
Old Town Antiques	Retail	Consumer Goods	Resale		202 Main St			Old Town Antique								salinasoldtownar			
Paper Tacos	Retail	Consumer Goods			44 W Alisal St	(831) 970-2472				Paper Tacos					PaperTacos	paper_tacos			Papertacos.com
The D.J. Booth	Retail	Consumer Goods			345 Monterey St	(831) 424-2232									djboothmusicco		djboothmusicco		djboothmusicco.c
Valley Trophy & Detectors	Retail	Consumer Goods			256 Main St	(831) 751-3116				Valley Trophy & D					ValleyTrophiesIn				valleytrophies.ne
West Coast Cookware	Retail	Consumer Goods			28 Lincoln Ave										westcoastcookwa	westcoastcookwa			westcoastcookwa
Zum Zum Tea	Retail	Consumer Goods			35 Stone St	(831) 809-8331								Gift Cards Availa	zumzumteas	zumzumtea			zumzumtea.com
Beck's Shoes and Repair	Retail	Footwear			354 Main St	(831) 424-7569													becksshoes.com
Casona On Main	Retail	Furniture			150 Main St	(831) 998-7634								Gift Cards Availa	casonaonmain	casonaonmain			
McWherter's Jewelers	Retail	Jewelry			236 Main St	(831) 422-6181		McWherter's Jew		McWherter's Jew					McWhertersJewe	mcwhertersjewel			mcwhertersjewel
Shilohs Locket Permanent Jewelry	Retail	Jewelry			14 Midtown Ln	(831) 905-8913										shilohslocket	shilohslocket		
Tony's Jewelry	Retail	Jewelry			219 Monterey St	(831) 272-3438		Tony's Jewelry							FollowTonysJew	tonysjewelry1			tonysjewelry.net
Central Liquor	Retail	Liquor & Tobacco			118 Central Ave														
Grapes N Grain	Retail	Liquor & Tobacco			385 Salinas St														
Hi-Life Smokes	Retail	Liquor & Tobacco			349 Monterey St	(831) 757-4089													
Bobcat Bicycles	Retail	Sports			141 Monterey St	(831) 422-3453		Bobcat Bicycles		Bobcat Bicycles				Gift Cards Availa	bobcatbicycles	bobcatbicycles			bobcatbicycles.c
Max Fit Nutrition	Retail	Sports			341 Monterey St	(831) 998-7876										shopmaxfit			maxfitmeals.com
Valley Bikes	Retail	Sports			64 W Alisal St	(831) 422-3453		Valley Bikes							ValleyBike	valleybikes831			valleybikes831.c
AK Fashion	Retail	Womens Clothing			246 Main St	(831) 809-5199										ak_fashiionn			
BerBlue Boutique	Retail	Womens Clothing			237 Salinas St #2											berblue.boutique			
Bliss Boutique	Retail	Womens Clothing			300 Main St	(831) 647-1193	Bliss Boutique	Bliss Boutique							BlissBoutique	bliss_boutique			bebeautifulinbliss
Head over Heels Fashion Lounge	Retail	Womens Clothing			248 Main St	(831) 753-7080								Gift Cards Availa	headoverheels83	headoverheels83			shopheadoverhe
Vintage Blossom Boutique	Retail	Womens Clothing			150 Main St #13										vintageblossomb	vintageblossomb			
ISA In Studio Architecture	Services	Architect			250 Main St														isarch.net
Kasavan Architects	Services	Architect			60 W Market St #	(831) 424-2232				Kasavan Architec									kasavanarch.com
Peartree + Belli Architects	Services	Architect			235 Monterey St	(831) 422-5327				Peartree + Belli A					PeartreeBelliArch				peartreebelli.com
Bank Of America	Services	Bank			405 Main St	(831) 758-7306				Bank Of America					BankofAmerica	bankofamerica	BankofAmerica		bankofamerica.c
Chase Bank	Services	Bank			425 Main St	(831) 754-5444									chase	chase	chase		chase.com
Mechanics Bank	Services	Bank			307 Main St #20					Mechanics Bank					MechanicsBank1	mechanics_bank	mechanicsbank		mechanicsbank.c
Pacific Valley Bank	Services	Bank			422 Main St	(831) 771-4330		Pacific Valley Ba	Pacific Valley Ba	Pacific Valley Ba									pacificvalleybank
A&G Facility Services LLC	Services	Business			161 Main St Ste	(831) 208-1314				A&G Facility Ser						agfacilityservices			servicesbyag.com
Events By Vero	Services	Business			364 Main St											eventsbyvero			
Itradenetwork	Services	Business			307 Main St 100	(831) 320-2655									iTradeNetworkIn				itradenetwork.co
LAZ Parking	Services	Business			20 E Market St														
Maureen Wruck Planning Llc	Services	Business			21 W Alisal St #	(831) 272-4858				Maureen Wruck I									Mwruck.com
Monterey County Surveyors	Services	Business			324 Lincoln Ave	(831) 800-7900													
One Workplace	Services	Business			325 Main St	(831) 272-3524				One Workplace						oneworkplace			oneworkplace.co
Salinas Valley Chamber Of Commerce	Services	Business			119 E Alisal St	(831) 751-7725		Salinas Valley Ch							SalinasValleyCha	salinaschamber	salinaschamber		salinaschamber.c
Viva Billing & Consulting, Inc	Services	Business			416 Main St B	(831) 422-6261													vivabilling.com
Western Growers Center For Innovation	Services	Business			150 Main St #13	(831) 455-5142				Western Growers					wgcit		wg_cit		wginnovation.com
Jeanne Robinson Dance Studio	Services	Dance Studio			380 Monterey St			Jeanne Robinsor											jeannerobinsond
NCA Dance Studio	Services	Dance Studio			335 Melody Ln											ncadancestudio			ncadance.com
Salinas School of Dance	Services	Dance Studio			40 W Gabilan St	(831) 837-7006		Salinas School o							salinasschoolofd	salinasschoolofd			salinasschoolofd
Balance Staffing	Services	Employment			313 Main St A										balancestaffingfir		BalanceStaffCo		balancestaffing.c
Express Employment Professionals	Services	Employment			45 W Alisal St	(831) 920-1857				Express Employr							expresspros		expresspros.com
Full Steam Staffing	Services	Employment			415 Salinas St	(831) 758-9040									FullSteamStaffing	fullsteamstaffing	fullsteamstaff		fullsteamstaffing.
Monterey County Works	Services	Employment			344 Salinas St	(831) 796-3341				Monterey County					MontereyCounty	monterey_county			montereycountyw
BKF Engineers	Services	Engineering			307 Main St	(831) 205-5880									BKFengineers	bkfengineers	BKF_Engineers		bkf.com
Central Coast Engineers, Inc.	Services	Engineering			21 W Alisal St #	(831) 753-2324													
Harris & Associates	Services	Engineering			60 W Alisal St	(831) 975-4555									harrisassoc	harrisassoc	harrisassoc		weareharris.com
Rpm Team, Llc	Services	Engineering			295 Main St 210														
Soil Surveys Group, Inc	Services	Engineering			119 Central Ave	(831) 757-2172													
Structural Design Services And Enginee	Services	Engineering			6 W Gabilan St #														sdseinc.com
Taluban Engineering, Inc	Services	Engineering			103 Church St	(831) 754-0545													
Ameriprise Financial	Services	Financial			307 Main St	(831) 772-9873				Ameriprise Finan									ameripriseadviso
Embarcadero Financial Group	Services	Financial			7 John St	(831) 754-2027									embarcaderofina		EFG_SF		embarcaderofina
Fred F Sprinz, CFP	Services	Financial			21 W Alisal St	(831) 754-2027													
Golden Gate Bookkeeping & Tax Servic	Services	Financial			344 Salinas St #	(831) 422-1925													
Hastie Financial Group	Services	Financial			307 Main St	(831) 422-4910		Hastie Financial		Hastie Financial					HastieFinancialG	hastiefinancialgr	HastieFinancial		hastiefinancialgr
Ingraham and Associates CPAs	Services	Financial			412 Main St	(831) 422-6261				Ingraham and As					ingrahamcpas				ingrahamcpas.co
Integris Wealth Management	Services	Financial			60 W Alisal St, #1	(831) 333-1717				Integris Wealth M					integriswealth			integris-wealth-m	integriswealth.co
Quiroz Tax Services	Services	Financial			344 Salinas St	(831) 269-0111										quiroztaxservice			
Rowe Insurance Services	Services	Financial			344 Salinas St	(831) 757-6060													
Taxpoa	Services	Financial			344 Salinas St #	(818) 321-5231													taxpoaa.com
Teacher's Pension	Services	Financial			369 Main St #20	(800) 474-1440									TeachersPensior				tpensions.com
The Gladstone Companies	Services	Financial			17 E Gabilan St	(877) 323-7374									TheGladstoneCo		GladstoneComps		gladstonecompa
City Of Salinas	Services	Government			200 Lincoln Ave	(831) 837-6000	City of Salinas		City of Salinas						cityofsalinas	cityofsalinas	cityofsalinas		cityofsalinas.org

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City Of Salinas - Fire Department	Services	Government			200 Lincoln Ave	(831) 758-7233									SalinasFireDepa	salinasfiredepart	cityofsalinas		cityofsalinas.org
City Of Salinas - Police Department	Services	Government			200 Lincoln Ave	(831) 758-7387				City Of Salinas -					SalinasPoliceDep	salinaspolicedep	SalinasPD		salinaspd.org
Councilmember Margaret D'Arrigo	Services	Government			200 Lincoln Ave	(831) 905-6471													https:
Mayor Dennis Donohue	Services	Government			200 Lincoln Ave														https:
Representative Zoe Lofgren	Services	Government			142 W Alisal St #	(831) 758-7261									zoelofgren				lofgren.house.go
Speaker Robert Rivas	Services	Government			60 W Market St.	(831) 759-8676									CASpeakerRivas	caspeakerrivas			speaker.asmdc.o
Supervisor Luis Alejo	Services	Government				(831) 755-5011									SupervisorAlejo		SupervisorAlejo		countyofmontere
Alliant Insurance Services, Inc	Services	Insurance			150 Main St 220	(831) 789-8565				Alliant Insurance									alliant.com
Bay And Basin Insurance Services	Services	Insurance			371 Main St	(925) 708-1122				Bay And Basin In					BayandBasinIns	bayandbasinins	bayandbasinins		bayandbasinins.c
Family First Life Agency	Services	Insurance				(831) 837-8938									familyfirstlife	familyfirstlife	familyfirstlife		familyfirstlife.com
Derek Diaz Farmers Insurance Agency	Services	Insurance			242 1/2 Main St	(831) 319-4623									keepingyourfamil				derekdiazinsuran
Gonzalez and Associates Insurance Ser	Services	Insurance			106 Lincoln Ave	(833) 275-7232													gonzins.com
John T Menold, CLU	Services	Insurance			60 W Alisal St	(831) 422-8737													
Willette Jones State Farm Insurance	Services	Insurance			341 Main St	(831) 424-7505		Willette Jones St							WilletteJonesSta	yourdowntownag			willettejones.com
Aaron J Breeden Esq	Services	Legal			5 E Gabilan St #2														
Alternative Dispute Resolution, APC	Services	Legal			60 W Alisal St 10					Alternative Dispu							ADRcorp		baileyadr.com
Bava & Associates Pc	Services	Legal			295 Main St 600														
Blanca Zarazua Abogada, Attorney At La	Services	Legal			313 Salinas St	(831) 422-0302													zaralaw.com
Bolour-Carl Immigration Group	Services	Legal			369 Main St										BolourCarlImmig		BCImmGroup		americanvisas.ne
Chris Cain Law	Services	Legal			6 W Gabilan St #	(831) 296-0060				Chris Cain Law						chriscainlaw			chriscainlaw.com
Cypress Coast Law PC	Services	Legal			44 W Alisal St Su	(831) 424-1764									CypressCoastLa				cypresscoastlaw.
Haworth, Bradshaw, Stallknecht & Barbe	Services	Legal			344 Salinas St	(831) 443-4400													haworthlaw.com
Hernandez Law Firm	Services	Legal			40 Central Ave	(831) 424-3482													miguelhernandez
Jeffrey A Gobell, Attorney At Law	Services	Legal			21 W Alisal St #1														
JRG Attorneys At Law	Services	Legal			318 Cayuga St					JRG Attorneys At					JRGatty	jrgattorneys			jrgattorneys.com
Law Office Of Bruce J Kitchin	Services	Legal			344 Salinas St	(831) 759-0900													
Law Office Of John Klopfenstein	Services	Legal			9 W Gabilan St	(831) 610-5921									JohnKlopfenstein				criminaldefensela
Law Office Of Magnolia Zarraga	Services	Legal			114 Church St	(831) 757-4615									AbogadaMagnoli				zarragalaw.com
Law Office Of Maribel Penaloza	Services	Legal			307 Main St	(831) 800-6395									lawofficeofmaribe				penalozalaw.com
Law office of Michelle Noble McCain	Services	Legal			106 Central Ave														michellenoblemc
Law Offices Of Deok J Kim	Services	Legal			161 Main St #2														
Law Offices Of William V Pernik	Services	Legal			40 Central Ave	(831) 222-3922									perniklaw				perniklaw.com
Michael A. Atteridge, Attorney At Law	Services	Legal			21 W Alisal St	(831) 424-4895													
Milla Legal Document Services	Services	Legal			90 W. Alisal St	(831) 422-2719				Milla Legal Docu					MillaLDS	millalegaldocume			millalegaldocume
Moncrief & Hart	Services	Legal			16 W Gabilan St	(831) 783-0779		Moncrief & Hart		Moncrief & Hart									moncriefhart.com
Noland Hamerly Etienne & Hoss	Services	Legal			333 Salinas St #	(831) 772-8300		Noland Hamerly		Noland Hamerly					toprankedattorne				nheh.com
Robert Pitman, Attorney At Law	Services	Legal			21 W Alisal St #1														
Sheri Perlman	Services	Legal			6 W Gabilan St #	(831) 754-6669													
Susan A. Sutton, Attorney At Law	Services	Legal			21 W Alisal St	(831) 771-1970													
Taylor And Dolowich, Professional Law (	Services	Legal			241 Salinas St	(214) 888-2800									TaylorDolowich				taylordolowich.co
The Setterquist Law Firm	Services	Legal			44 W Alisal St										SetterquistLawFi				
W. Scott Erdbacher Attorney At Law	Services	Legal			21 W Alisal St 10	(831) 594-5175													
Xavier Nady Attorney At Law	Services	Legal			261 Lincoln Ave	(831) 424-0545													
A&Z Trucking Inc	Services	Logistics			5 E Gabilan St #2														aandztrucking.co
Genesis Freight Lines	Services	Logistics			34 Central Ave														genesisfreightline
H&H Transportation Inc	Services	Logistics																	
Lipeline Logistics	Services	Logistics			372 Main St														
Valley Express Llc	Services	Logistics			9 W Gabilan St 1	(831) 676-0689													
Wilson & Sons Trucking	Services	Logistics			376-A Main St	(831) 443-1882										wilsonfamilytruck			
Abe - Signs	Services	Marketing			6 W Gabilan St #										ABESigns				
B-Impressed Branding Solutions	Services	Marketing			351 Main St										bimpressedbranc		Bimpressed		bimpressed.com
Hey Mr Hat	Services	Marketing			9 W Gabilan St	(831) 261-7371									HeyMrHat	heymrhat			thehatisback.wee
TMD Creative	Services	Marketing			90 W Alisal St	(831) 758-6425		TMD Creative		TMD Creative					tmdcreative	tmdcreative			tmdcreative.com
Mag One Media	Services	Media			369 Main St 201	(831) 800-7639				Mag One Media					Magonemedia	magonemedia			magonemedia.co
Radio Bilingue Inc	Services	Media			161 Main St #4										RadioBilingueKH				radiobilingue.org
Salad Bytes Media	Services	Media			21 W Alisal St										SaladBytesMedia	saladbytes			
Action Council Of Monterey County	Services	Non-Profit			295 Main St	(831) 208-1314									ActionInspiringCt	ACTIONCouncil			actioncouncil.org
Alliance On Aging	Services	Non-Profit			247 Main St	(831) 655-1334		Alliance on Aging							aoamonterey		AOAmonterey		allianceonaging.c
American Cancer Society	Services	Non-Profit			44 W Alisal St					American Cance									
CHISPA	Services	Non-Profit			295 Main St #10	(831) 757-6251				CHISPA						chispahousing			chispahousing.or
Center For Community Advocacy	Services	Non-Profit			22 W Gabilan St	(831) 753-2324				Center For Comr					CenterforCommu	centerforcommur			cca-viva.org
Central Coast Center Independent Livin	Services	Non-Profit			318 Cayuga St	(831) 757-2968									CentralCoastILC	_cccil	CentralCoastILC		cccil.org
Digital NEST	Services	Non-Profit			210 Salinas St	(831) 722-6378				Digital NEST					DigNEST	digitalnest	DigiNEST		digitalnest.org
Door To Hope	Services	Non-Profit			130 W Gabilan S	(831) 758-0181				Door To Hope					doortohope.mcst				doortohope.org
Harmony At Home	Services	Non-Profit			9 W Gabilan St #	(831) 272-6644				Harmony At Hom					harmonyathome.	4harmonyathome	Harmony_at_Hor		harmony-at-home
Housing Resource Center Monterey Co	Services	Non-Profit			60 W Market St	(831) 424-9186				Housing Resourc					HRCoMC	hrcmonterey	HRCMonterey		hrcmontereycour
ITNMontereyCounty	Services	Non-Profit	Transportation		236 Monterey St	(831) 233-3447				ITNMontereyCou					ITNmc2025	itnmonterey	ITNMC		itnmontereycount
MILPA Collective	Services	Non-Profit			339 Melody Ln	(831) 676-3079									MILPACollective	milpacollective	milpacollective		milpacollective.o
Oldtown Salinas Foundation	Services	Non-Profit			21 W Alisal St #	(831) 758-0725									oldtownsalinasfa	salinasfarmersma			oldtownsalinasfo
Salinas City Center	Services	Non-Profit			10B Midtown Ln	(831) 905-1422	Salinas City Cent	Salinas City Cent		Salinas City Cent					salinascitycenter	salinascitycenter			salinascitycenter.
Salinas PAL	Services	Non-Profit			100 Howard St	(831) 512-1900		Salinas PAL							salinaspal	salinas_pal			salinaspal.org
Salinas Downtown Rotary Club	Services	Non-Profit			1 Main St					Salinas Downtow					SalinasRotary	salinasrotary			salinasrotary.org
Salinas Valley Food & Wine	Services	Non-Profit			21 W Alisal St #	(831) 774-1434									SalinasValleyFoo	SalinasValleyFoo			salinasvalleyfood

Business Name	Category	Sub-Category	Secondary	Tertiary	Address	Phone	Best of MC	Readers Choice	Blue Zones	SVCC	Veteran Owned	LGBTQ+ Owned	Woman Owned	Gift Card	Facebook	Instagram	X	LinkedIn	Website
Salinas Valley Health Foundation	Services	Non-Profit			60 W Market St	(831) 759-1880									salinasvalleyheal	SalinasValleyHea			SalinasValleyHea
Special Kids Connect	Services	Non-Profit			334 Main St	(831) 372-2730									specialkidsconne	specialkidsconne			specialkidsconne
The Blind and Visually Impaired Center	Services	Non-Profit			236 Monterey St	(831) 649-3505				The Blind and Vis					BVICenter	theblindandvisua			blindandlowvisior
United Way Monterey County	Services	Non-Profit			232 Monterey St	(831) 757-4615									uwmonterey	unitedwaymonter	unitedwaymcca		unitedwaymcca.c
Institute On Aging	Services	Personal			44 W Alisal St	(831) 230-6578									IOASFBAY	ioaging	IOASFBAY		ioaging.org
Monterey County Republican Party	Services	Personal			414 Main St										MontereyGOP	montereygop	mcrp_ca		montereyrepublic
Peninsula Arts & Crafts	Services	Personal			225 Main St														
Skillet Creek Weapon Systems	Services	Personal			21 W Alisal St St	(831) 998-8632									SkilletCreekWea	SkilletCreekWea			skilletcreekweapo
Travelers Hotel	Services	Personal			16 E Gabilan St														
Central Barks	Services	Pet Grooming			254 Main St	(831) 902-0905								Gift Cards Availa		centralbarks.salo			
B. Nice Photos	Services	Photography			5 E Gabilan St #2	(831) 585-4458									b.nicephotos	b.nicephoto			bnicephotos.com
Beautiful Blessings Photography & Bout	Services	Photography			342 Main St	(831) 975-5473									BeautifulBlessing	beautifulbphoto			beautifulblessing
Cook's Photography	Services	Photography			353 Main St	(831) 424-5486										cooksphotograph			cooksphotograph
JE Photography	Services	Photography			380 Main St														
Naked Beauties Studio	Services	Photography			44 W Alisal St	(831) 320-6238													
Copy Mat	Services	Printing			44 W Gabilan St			Copy Mat								copymat1			salinascopymat.c
MP Express	Services	Printing			324 Lincoln Ave	(831) 758-9040				MP Express									myexpressprinter
Buena Vista Produce	Services	Produce			5 E Gabilan St #2	(831) 770-1148													
Elkhorn Packing	Services	Produce			60 W Market St #														elkhornpacking.c
Latitude 36 Foods, Llc	Services	Produce			17 E Gabilan St	(831) 751-0429				Latitude 36 Food					latitude36foods	latitude36foods			latitude36foods.c
R&R Fresh Fruit & Vegetables	Services	Produce			60 W Alisal St	(831) 455-0125													
Taylor Farms	Services	Produce			150 Main St	(831) 975-4037	Taylor Farms	Taylor Farms	Taylor Farms	Taylor Farms					taylorfarms	yourtaylorfarms	yourtaylorfarms		taylorfarms.com
Adaptive Information Systems	Services	Technology			378 Main St											adaptive_informa			adaptiveis.net
Flexit Llc	Services	Technology			60 W Alisal St	(831) 800-1359				Flexit Llc							FlexinTech		flexit.ai
Kingsbridge Technologies	Services	Technology																	
Greyhound Bus	Services	Transportation			11 Station Pl														greyhound.com
Kwik Serv Salinas	Services	Transportation			201 Monterey St	(831) 676-3764													
Monterey Salinas Transit	Services	Transportation			110 Salinas St					Monterey Salinas					montereysalinas.	mst_bus			mst.org
Salinas Amtrak Station	Services	Transportation			11 Station Pl	(800) 872-7245													amtrak.com
Deputy Sheriff'S Association Of Montere	Services	Union			60 W Alisal St										DSAofMontereyC	DSAofMontereyC	DSAofMontereyC		mocodsa.net
Salinas Firefighters Association	Services	Union			5 E Gabilan St #2					Salinas Firefighte					salinasfirefighters	salinasfirefighters			salinasfirefighters
Seiu 521	Services	Union			334 Monterey St	(831) 784-2560									SEIU521	SEIU521	SEIU521		seiu521.org
Friends Of The Salinas Public Library	Services	Non-Profit	Bookstore		350 Lincoln Ave	(831) 758-7182										fospl			friendsofthesalina

Properties

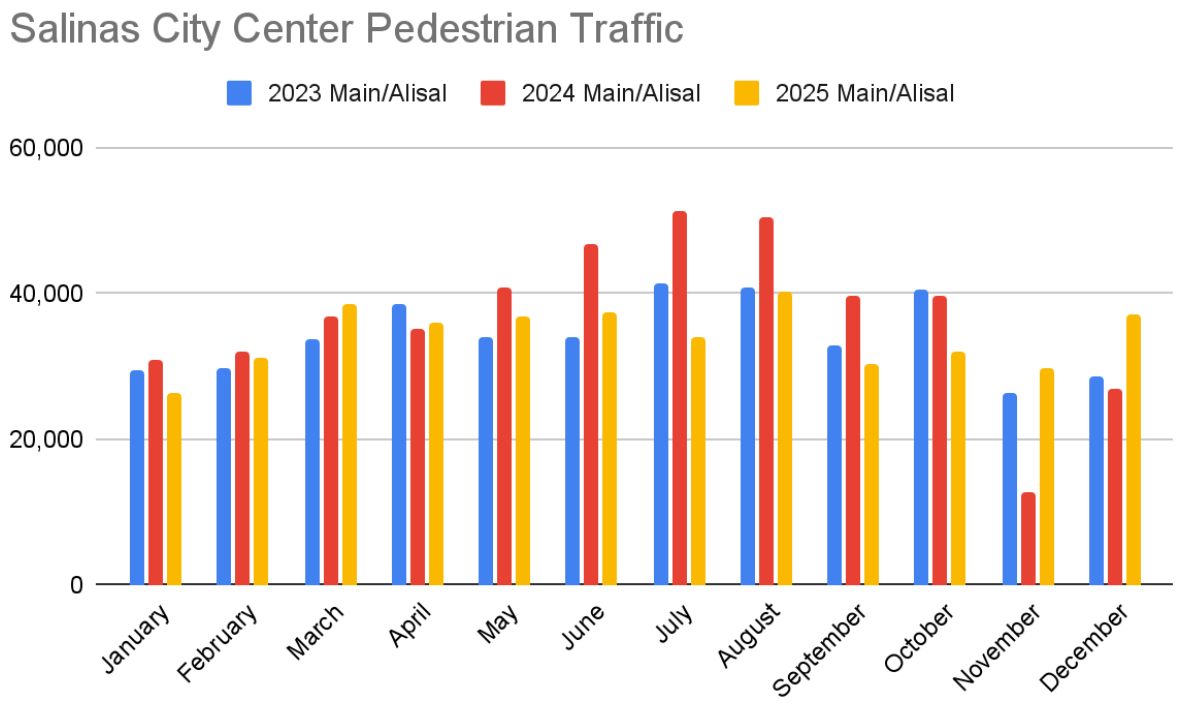
Salinas City Center includes approximately 113 acres of the historic downtown. This acreage represents 0.54% of total acreage within the city. With the continued development of redundant parking lots and derelict buildings, the economic value of Salinas City Center increases and becomes a more attractive place to Live, Work, and Play!

The Top 10 Property Owners by Quantity of Parcels are as follows.

Top 10 property owners by Qty of Parcels	Properties
CITY OF SALINAS	44
SALINAS CITY CENTER LLC	10
COUNTY OF MONTEREY	8
CAMPOS JIMENEZ INVESTMENTS INC	5
AMES ROBERT H & EMMA B AMES CO-TRS	4
ISLAMIC COMMUNITY OF SALINAS	3
3SOME PAR-TNERS LLC	3
ALSALAHI SALEH & SHAMAN MAGDAH	3
PITMAN JOHN D TR & PITMAN ROBERT J TR	3
SAUNDERS FRANK H & KELLY NORWOOD TRS	3

Pedestrians

Over 400,000 pedestrians utilized the scramble crosswalk on the intersection of Main Street and Alisal Street in 2025.



Pedestrian Data

	2023 Main/Alisal	2024 Main/Alisal	2025 Main/Alisal	Change
Total Pedestrians	409,996	442,900	409,516	-7.54%
Ave Monthly Pedestrians	34,166	36,908	34,126	-7.54%

In the data below there is an aberration in November. Traffic is up more than expected. Looking at source data, 16 days were not recorded in November 2024.

Month	2023 Main/Alisal	2024 Main/Alisal	2025 Main/Alisal	Change
January	29,328	30,924	26,196	-15.29%
February	29,831	31,895	31,224	-2.10%
March	33,685	36,792	38,474	4.57%
April	38,660	35,121	35,929	2.30%
May	33,924	40,832	36,742	-10.02%
June	34,108	46,632	37,378	-19.84%
July	41,410	51,332	34,116	-33.54%
August	40,872	50,544	40,317	-20.23%
September	32,865	39,745	30,163	-24.11%
October	40,619	39,580	31,981	-19.20%
November	26,191	12,691	29,777	134.63%
December	28,503	26,812	37,219	38.81%

Events

Salinas City Center is host to many events throughout the year. Events counted are either in the Public Right of Way (Main Street), or hosted inside private businesses. 2025 was the third year that events were counted. Not all events were counted. Staff made best efforts to record as many as possible.

Large notable events were the Rodeo Horse Parade, Kiddie Kaper Parade, American Cancer Society Relay for Life, and the Salinas Holiday Parade of Lights.

Event Organizers

Many events repeated themselves like the Farmers Market. In 2025 SCCIA staff recorded 60 unique organizers that put on 634 events.

John Steinbeck Library
The Beerded Bean
Various
Oldtown Salinas Foundation
First Mayor's House
Monterey & Salinas Valley Railroad Museum
Live @ Heirloom Pizza
XL Public House
ArtWorks @Salinas
Friends of the Salinas Public Library
Hometown Heroes
Salinas Valley Toy Show
Brew-N-Krew
Artists Ink
Fox Theater Salinas
Downtown Book & Sound
National Steinbeck Center
Mangia!
201 Main
Coalition of Homeless Services Providers
Ecology Action
Downtown Salinas
Salinas Downtown Rotary
Portobello's on Main
ARIEL Theatrical
City of Salinas
Laguna Seca Raceway
YOSAL
Salinas Valley Art Gallery

Amapola Kitchen and Wine
Salinas Rodeo
What's Grubbin'
Salinas PAL
MILPA Collective
American Cancer Society
Monterey County Works
The Krew Runners
Monterey Bay APEX Accelerator & Central Coast SBDC
Sacred Heart School
The Rose Hour
What's Grubbin
Salinas Valley Chamber of Commerce
Maya Cinemas
Salinas Valley Pride
United Way of Monterey County
Salinas High School
Bankers Casino
Salinas City Center
B. Nice Photos
Energy All Day
Steinbeck Real Estate & Mortgage
Aquablue Skin & Body Spa
Gifts on the Go
Amapola Kitchen and Wine Merchant
Arts Council of Monterey County
Head Over Heels Fashion Lounge
Monterey County Veterans Day Parade
ITNMontereyCounty
Bliss Boutique
Patria

List of Events

Salinas City Center Improvement Association identified 634 events, with 240 of those to be unique, in 2025.

STORYTIME JAMBOREE by John Steinbeck Library
Open Mic by The Beerded Bean
20th Anniversary First Friday Art Walk by Various
Salinas Farmers Market by Oldtown Salinas Foundation
Open House by First Mayor's House
Open House by Monterey & Salinas Valley Railroad Museum
Monday Night Karaoke by Live @ Heirloom Pizza
Trivia Nights - 00's Movies/Music by XL Public House
Trivia Nights by XL Public House
First Friday Artist Reception: JC Gonzalez, Jerry Takigawa, Natalia Poehner Corazza by ArtWorks @Salinas
4th Annual Sip & Paint by Friends of the Salinas Public Library
Trivia Nights - Disney by XL Public House
Vietnam Veterans Ceremony by Hometown Heroes
Salinas Valley Toy Show by Salinas Valley Toy Show
Pub Run by Brew-N-Krew
Painting with Teacher Mar by Artists Ink
TXO: Exploring Theater and Movement with Ms Emily by Artists Ink
Comedy Open Mic by Live @ Heirloom Pizza
Art Exhibition by ArtWorks @Salinas
Open Studio with Ms Athena by Artists Ink
Kristen Ford-singer, songwriter and multi instrumentalist by Live @ Heirloom Pizza
clave especial by Fox Theater Salinas
Book Depot Saturday Sales by Friends of the Salinas Public Library
The High School - Sports, Spirit, and Citizens, 1903-2024 Book Release Party by Downtown Book & Sound
BOYS OF SUMMER by Fox Theater Salinas
Author Night-Michael Messner by National Steinbeck Center
A TRIBUTE TO THE BEE GEES by Fox Theater Salinas
MAKE & EXPLORE by John Steinbeck Library
Hands-On Cooking Class by Mangia!

Oldies and Lowriders Paint and Sip by 201 Main
Trivia Nights - Friends by XL Public House
Lead Me Home Summit on Homelessness by Coalition of Homeless Services Providers
Comedy with James Mena by Live @ Heirloom Pizza
Salinas Electric Vehicle Ride and Drive by Ecology Action
Earth Day Green Up Celebration by Downtown Salinas
CRAFTIVITY FOR TEENS by John Steinbeck Library
15th Annual Pigs, Pinot and More by Salinas Downtown Rotary
Drag Night by Brew-N-Krew
CCP & Portobello's Present: Don Rodriguez Sound X by Portobello's on Main
The Coffis Brothers with Alex Lucero! by Live @ Heirloom Pizza
Perritos World Tour by Fox Theater Salinas
Paint Party by Portobello's on Main
Stitch, B*tch, & Kibitz - Audio Book Club & Fiber Arts Circle by Downtown Book & Sound
First Friday Artist Reception at ArtWorks @Salinas: Javier Lopez Jr. presents “Home: From the Valley to the Peninsula” by ArtWorks @Salinas
Craft and Cultura Market by Artists Ink
Author Event Feat. Kirk Kennedy "Home - Monterey County" by Downtown Book & Sound
¿Qiensave? ~ Valley Wolf ~ DJ Baby Dizzle by Live @ Heirloom Pizza
Little Red Hen by ARIEL Theatrical
Noche De Cumbias Y Quebraditas by Brew-N-Krew
The 2025 Weston Collective Scholarship by National Steinbeck Center
FOSPL Bookshop 1/2 OFF Sales by Friends of the Salinas Public Library
Workshop for the Historic Resources Survey by City of Salinas
TireRack.com Monterey SportsCar Championship Street Party by Laguna Seca Raceway
Gala by YOSAL
MADREDITA - QUERIDA NUEVO TECALITLAN MARIACHI FEMENIL by Fox Theater Salinas
6 Year Anniversary by XL Public House
Imagine a Dragon by ARIEL Theatrical
Metalachi Mother's Day! by Live @ Heirloom Pizza
Special Remembrance Event Honoring Company C, 194th Tank Battalion by Hometown Heroes
La Comedia Perfecta by Fox Theater Salinas

Trivia Nights - Star Wars by XL Public House
Valgur by Live @ Heirloom Pizza
MIKE SALAZAR by Fox Theater Salinas
Tulengua + Gabi Bravo and Ruca Records by Live @ Heirloom Pizza
THE BEST IN LIVE METAL ROCK by Fox Theater Salinas
Author Night- Iris Jamahl Dunkle by National Steinbeck Center
The Collectors Choice Event by Salinas Valley Art Gallery
Strawberry Girls by Live @ Heirloom Pizza
Soul Sign by Live @ Heirloom Pizza
MALO - Richard bean and TIERRA “THE LEGACY CONTINUES” by Fox Theater Salinas
“THE MAGIC OF MOTOWN” by Fox Theater Salinas
Rasquache Liberation Front : Record Release Party! by Live @ Heirloom Pizza
MOCEDADES by Fox Theater Salinas
Placate, Warcorpse and Mercy Mine by Live @ Heirloom Pizza
Comedy Night by XL Public House
James Dean's Taste of the Sea Sunday Brunch by 201 Main
“The Great Rivers of France” Wine Class by Amapola Kitchen and Wine
First Friday with Featured Artist Junior Dorismond by Salinas Valley Art Gallery
Inaugural Salinas Day by City of Salinas
Cepanoa Arts Showcase by Artists Ink
60 East by Live @ Heirloom Pizza
AN EVENING WITH CARLOS MENCIA by Fox Theater Salinas
Country Night at James Dean Restaurant and Bar with live music by The Stregs Band by 201 Main
A VERY SPECIAL NIGHT WITH LOS MIER/LOS BARON DE APODACA/VAQUEROS MUSICAL/INVIERNO MUSICAL by Fox Theater Salinas
Fiesta Brunch with Live mariachi at James Dean Restaruant and Bar by 201 Main
Cepanoa Arts Presents Igniting Stories Within by Artists Ink
Mistress of Reality- All Female Black Sabbath Tribute- doors 8pm by Live @ Heirloom Pizza
BPM+ at 201 Social Nights by 201 Main
Monks of the Blue & Burlesque! by Live @ Heirloom Pizza
Live Band: The Mike PZ Trio at James Dean Restaurant & Bar by 201 Main
DJ Jose Melendez at 201 Social Nights by 201 Main

Father Day Sunday Brunch at James Dean Restaurant & Bar by 201 Main
Cepanoa Arts Presents Summer Spray Aerosol Art by Artists Ink
Cepanoa Arts Presents Open Studio by Artists Ink
Flaco El Jandro & Los Shadows by Live @ Heirloom Pizza
Salsa Classes & Dancing at 201 Social Nights by 201 Main
Author Night – David Labrava by National Steinbeck Center
80's Night & costume contest with tHE nEW wAVE bAND!! by Live @ Heirloom Pizza
Sacred Fire at 201 Social Nights by 201 Main
Fiesta Brunch with Live Mariachi at James Dean Restaurant & Bar by 201 Main
Cepanoa Arts Presents Podcast Workshop by Artists Ink
Winnie-the-Pooh Birthday Tail by ARIEL Theatrical
When Doves Cry: the Prince Tribute by Live @ Heirloom Pizza
MICROMANIA TOUR by Fox Theater Salinas
Kick Off Concert 2025 with Blake Shelton by Salinas Rodeo
7 Artist 1 Show by ArtWorks @Salinas
Noch de Rock! w/No Pasa Nada by Live @ Heirloom Pizza
4th Annual Festa Italia by Salinas Downtown Rotary
James Dean's Race Around the World International Sunday Brunch by 201 Main
Bookshop 1/2 OFF Sales by Friends of the Salinas Public Library
1st Fridays Art Walk by ArtWorks @Salinas
The Bonzo Show-back by popular demand! by Live @ Heirloom Pizza
Salinas Bike Night by Laguna Seca Raceway
MONTEREY COUNTY: A PAINTER’S CHRONICLE – 40 YEARS IN STEINBECK COUNTRY by ArtWorks @Salinas
Food Truck Event by What's Grubbin'
Kiddie Kapers Parade by Salinas Rodeo
Rhinestone Rodeo: a Wild West Burlesque Show by Live @ Heirloom Pizza
Phantom Tollbooth by ARIEL Theatrical
The Meditations by Live @ Heirloom Pizza
Downtown Horse Parade by Salinas Rodeo
Heavy metal night! Worship/Alcatraz/Cruel Idols/Bitter Days by Live @ Heirloom Pizza
Krash Karma-high energy heavy metal duo! $15advance/$20 dos by Live @ Heirloom Pizza
COMEDIAN WILLIE BARCENA by Fox Theater Salinas

1st Fridays Art Reception by ArtWorks @Salinas
August's Featured Artist of The Month - Mary Fry by Salinas Valley Art Gallery
LOS YESTERDAYS by Fox Theater Salinas
Salinas Valley Toy Show by Salinas PAL
Relay for Life Fundraiser by Portobello's on Main
Vin du Sud Wine Class by Amapola Kitchen and Wine
TURN THE BEAT AROUND - A Gloria Estefan Tribut by Fox Theater Salinas
Robb Frank Duo Live Music by Portobello's on Main
Book Release Celebration!-Tetonali: Cuentos De Un Minuto featuring musical guest Philthy Dronez by Live @ Heirloom Pizza
Fiesta Thursday with Happy Hour, Food & Drink Specials and Mariachi Muratalla by 201 Main
PAT TRAVERS by Fox Theater Salinas
Touch'd Too Much- AC/DC Tribute! by Live @ Heirloom Pizza
Race around the world brunch - International Food Themed by 201 Main
B-Side Players! by Live @ Heirloom Pizza
ALICIA VILLARREAL by Fox Theater Salinas
Jeffrey Meyer Live Music by Portobello's on Main
Rebels & Rides PAL Car Show Kickoff with Live Music by Phillip Retamoza by 201 Main
Hammerdown cd release party! by Live @ Heirloom Pizza
10th Annual Car Show by Salinas PAL
Salinas PAL Carshow Afterparty with TNT & The Explosions by 201 Main
Let the Kids Play! by Live @ Heirloom Pizza
Fiesta Brunch with Live mariachi at James Dean Restaruant & Bar by 201 Main
Quiere Aprender a Usar Una Computadora? (SPA) by MILPA Collective
Paint The Town Purple/RFL Kickoff by American Cancer Society
Hip Hop Night! by Live @ Heirloom Pizza
Sandra Guevara by Fox Theater Salinas
Comedy Night w/Lemon Pepper Chicken, Jose Contreras, James Mena and more! by Live @ Heirloom Pizza
Dine with us during Happy Hour and stay to enjoy Dinner Specials by 201 Main
Reggaefest 2025 by Fox Theater Salinas
Pre Labor Day Specialty Brunch by 201 Main
Finance, Insurance, Real Estate Industry Spotlight Recruitment by Monterey County Works

First Friday Artist Reception: Featuring Exhibit by Andy Williams by ArtWorks @Salinas
Jeffrey Halford and the Healers by Live @ Heirloom Pizza
Baby Dizzle Presents: GOTH PROM NIGHT! by Live @ Heirloom Pizza
Pub Runs by The Krew Runners
SALINAS CAREER CENTER JOB FAIR by Monterey County Works
Annual 9/11 Ceremony by City of Salinas
GO FISH – CAST ONE by ARIEL Theatrical
Back to School by MILPA Collective
What Employers Need Today by Monterey County Works
Industry Specialized Recruitment – Transportation by Monterey County Works
2025 Central Coast Procurement Expo by Monterey Bay APEX Accelerator & Central Coast SBDC
2025 Valley of the World Awards by National Steinbeck Center
Kenny Metcalf As Elton by Fox Theater Salinas
Los Gallos Del Valle w/Instinto Fino! by Live @ Heirloom Pizza
GO FISH – CAST TWO by ARIEL Theatrical
Relay For Life of The Salinas Valley by American Cancer Society
Art, Antiques and Accessories Yard Sale by First Mayor's House
Multiple Employer Job Fair by Monterey County Works
Sports Trivia by XL Public House
Karaoke by The NAX by The Beerded Bean
2025 Steinbeck Street Fair by National Steinbeck Center
Tijuana NO! by Live @ Heirloom Pizza
Experience The Ultimate Sade Tribute Concert by Fox Theater Salinas
Industry Spotlight Recruitment -Healthcare by Monterey County Works
First Friday Salinas Artist Reception by ArtWorks @Salinas
The Kings Of Queen “A Tribute To Queen” by Fox Theater Salinas
First Friday Artist Reception by Salinas Valley Art Gallery
Saints Social Club Happy Hour by Sacred Heart School
Live Music with Greg Brock by Portobello's on Main
Studio Launch by The Rose Hour
THE HOBBIT by ARIEL Theatrical
Locomotive Breath-Performing Jethro Tull, Rolling Stones, Led Zeppelin, Pink Floyd & More by Live @ Heirloom

Pizza
Kane Rodriguez by Fox Theater Salinas
Food Truck Night by What's Grubbin
Ricky Cabrera Production presents the Tequila and Mezcal Master Tasting by Salinas Valley Chamber of Commerce
Vinyl Nights by The Beerded Bean
Halloween Movie Month by Maya Cinemas
Fun with Food by Salinas PAL
LEGEND ZEPPELIN by Fox Theater Salinas
Tropa Magica & Qiensave! by Live @ Heirloom Pizza
2025 Legacy of Leadership Gala by Salinas Valley Chamber of Commerce
Benefit Show by The Beerded Bean
Never A Dull Moment by Fox Theater Salinas
Open Studios Art Tour by ArtWorks @Salinas
Sip and Paint by XL Public House
A Very Queer Quincenera by Salinas Valley Pride
🎶 Worship At The Fox Theater! 🎶 by Fox Theater Salinas
Live Music with the Rob Frank Duo by Portobello's on Main
Candlelight: A Haunted Evening Of Halloween Classics by Fox Theater Salinas
Hate for State: 1st hometown show in 3 years! with The Tremolos & Outpatient X! by Live @ Heirloom Pizza
Other Tea Party by Artists Ink
Anna’s Fall cooking Class by Mangia!
Sugar Skull Sip and Paint by 201 Main
STEVE TREVINO by Fox Theater Salinas
Fall Bake Sale by United Way of Monterey County
Homecoming Parade by Salinas High School
Comedy With “Somos Hombres O Payasos” by Fox Theater Salinas
Moonlit Masterpiece Ladies Paint and Sip by Bankers Casino
Bloodlust Burlesque: Savor Sin and a Show! by Live @ Heirloom Pizza
A BAND OF ORCS by Fox Theater Salinas
Jr Torres In Concert by Fox Theater Salinas
Downtown Trick or Treat by Salinas City Center
Pic or Treat by B. Nice Photos

Frightmare 5K on Main St by The Krew Runners
80's Night! with tHE nEW wAVE bAND by Live @ Heirloom Pizza
Trick or Treat Pop Up by Energy All Day
The Haunted Castle by Steinbeck Real Estate & Mortgage
Sip and Paint by The Beerded Bean
Community Circle by MILPA Collective
23rd Anniversary Invitation by Aquablue Skin & Body Spa
Reading & Book Signing with Joyce Sherry by Downtown Book & Sound
Spooky Bash by XL Public House
Heavy Metal Night! w/WarCorpse, Asterion, Way II Stoned by Live @ Heirloom Pizza
Sixtiesmania - The Leading Sixties Show In The Usa! by Fox Theater Salinas
Holiday Season Kickoff by Gifts on the Go
Re-Opening by John Steinbeck Library
2025 Regional Housing Summit by City of Salinas
Wine Round Table - “Dyed In The Wool” - Chenin Blanc of The Loire Valley by Amapola Kitchen and Wine Merchant
An Evening With Nayo Escobar by Fox Theater Salinas
Ofrendas and Calacas by XL Public House
First Friday Salinas Artist Reception by Salinas Valley Art Gallery
First Friday Salinas by Arts Council of Monterey County
Holiday Open House by Head Over Heels Fashion Lounge
Y LA Bamba in Salinas for the first time! by Live @ Heirloom Pizza
“That Arena Rock Show Live!!” by Fox Theater Salinas
Veterans Day Celebration by Monterey County Veterans Day Parade
Industry Specialized Recruitment -Transportation by Monterey County Works
Fall Social by ITNMontereyCounty
The Ultimate Tribute to Journey and Styx by Fox Theater Salinas
Live Music with the Smoky Vegas Project by Portobello's on Main
Toy Show by Salinas PAL
Blissmas Y25 - Annual Fashion Show & Holiday Soiree by Bliss Boutique
Holiday Grand Tasting by Amapola Kitchen and Wine Merchant
Traditional Mangia’s Sunday Supper Wine Dinner by Mangia!

Community Housing Action Plan by Salinas Valley Chamber of Commerce
Wine Club Party - November by Amapola Kitchen and Wine Merchant
Patria Special Sunday Brunch by Patria
Live Music with Jacob Chase by Portobello's on Main
Tree for Peace Lighting by Salinas City Center
Shop Small Salinas by Salinas City Center
Salinas Holiday Parade of Lights
Lights for Autism
A CHARLIE BROWN CHRISTMAS by ARIEL Theatrical
Jingle Town - Breakfast with the Grinch by Salinas PAL
The World Famous Popovich Comedy Pet Theater by Fox Theater Salinas
Free Kids & Family Holiday Open House by Salinas PAL
Wine Club Party - December by Amapola Kitchen and Wine Merchant
Candlelight: Christmas Carols On Strings by Fox Theater Salinas
A Magical Motown Christmas! by Fox Theater Salinas
A Mariachi Christmas by Fox Theater Salinas

Identity

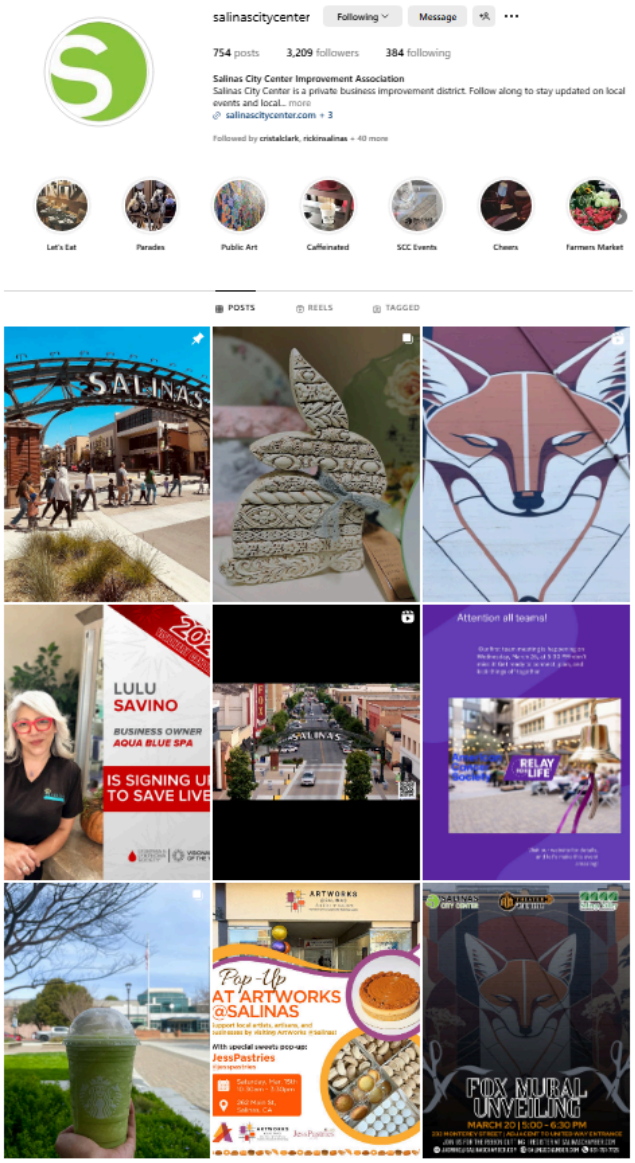
Salinas City Center Improvement Association wants to be known as a clean, safe, vibrant district where all are welcome. In order to accomplish this we manage several social media accounts, email mailing lists, the corporate website, and contract to several media outlets to spread information.

SCCIA also decorates several alleys on Main St, has a year-round tree illumination encroachment permit, and are actively pursuing additional murals that are in various stages of planning.

Social Media

Instagram

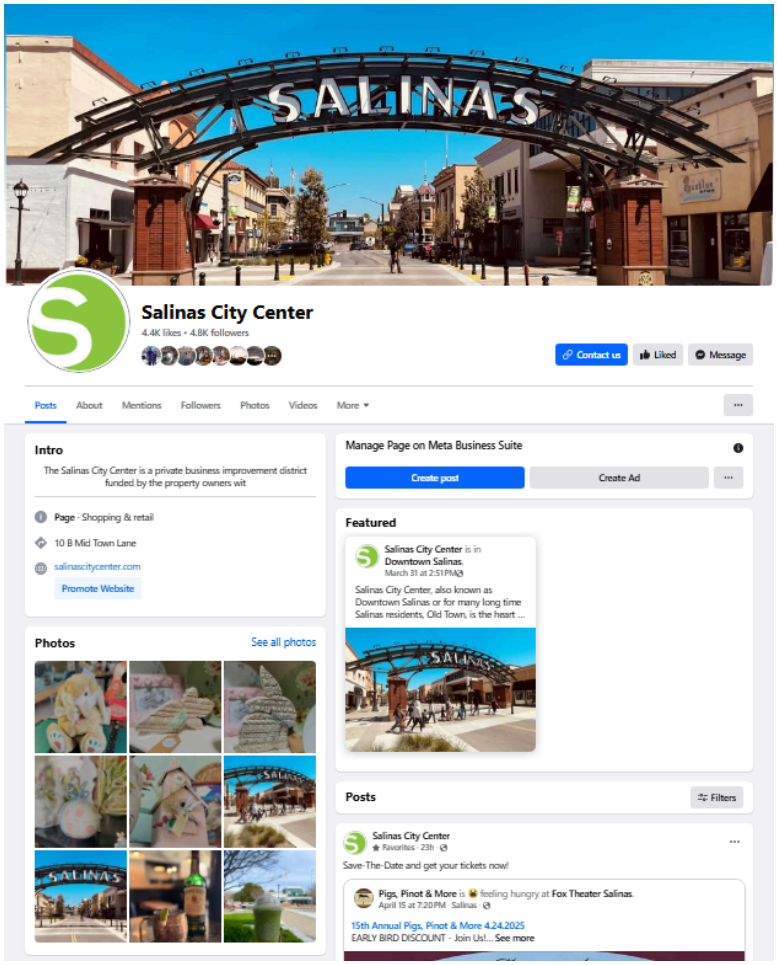
https://www.instagram.com/salinascitycenter/



Instagram Insights	FY2025	FY2024
Reach:	23,881	26,559
Views:	108,621	81,447
Profile Visits:	2,663	2,827
New Followers:	436	322
Content Interactions:	2,194	2,217
Link Clicks:	62	31
Posts:	51	51
Stories:	281	84
Reels:	15	6
Engagement Rate:	9%	14%

Facebook

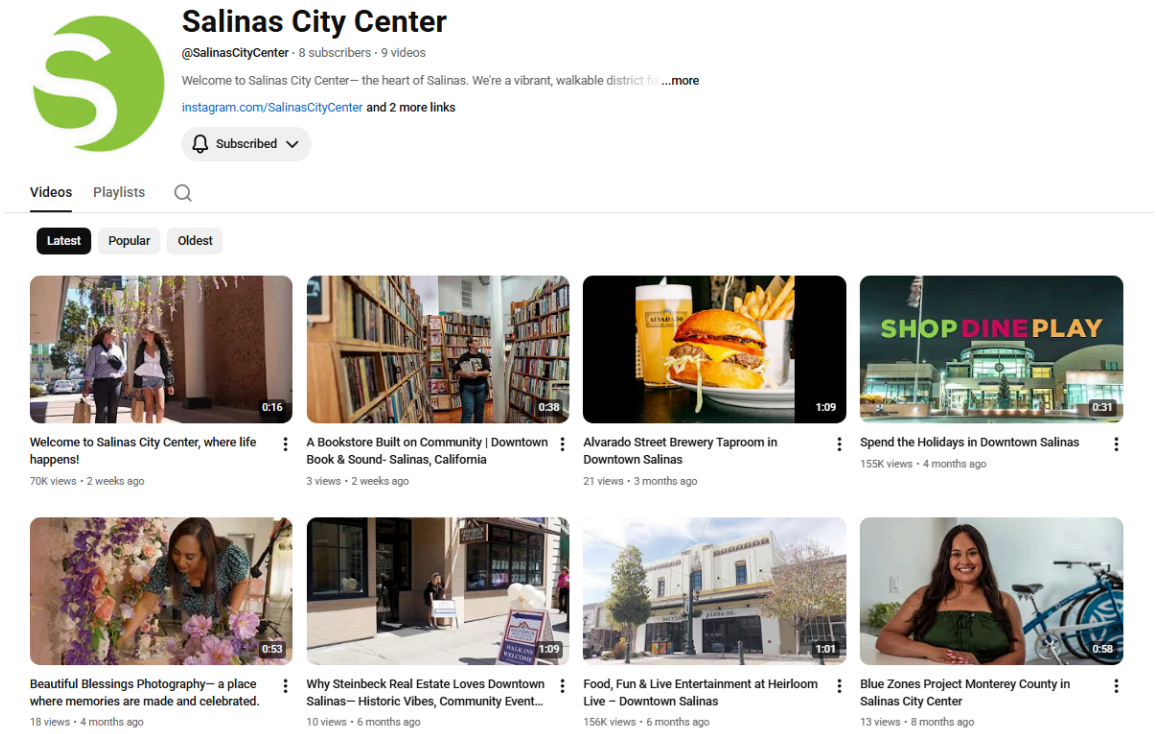
https://www.facebook.com/salinascitycenter



FB Insights	FY2025	FY2024
Reach:		24,927
Views:	142,866	44,150
Profile Visits:	2,577	2,677
Content Interactions:	1,775	1,413
New Followers:	150	171
Link Clicks:	454	356
Promoted Events		35

Youtube

2025



Marks the first year that SCCIA utilized Youtube. It hosts the advertising clips created in 2024 and 2025. The views are ad-supported on the Google Ad network.

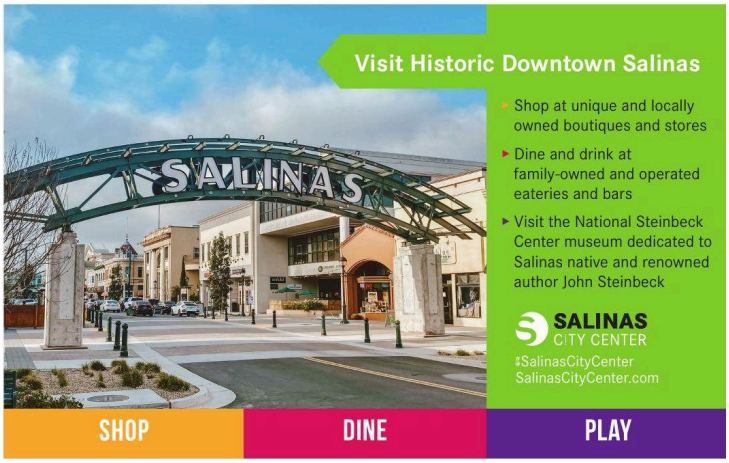
Youtube Insights	FY2025
Views	606,673
Impressions	839
CTR	6.30%
Watch Time (hrs)	3,292
Average View Duration	30 seconds
Published Videos	7
Subscribers	9

KSBW

During the holiday season, SCCIA advertised on KSBW 52 times with a 30-second commercial to promote Salinas City Center.

In addition, the commercial was shown 26,073 times on https://ksbw.com.

Monterey County Weekly & Monterey County Now



This image was printed 3 times as a half-page advertisement in the Monterey County Weekly.

It has a 75,000 copy circulation throughout the Monterey area.

During the holiday season, a series of 12 email blasts totalling 100,000 views were sent out over 5 weeks.

The majority of views and clicks originated from the Salinas, San Jose, and Los Angeles area.

"Best of Monterey County"

In addition to paid advertisements, the Monterey County Weekly also publishes the "Best of Monterey County.." series. Salinas City Center businesses and people were well represented!

Best bar for Gen X
Best Local Beer/Brewery
Best place to Eavesdrop
Alvarado Street Brewery Taproom

Best Ag leader
Bruce Taylor

Best Women's Clothing Boutique
Bliss Boutique

Best Breakfast
Best Biscuits and Gravy
First Awakenings

Best Restaurant for Take-Out
Michael's Grill and Taqueria

Best Mexican
Best Restaurant- Salinas
Villa Azteca

Best Cookie
Sweet Reba's

Best Place to trot out the Phrase "FOR ALL THE TEA IN CHINA"
Gold Leaf Spice and Teas

Best food trend
Blue Zones Project Monterey County

Streetscape Murals

Salinas City Center invested in 1 mural in the district. In 2025 we commissioned the *Sunset over Salinas* Mural. It was made possible by a generous grant from the Monterey Peninsula Foundation.

Year Round Decorations

Along with tree trimming, Salinas City Center maintains the tree lights in all the Main Street trees. Lights turn on at dusk and turn off at down along with regular street lighting. During the Holidays, Salinas City Center installs additional lighting and decorations on the street lights.

Lastly, the Salinas Tree of Peace is raised at 1 Main St, the site of CSUMB @ Salinas City Center.

On the 200 block of Main St, two alleyways connect parking areas to shopping areas that hundreds of people traverse on a daily basis. In order to make the space more hospitable, Salinas City Center installed overhead patio lighting several years ago.

During the installation of the Salinas Habitats mural we took the opportunity to remove and reinstall alley lighting 4 feet higher to deter vandalism.

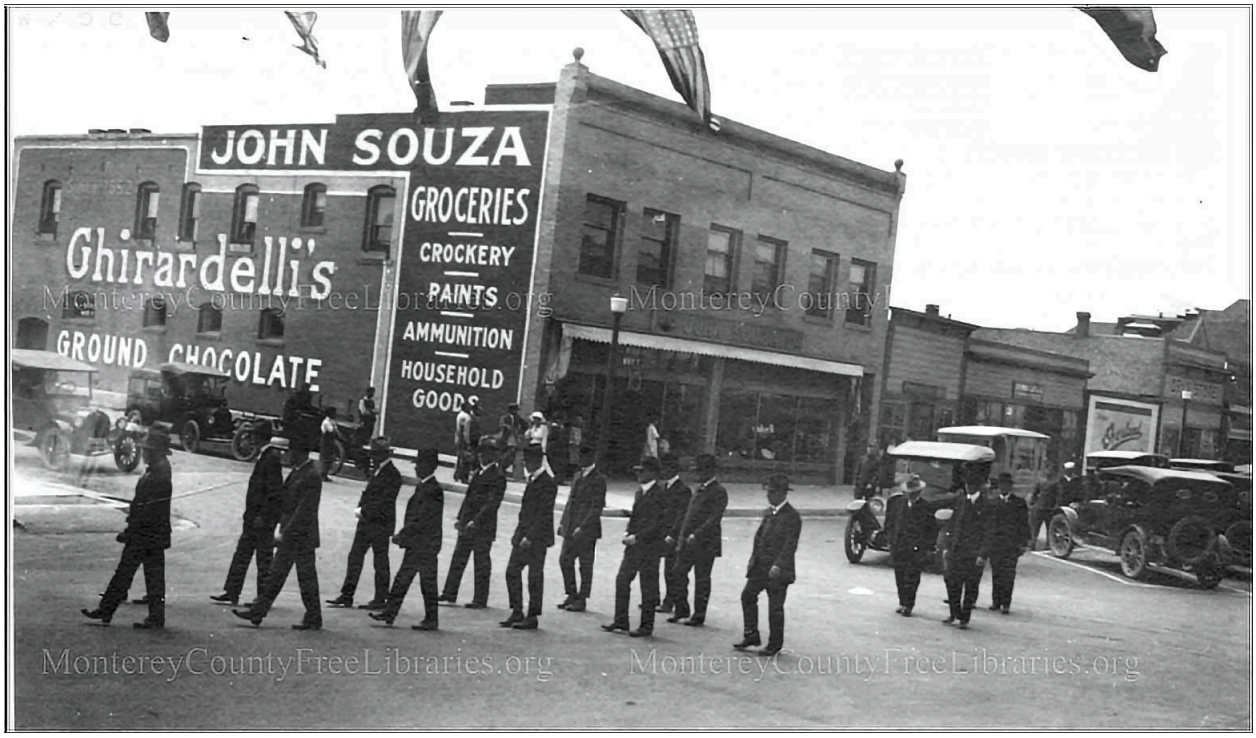
Today we also use the overhead space to highlight special seasons such as Valentine's day, Halloween, Springtime flowers, and many others.

Financial

Historical (Past) Financial Information

Accountants Compilation Report

Fiscal Year of December 2024 - November 2025



Steinbruner ◆ Hill
Certified Public Accountants

ACCOUNTANTS' COMPILATION REPORT

To The Board of Directors
Salinas City Center Improvement Association
Salinas, California

Management is responsible for the accompanying financial statements of Salinas City Center Improvement Association (a nonprofit organization), which comprise a statement of assets, liabilities and fund balance – cash basis as of November 30, 2025, and the related statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis for the twelve months then ended, in accordance with the cash basis of accounting, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis.

The financial statement is prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The supplementary budget information contained in the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary budget information was subject to our compilation engagement. We have not audited or reviewed the supplementary budget information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the Company's assets, liabilities, fund balance, revenues and expenses. Accordingly, the financial statement is not designed for those who are not informed about such matters.

We are not independent with respect to Salinas City Center Improvement Association.

Steinbruner Hill CPAs

Steinbruner Hill CPAs
Carmel, California
December 7, 2025

Salinas City Center Improvement Association

Statement of Assets, Liabilities and Fund Balance - Cash Basis

As of November 30, 2025

ASSETS

Current Assets		
Bank Accounts		
Checking - Operating Acct	$	193,092.55
Checking - Grants Acct		75,278.36
Total Bank Accounts		268,370.91
Total Current Assets		268,370.91
Fixed Assets		
Vehicle		18,000.61
Accumulated Depreciation		(11,619.00)
Total Fixed Assets		6,381.61
Other Assets		
Organizational Costs		50,000.00
Accumulated Intangible Assets		(42,917.00)
Total Other Assets		7,083.00
TOTAL ASSETS	$	281,835.52

LIABILITIES AND FUND BALANCE

Liabilities		
Debt	$	5,000.00
Total Liabilities		5,000.00
Fund Balance		
Fund Balance - SOBO		78,845.40
Fund Balance - DISI		60,158.33
Fund Balance - Admin		21,337.69
Fund Balance - Conting/Reserves		32,751.13
Fund Balance - Grants		75,278.36
Subtotal - Cash Fund Balance		268,370.91
Fund Balance - Other		8,464.61
Total Fund Balance		276,835.52
TOTAL LIABILITIES AND FUND BALANCE	$	281,835.52

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Twelve Months Ended November 30, 2025

	SOBO				DISI				Administration			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income												
Assessments	$ 303,589.74	$ 296,907.00	$ (6,682.74)		$ 111,316.24	$ 108,866.00	$ (2,450.24)		$ 70,837.61	$ 69,278.00	$ (1,559.61)	
Grants	-	-			-	-			-	-		
Interest Earned	-	-			-	-			-	-		
Total Income	**$ 303,589.74**	**$ 296,907.00**	**$ (6,682.74)**		**$ 111,316.24**	**$ 108,866.00**	**$ (2,450.24)**		**$ 70,837.61**	**$ 69,278.00**	**$ (1,559.61)**	
Expenses												
Bank Service Charges	-	-	-				-		**66.00**	**200.00**	**134.00**	**67%**
Formation Costs Payback	-	-	-				-				-	
Insurance	-	-	-				-		**2,184.62**	**2,500.00**	**315.38**	**13%**
Professional Services							-				-	
Accounting	-	-	-				-		20,490.00	15,200.00	(5,290.00)	-35%
Legal	-	-	-				-		8,545.00	6,000.00	(2,545.00)	-42%
Other	-	-	-				-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	**-**	**-**	**-**		**-**	**-**	**-**		**34,460.92**	**33,200.00**	**(1,260.92)**	**-4%**
Office							-				-	
Rent/CAM/Utilities	-	-	-				-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning	-	-	-				-		116.89	600.00	483.11	81%
Office Furnishings/Paint		-	-				-		709.68	1,500.00	790.32	53%
Computer / Internet	-	-	-				-		3,013.30	2,500.00	(513.30)	-21%
Total Office	**-**	**-**	**-**		**-**	**-**	**-**		**14,109.30**	**14,600.00**	**490.70**	**3%**
Staff	-	-	-				-				-	
Payroll - Wages & Taxes	94,084.39	104,000.00	9,915.61	10%	20,837.19	21,900.00	1,062.81	5%	41,674.17	44,400.00	2,725.83	6%
Workers Comp Insurance	2,059.94	3,500.00	1,440.06	41%	480.67	600.00	119.33	20%	892.61	600.00	(292.61)	-49%
Total Staff	**96,144.33**	**107,500.00**	**11,355.67**	**11%**	**21,317.86**	**22,500.00**	**1,182.14**	**5%**	**42,566.78**	**45,000.00**	**2,433.22**	**5%**
SOBO			-				-				-	
Sidewalk Ops (Maintenance)	106,204.50	125,920.00	19,715.50	16%			-				-	
Beautification/Order(Security)	104,779.82	100,598.00	(4,181.82)	-4%			-				-	
Total SOBO	**210,984.32**	**226,518.00**	**15,533.68**	**7%**	**-**	**-**	**-**		**-**	**-**	**-**	
DISI			-				-				-	
District Identity			-		90,644.96	93,500.00	2,855.04	3%			-	
Streetscape Improvements			-		13,795.61	13,000.00	(795.61)	-6%			-	
Total DISI	**-**	**-**	**-**		**104,440.57**	**106,500.00**	**2,059.43**	**2%**	**-**	**-**	**-**	
Extra Budget Expenses												
Collection Loss	-	-	-			-	-		-	-	-	
Taxes									-	**250.00**	**250.00**	**100%**
Total Expenses	**307,128.65**	**334,018.00**	**26,889.35**	**8%**	**125,758.43**	**129,000.00**	**3,241.57**	**3%**	**93,387.62**	**95,750.00**	**2,362.38**	**2%**
Net Income	**(3,538.91)**	**(37,111.00)**			**(14,442.19)**	**(20,134.00)**			**(22,550.01)**	**(26,472.00)**		

Cash Flow

Beg Balance FY 2023-24 Carryover	77,384.31	74,600.52	18,887.70
Reallocation of 2023-24 Carryover	5,000.00	-	25,000.00
Net Income FY 2024-25	(3,538.91)	(14,442.19)	(22,550.01)
nding Cash Balance at 11/30/2025	**$ 78,845.40**	**$ 60,158.33**	**$ 21,337.69**

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(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Twelve Months Ended November 30, 2025

	Contingency/Reserves				SUBTOTAL SOBO, DISI, ADMIN, & CONTIGENCY			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	$ 20,239.31	$ 19,794.00	$ (445.31)		$ 505,982.90	$ 494,845.00	$ (11,137.90)	
Grants	-	-			$ -	-		
Interest Earned	4,147.06	-	(4,147.06)		4,147.06	-	(4,147.06)	
Total Income	**$ 24,386.37**	**$ 19,794.00**	**$ (4,592.37)**		**$ 510,129.96**	**$ 494,845.00**	**$ (15,284.96)**	
Expenses								
Bank Service Charges		-	-		**66.00**	**200.00**	**134.00**	**67%**
Formation Costs Payback	**5,103.50**	**5,000.00**	**(103.50)**	**-2%**	**5,103.50**	**5,000.00**	**(103.50)**	**-2%**
Insurance			-		**2,184.62**	**2,500.00**	**315.38**	**13%**
Professional Services			-		-	-	-	
Accounting			-		20,490.00	15,200.00	(5,290.00)	-35%
Legal					8,545.00	6,000.00	(2,545.00)	-42%
Other			-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		**34,460.92**	**33,200.00**	**(1,260.92)**	**-4%**
Office			-		-	-	-	
Rent/CAM/Utilities			-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning			-		116.89	600.00	483.11	81%
Office Furnishings/Paint			-		709.68	1,500.00	790.32	53%
Computer / Internet			-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		**14,109.30**	**14,600.00**	**490.70**	**3%**
Staff			-		-	-	-	
Payroll - Wages & Taxes					156,595.75	170,300.00	13,704.25	8%
Workers Comp Insurance					3,433.22	4,700.00	1,266.78	27%
Total Staff	-	-	-		**160,028.97**	**175,000.00**	**14,971.03**	**9%**
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)			-		106,204.50	125,920.00	19,715.50	16%
Beautification/Order(Security)			-		104,779.82	100,598.00	(4,181.82)	-4%
Total SOBO	-	-	-		**210,984.32**	**226,518.00**	**15,533.68**	**7%**
DISI			-		-	-	-	
District Identity			-		90,644.96	93,500.00	2,855.04	3%
Streetscape Improvements			-		13,795.61	13,000.00	(795.61)	-6%
Total DISI	-	-	-		**104,440.57**	**106,500.00**	**2,059.43**	**2%**
Extra Budget Expenses								
Collection Loss	-	**9,897.00**	**9,897.00**	**100%**	-	**9,897.00**	**9,897.00**	**100%**
Taxes					-	**250.00**	**250.00**	**100%**
Total Expenses	**5,103.50**	**14,897.00**	**9,793.50**	**66%**	**531,378.20**	**573,665.00**	**42,286.80**	**7%**
Net Income	**19,282.87**	**4,897.00**			**(21,248.24)**	**(78,820.00)**		

Cash Flow

Beg Balance FY 2023-24 Carryover	43,468.26	214,340.79
Reallocation of 2023-24 Carryover	(30,000.00)	-
Net Income FY 2024-25	19,282.87	(21,248.24)
Ending Cash Balance at 11/30/2025	**$ 32,751.13**	**$ 193,092.55**

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Twelve Months Ended November 30, 2025

	Grants Funds				GRAND TOTAL			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	$ -	$ -	$ -		$ 505,982.90	$ 494,845.00	$ (11,137.90)	
Grants	75,000.00	-	(75,000.00)		$ 75,000.00	-	(75,000.00)	
Interest Earned	-	-			4,147.06	-	(4,147.06)	
Total Income	**$ 75,000.00**	**$ -**	**$ -**		**$ 585,129.96**	**$ 494,845.00**	**$ (90,284.96)**	
Expenses								
Bank Service Charges	-		-		**66.00**	**200.00**	**134.00**	**67%**
Formation Costs Payback			-		**5,103.50**	**5,000.00**	**(103.50)**	**-2%**
Insurance			-		**2,184.62**	**2,500.00**	**315.38**	**13%**
Professional Services			-		-	-	-	
Accounting			-		20,490.00	15,200.00	(5,290.00)	-35%
Legal			-		8,545.00	6,000.00	(2,545.00)	-42%
Other			-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	**-**	**-**	**-**		**34,460.92**	**33,200.00**	**(1,260.92)**	**-4%**
Office			-		-	-	-	
Rent/CAM/Utilities			-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning			-		116.89	600.00	483.11	81%
Office Furnishings/Paint	-		-		709.68	1,500.00	790.32	53%
Computer / Internet			-		3,013.30	2,500.00	(513.30)	-21%
Total Office	**-**	**-**	**-**		**14,109.30**	**14,600.00**	**490.70**	**3%**
Staff			-		-	-	-	
Payroll - Wages & Taxes			-	-	156,595.75	170,300.00	13,704.25	8%
Workers Comp Insurance			-		3,433.22	4,700.00	1,266.78	27%
Total Staff	**-**	**-**	**-**		**160,028.97**	**175,000.00**	**14,971.03**	**9%**
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)	24,225.80		-		130,430.30	125,920.00	(4,510.30)	-4%
Beautification/Order(Security)	-		-		104,779.82	100,598.00	(4,181.82)	-4%
Total SOBO	**24,225.80**	**-**	**-**		**235,210.12**	**226,518.00**	**(8,692.12)**	**-4%**
DISI			-		-	-	-	
District Identity	56,635.16		-		147,280.12	93,500.00	(53,780.12)	-58%
Streetscape Improvements	66,958.69		-		80,754.30	13,000.00	(67,754.30)	-521%
Total DISI	**123,593.85**	**-**	**-**		**228,034.42**	**106,500.00**	**(121,534.42)**	**-114%**
Extra Budget Expenses								
Collection Loss			-		**-**	9,897.00	9,897.00	100%
Taxes			-		**-**	250.00	250.00	100%
Total Expenses	**147,819.65**	**-**	**-**		**679,197.85**	**573,665.00**	**(105,532.85)**	**-18%**
Net Income	**(72,819.65)**	**-**			**(94,067.89)**	**(78,820.00)**		

Cash Flow

Beg Balance FY 2023-24 Carryover	148,098.01				362,438.80			
Reallocation of 2023-24 Carryover	-				-			
Net Income FY 2024-25	(72,819.65)				(94,067.89)			
Ending Cash Balance at 11/30/2025	**$ 75,278.36**				**$ 268,370.91**			

(See accompanying accountants' report)

Current Financial Information

Operating Budget

Fiscal Year of December 2025 - November 2026

Salinas City Center Improvement Association Final Operating Budget - Fiscal Year 2025-2026					
Monday, December 8, 2025	**SOBO** **60.0%**	**DISI** **22.0%**	**Administration** **14.0%**	**Contingency/Reserve** **4.0%**	**Total** **100.0%**
Gross Income					
2025-2026 Assessments	$305,813	$112,131	$71,356	$20,388	$509,688
Gifts & Donations	$0	$0	$0	$0	$0
Total gross income	$305,813	$112,131	$71,356	$20,388	$509,688
Less: Collection loss	$0	$0	$0	$10,194	$10,194
Effective income	$305,813	$112,131	$71,356	$10,194	$499,494
Expenses					
Bank Service Charges			$200		$200
Formation Costs Payback				$5,000	$5,000
Insurance			$2,500		$2,500
Professional Services					
Accounting			$19,000		$19,000
Legal			$8,500		$8,500
Other (HR & Grant Writing)			$6,000		$6,000
Total Professional Services			$33,500		$33,500
Office					
Rent/CAM/Utilities			$10,500		$10,500
Office Cleaning			$600		$600
Office Furniture/Supplies			$800		$800
Computer/Internet/Telephone			$6,500		$6,500
Total Office			$18,400		$18,400
Staff	$107,500	$22,500	$45,000		$175,000
SOBO					
Maintenance	$128,918				$128,918
Beautification / Order (Security)	$108,000				$108,000
Total SOBO	$236,918				$236,918
DISI					
District Identity		$96,000			$96,000
Streetscape Improvements		$5,000			$5,000
Total DISI		$101,000			$101,000
Subtotal	$344,418	$123,500	$99,600	$5,000	$572,518
Extra Budget Expense					
Taxes	$0	$0	$250	$0	$250
Total Extra Budget Expense	$0	$0	$250	$0	$250
Total Expenses	$344,418	$123,500	$99,850	$5,000	$572,768
Total Income	**-$38,605**	**-$11,369**	**-$28,494**	**$5,194**	**-$73,274**
Cash Flow					
Beginning balance (Actual 2024-2025 Carryover)	$78,845	$60,158	$21,338	$32,751	$193,093
Reallocation of 2024-2025 carryover	$0	$0	$20,000	-$20,000	$0
Net operating income	-$38,605	-$11,369	-$28,494	$5,194	-$73,274
Projected ending balance at FYE 11/30/2026	**$40,240**	**$48,790**	**$12,844**	**$17,945**	**$119,819**

Future Financial Information

Assessment Data

Fiscal Year of December 2026 - November 2027

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE	3.100%					Zone 2	0.0944	0.0751	3.9009	0.2235	

APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 163 007 000	CITY OF SALINAS	104	Central Ave	2	0	$ -	6,600	$ 495.37	181	$ 706.06	$ 1,201.44
002 163 008 000	MC CAIN RICHARD J &	106	Central Ave	2	1,089	$ 102.84	6,500	$ 487.87	50	$ 195.04	$ 785.76
002 163 009 000	MAR VISTA REAL ESTATE-SALINAS LLC	110	Central Ave	2	649	$ 61.29	6,500	$ 487.87	50	$ 195.04	$ 744.21
002 163 010 000	FUENTES JOSE MENDOZA	114	Central Ave	2	1,542	$ 145.63	11,900	$ 893.18	50	$ 195.04	$ 1,233.85
002 163 011 000	LEE PAUL CHAN & SOO JIN	118	Central Ave	2	2,350	$ 221.93	12,247	$ 919.22	50	$ 195.04	$ 1,336.20
002 163 012 000	NUNES IRMA ET AL	122	Central Ave	2	1,475	$ 139.30	8,700	$ 652.99	60	$ 234.05	$ 1,026.35
002 163 013 000	MORA NANCY L & MENDEZ EMILIANO PENA	128	Central Ave	2	1,296	$ 122.39	3,600	$ 270.20	122	$ 475.91	$ 868.51
002 163 014 000	HERRING VINCENT T & SHERI RUGGERI-HERRING	47	Stone St	2	1,034	$ 97.65	3,200	$ 240.18	64	$ 249.66	$ 587.49
002 163 015 000	LEI GOUXIN & LIANG AMANDA	43	Stone St	2	1,140	$ 107.66	7,000	$ 525.40	65	$ 253.56	$ 886.62
002 163 016 000	CHAVEZ ANTHONY D & KIMBERLY R	33	Stone St	2	1,591	$ 150.25	7,100	$ 532.90	103	$ 401.79	$ 1,084.95
002 163 018 000	SF STEINBECK COMMONS LP	10	Lincoln Ave	2	75,772	$ 7,155.88	89,028	$ 6,682.16	330	$ 1,287.29	$ 15,125.33
002 163 019 000	MORA SERAFIN & VIRGINIA TRS	28	Lincoln Ave	2	1,150	$ 108.61	9,500	$ 713.04	63	$ 245.76	$ 1,067.40
002 164 003 000	ISLAMIC COMMUNITY OF SALINAS	35	W Market St	2	2,380	$ 224.77	8,458	$ 634.83	50	$ 195.04	$ 1,054.64
002 164 004 000	ISLAMIC COMMUNITY OF SALINAS	33	W Market St	2	1,200	$ 113.33	5,200	$ 390.30	30	$ 117.03	$ 620.65
002 164 005 000	ISLAMIC COMMUNITY OF SALINAS	31	W Market St	2	2,511	$ 237.14	2,511	$ 188.47	28	$ 109.22	$ 534.83
002 164 006 000	ALSALAHI SALEH & SHAMAN MAGDAH	29	W Market St	2	1,728	$ 163.19	3,250	$ 243.93	18	$ 70.22	$ 477.34
002 164 007 000	ALSALAHI SALEH & SHAMAN MAGDAH	23	W Market St	2	0	$ -	12,229	$ 917.87	64	$ 249.66	$ 1,167.53
002 164 008 000	ALSALAHI SALEH & SHAMAN MAGDAH	19	W Market St	2	10,875	$ 1,027.03	5,349	$ 401.48	31	$ 120.93	$ 1,549.44
002 164 009 000	ROLYELY LLC	2	Salinas St #A	2	7,690	$ 726.24	9,050	$ 679.26	60	$ 234.05	$ 1,639.56
002 164 020 000	SALINAS CITY CENTER LLC	26	Central Ave	2	0	$ -	9,234	$ 693.07	80	$ 312.07	$ 1,005.15
002 164 021 000	MCMILLIN KELLY J & TERESA L TRS	30	Central Ave	2	1,489	$ 140.62	8,400	$ 630.48	63	$ 245.76	$ 1,016.85
002 164 022 000	BIFFCO LLC	34	Central Ave	2	1,867	$ 176.32	8,177	$ 613.74	63	$ 245.76	$ 1,035.81
002 164 023 000	HERNANDEZ MIGUEL A & BONNIE-LOU TRS	40	Central Ave	2	4,855	$ 458.50	9,750	$ 731.80	255	$ 994.73	$ 2,185.04
002 164 024 000	HERNANDEZ MIGUEL A & BONNIE-LOU TRS	27	Lincoln Ave	2	0	$ -	6,855	$ 514.51	45	$ 175.54	$ 690.05
002 164 034 000	ROLYELY LLC	2	Salinas St	2	0	$ -	11,261	$ 845.21	257	$ 1,002.53	$ 1,847.74
002 164 035 000	MIRKIN BERNARD B TR ET AL			2	2,770	$ 261.60	2,770	$ 207.91	100	$ 390.09	$ 859.59
002 164 036 000	SALINAS GATEWAY LP	25	Lincoln Ave	2	56,157	$ 5,303.44	0	$ -	0	$ -	$ 5,303.44
002 164 037 000	SALINAS GATEWAY LP			2	0	$ -	22,010	$ 1,652.00	276	$ 1,076.65	$ 2,728.65
002 171 005 000	CITY OF SALINAS	42	W Market St	2	0	$ -	14,989	$ 1,125.03	248	$ 967.42	$ 2,092.45
002 171 006 000	CITY OF SALINAS	15	Station Pl	2	0	$ -	5,250	$ 394.05	35	$ 136.53	$ 530.58
002 171 007 000	CITY OF SALINAS	17	Station Pl	2	0	$ -	11,770	$ 883.42	50	$ 195.04	$ 1,078.46
002 171 008 000	CITY OF SALINAS	19	Station Pl	2	0	$ -	12,120	$ 909.69	60	$ 234.05	$ 1,143.74
002 171 010 000	CITY OF SALINAS	52	W Market St	2	0	$ -	4,197	$ 315.01	32	$ 124.83	$ 439.84
002 171 011 000	CITY OF SALINAS	54	W Market St	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 171 012 000	CITY OF SALINAS	58	W Market St	2	0	$ -	13,020	$ 977.24	100	$ 390.09	$ 1,367.33
002 171 013 000	CITY OF SALINAS	60-68	W Market St	2	0	$ -	12,898	$ 968.08	230	$ 897.21	$ 1,865.29
002 171 023 000	CITY OF SALINAS	18	Station Pl	2	0	$ -	15,850	$ 1,189.65	282	$ 1,100.05	$ 2,289.70
002 171 033 000	CITY OF SALINAS	11	Station Pl	2	0	$ -	71,578	$ 5,372.42	38	$ 148.23	$ 5,520.65
002 171 034 000	GRANARY ASSOCIATES	60	W Market St #200	2	28,454	$ 2,687.18	27,600	$ 2,071.57	102	$ 397.89	$ 5,156.64
002 171 035 000	CITY OF SALINAS	11	Station Pl	2	0	$ -	102,366	$ 7,683.26	400	$ 1,560.36	$ 9,243.62
002 172 001 000	CITY OF SALINAS	30	W Market St	2	0	$ -	4,350	$ 326.50	211	$ 823.09	$ 1,149.59
002 172 002 000	CITY OF SALINAS	26	W Market St	2	0	$ -	6,387	$ 479.39	78	$ 304.27	$ 783.66
002 172 010 000	CITY OF SALINAS		W Market St	2	0	$ -	1,610	$ 120.84	55	$ 214.55	$ 335.39
002 172 011 000	CITY OF SALINAS	20	W Market St	2	0	$ -	16,287	$ 1,222.45	200	$ 780.18	$ 2,002.63
002 172 012 000	CITY OF SALINAS	10	W Market St	2	0	$ -	15,179	$ 1,139.29	275	$ 1,072.75	$ 2,212.03
002 181 005 000	JIMENEZ SALVADOR JR TR & CAMPOS HECTOR G	29	E Market St	2	0	$ -	2,000	$ 150.11	120	$ 468.11	$ 618.22
002 181 006 000	JIMENEZ SALVADOR JR TR & CAMPOS HECTOR G	25	E Market St #27	2	0	$ -	4,030	$ 302.48	40	$ 156.04	$ 458.51
002 181 007 000	CAMPOS JIMENEZ INVESTMENTS INC	23	E Market St	2	2,662	$ 251.40	13,568	$ 1,018.37	35	$ 136.53	$ 1,406.30
002 181 008 000	HAGINS MARY TR	21	E Market St	2	1,200	$ 113.33	1,069	$ 80.24	30	$ 117.03	$ 310.59

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE	3.100%					Zone 2	0.0944	0.0751	3.9009	0.2235	

APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 181 011 000	MARQUEZ JUANA O TR	67	E Market St #4	2	2,468	$ 233.08	5,657	$ 424.60	140	$ 546.12	$ 1,203.80
002 181 012 000	CAMPOS JIMENEZ INVESTMENTS INC	35	E Market St	2	4,530	$ 427.81	4,622	$ 346.91	160	$ 624.14	$ 1,398.87
002 182 012 000	CENTRAL COAST RENEWABLES LLC	139	Monterey St #14	2	7,755	$ 732.38	10,562	$ 792.75	206	$ 803.58	$ 2,328.71
002 182 013 000	135-137 MONTEREY LLC	137	Monterey St	2	8,151	$ 769.78	5,582	$ 418.97	56	$ 218.45	$ 1,407.19
002 182 014 000	135-137 MONTEREY LLC	135	Monterey St	2	925	$ 87.36	5,287	$ 396.83	48	$ 187.24	$ 671.42
002 182 019 000	CAMPOS JIMENEZ INVESTMENTS INC	101	Monterey St	2	3,726	$ 351.88	8,718	$ 654.35	160	$ 624.14	$ 1,630.37
002 182 020 000	CAMPOS JIMENEZ INVESTMENTS INC	30	E Market St	2	0	$ -	2,449	$ 183.81	50	$ 195.04	$ 378.86
002 182 033 000	CAMPOS JIMENEZ INVESTMENTS INC	111	Monterey St	2	9,143	$ 863.46	33,000	$ 2,476.87	303	$ 1,181.97	$ 4,522.31
002 184 001 000	CITY OF SALINAS		E Market St	2	0	$ -	31,043	$ 2,329.99	750	$ 2,925.67	$ 5,255.66
002 185 011 000	FUENTES JUAN JOSE ROMO	129	Main St	1	2,750	$ 259.71	2,650	$ 198.90	21	$ 117.36	$ 575.97
002 185 012 000	SANG JAMES LEE ET AL	131	Main St	1	5,710	$ 539.25	3,750	$ 281.46	30	$ 167.66	$ 988.37
002 185 017 000	SAUNDERS FRANK H & KELLY NORWOOD TRS	161	Main St	1	8,357	$ 789.23	6,175	$ 463.48	51	$ 285.02	$ 1,537.73
002 185 018 000	SAUNDERS FRANK H & KELLY NORWOOD TRS	169	Main St #17	1	12,648	$ 1,194.47	6,359	$ 477.29	176	$ 983.60	$ 2,655.36
002 185 019 000	SALINAS CITY CENTER LLC	17	E Gabilan St	2	10,370	$ 979.34	11,165	$ 838.01	145	$ 565.63	$ 2,382.98
002 185 020 000	SAUNDERS FRANK H & KELLY NORWOOD TRS	172	Main St	1	12,454	$ 1,176.15	6,272	$ 470.76	178	$ 994.78	$ 2,641.68
002 185 024 000	CENTER FOR COMM ADVOCACY A NON PROFIT C	22	W Gabilan St	2	2,857	$ 269.81	2,925	$ 219.54	152	$ 592.94	$ 1,082.29
002 185 028 000	RINCON DEL SAN JON PROPERTIES	157	Main St	1	2,850	$ 269.15	3,006	$ 225.62	24	$ 134.13	$ 628.90
002 185 031 000	GREEN VALLEY ENTERPRISES	127	Main St	1	3,524	$ 332.81	3,044	$ 228.47	28	$ 156.48	$ 717.76
002 185 036 000	SLINAS REDEVELOPMENT AGENCY		Monterey St	2	0	$ -	31,363	$ 2,354.01	379	$ 1,478.44	$ 3,832.44
002 185 037 000	CITY OF SALINAS	117	Main St	1	0	$ -	11,761	$ 882.74	62	$ 346.50	$ 1,229.24
002 185 038 000	CITY OF SALINAS		Monterey St	2	0	$ -	2,178	$ 163.47	20	$ 78.02	$ 241.49
002 185 039 000	UNIVERSITY CORPORATION OF MONTEREY BAY	1	Main St	1	64,585	$ 6,099.38	59,962	$ 4,500.56	605	$ 3,381.13	$ 13,981.06
002 185 042 000	UNIVERSITY CORPORATION OF MONTEREY BAY		*no Site Address*	2	0	$ -	1,156	$ 86.77	110	$ 429.10	$ 515.86
002 185 043 000	SALINAS CITY CENTER LLC		Salinas St	2	0	$ -	15,770	$ 1,183.65	168	$ 654.10	$ 1,837.75
002 185 045 000	TAYLOR FRESH FOODS INC		Salinas St	2	0	$ -	13,052	$ 979.66	231	$ 902.00	$ 1,881.66
002 185 046 000	PPA PROPERTIES LLC	16	W Gabilan St	2	0	$ -	23,282	$ 1,747.47	190	$ 741.17	$ 2,488.64
002 185 047 000	SALINAS CITY CENTER LLC	150	Main St	1	109,806	$ 10,370.03	21,042	$ 1,579.35	459	$ 2,567.45	$ 14,516.83
002 186 001 000	MAYA SALINAS OLD TOWN CINEMAS LLC	153	Main St	1	54,284	$ 5,126.56	54,284	$ 4,074.38	310	$ 1,732.48	$ 10,933.42
002 186 002 000	DESERPA R JAY LTD	155	Main St	1	1,730	$ 163.38	1,730	$ 129.85	60	$ 335.32	$ 628.55
002 186 003 000	DESERPA R JAY LTD	145	Main St	1	1,310	$ 123.72	1,310	$ 98.32	60	$ 335.32	$ 557.36
002 231 011 000	245 MONTEREY STREET LLC	245	Monterey St	2	0	$ -	11,000	$ 825.62	210	$ 819.19	$ 1,644.81
002 231 012 000	KOBRINSKY SAMUEL & MARGURITE D TRS	235	Monterey St	2	5,475	$ 517.06	5,500	$ 412.81	50	$ 195.04	$ 1,124.91
002 231 013 000	BAY CAPITAL REAL ESTATE INC	233	Monterey St	2	5,500	$ 519.42	5,500	$ 412.81	50	$ 195.04	$ 1,127.27
002 231 014 000	MASSERA ROBERT A TR	231	Monterey St	2	0	$ -	5,500	$ 412.81	50	$ 195.04	$ 607.86
002 231 015 000	DREW DAVID TR	225	Monterey St	2	4,975	$ 469.84	5,500	$ 412.81	50	$ 195.04	$ 1,077.69
002 231 018 000	DABIT CHRISTOPHER R ET AL	201	Monterey St	2	1,189	$ 112.29	11,000	$ 825.62	210	$ 819.19	$ 1,757.10
002 231 024 000	GRIFFIN SHARON APPLING TR	219	Monterey St	2	5,500	$ 519.42	5,449	$ 408.98	50	$ 195.04	$ 1,123.45
002 231 025 000	SCC PROPERTY LLC	211	Monterey St	2	6,547	$ 618.30	10,999	$ 825.54	100	$ 390.09	$ 1,833.93
002 231 026 000	SCC PROPERTY LLC	211	Monterey St	2	0	$ -	5,589	$ 419.47	50	$ 195.04	$ 614.52
002 232 008 000	RAQUEL SISAYAN LLC	335-349	Monterey St	2	13,298	$ 1,255.86	24,400	$ 1,831.39	322	$ 1,256.09	$ 4,343.33
002 232 009 000	LA VALLEY RONALD WILLIAM TRS ET AL	329	Monterey St	2	5,750	$ 543.03	5,725	$ 429.70	50	$ 195.04	$ 1,167.77
002 232 010 000	LA VALLEY RONALD WILLIAM TRS ET AL	325	Monterey St	2	528	$ 49.86	5,675	$ 425.95	50	$ 195.04	$ 670.86
002 232 015 000	COUNTY OF MONTEREY	20	E Alisal St	2	0	$ -	32,450	$ 2,435.59	405	$ 1,579.86	$ 4,015.45
002 233 008 000	BROOM CYNTHIA J TR & DESMOND SANDRA E TR	340	Monterey St	2	11,593	$ 1,094.84	15,188	$ 1,139.96	243	$ 947.92	$ 3,182.72
002 233 009 000	GARING ANN TR ET AL	367	Main St	1	17,820	$ 1,682.91	6,200	$ 465.35	174	$ 972.42	$ 3,120.69
002 233 010 000	KPM PROPERTIES LLC	361	Main St	1	6,163	$ 582.03	6,377	$ 478.64	50	$ 279.43	$ 1,340.10
002 233 011 000	BOTELHO THERESA ANN TR ET AL	343	Main St #357	1	16,176	$ 1,527.65	18,531	$ 1,390.88	151	$ 843.88	$ 3,762.42
002 233 012 000	JONES WILLETTE & ROOSEVELT A	341	Main St	1	2,000	$ 188.88	2,510	$ 188.39	21	$ 117.36	$ 494.63
002 233 013 000	NAVARRO GERARDO R & BELIA GARCIA TRS	333	Main St	1	3,720	$ 351.32	3,777	$ 283.49	30	$ 167.66	$ 802.46

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE	3.100%					Zone 2	0.0944	0.0751	3.9009	0.2235	

APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 233 014 000	GANESA PROPERTIES LLC	331	Main St	1	6,200	$ 585.53	6,234	$ 467.90	50	$ 279.43	$ 1,332.86
002 233 015 000	D & G LAND DEVELOPMENT CO	325	Main St	1	6,051	$ 571.45	6,145	$ 461.22	50	$ 279.43	$ 1,312.11
002 233 016 000	JB SALINAS LLC	319	Main St	1	7,789	$ 735.59	6,203	$ 465.58	50	$ 279.43	$ 1,480.60
002 233 017 000	MULLER RITA A TR	313	Main St	1	6,076	$ 573.82	6,061	$ 454.92	49	$ 273.84	$ 1,302.58
002 233 018 000	GATTIS JAMES L & JERILYNN L GATTIS CO-TRS	307	Main St	1	12,710	$ 1,200.33	6,355	$ 476.99	51	$ 285.02	$ 1,962.33
002 233 019 000	BLUE LARKSPUR PARTNERS LLC ETAL	301	Main St	1	40,365	$ 3,812.05	6,200	$ 465.35	174	$ 972.42	$ 5,249.83
002 233 020 000	SERVICE EMPLOYEES INTERNATIONAL UNION LC	334	Monterey St	2	4,367	$ 412.42	4,960	$ 372.28	40	$ 156.04	$ 940.74
002 233 021 000	STROBEL MARGARET I TR ET AL	338	Monterey St	2	3,050	$ 288.04	3,712	$ 278.61	30	$ 117.03	$ 683.68
002 233 023 000	CITY OF SALINAS	300	Monterey St	2	0	$ -	51,548	$ 3,869.03	532	$ 2,075.27	$ 5,944.30
002 234 001 000	SAUNDERS FRANK H & KELLY NORWOOD SAUNI	202	Monterey St	2	957	$ 90.38	4,250	$ 318.99	131	$ 511.02	$ 920.39
002 234 002 000	PATEL JAGUBHAI TR	16	E Gabilan St	2	11,341	$ 1,071.04	4,309	$ 323.42	50	$ 195.04	$ 1,589.50
002 234 009 000	SALINAS CITY CENTER LLC	213	Main St	1	11,980	$ 1,131.39	6,820	$ 511.89	55	$ 307.38	$ 1,950.65
002 234 014 000	ARIANO ALLEN D & LYNDA TRS	225	Main St	1	2,460	$ 232.32	2,480	$ 186.14	20	$ 111.77	$ 530.24
002 234 015 000	ARIANO ALLEN D TR ET AL	231	Main St	1	9,176	$ 866.58	9,300	$ 698.03	74	$ 413.56	$ 1,978.17
002 234 017 000	232 MONTEREY ST LLC	232	Main St	1	32,400	$ 3,059.84	16,204	$ 1,216.22	120	$ 670.64	$ 4,946.70
002 234 018 000	GUTIERREZ MIGUEL TR	251	Main St	1	5,559	$ 524.99	8,100	$ 607.96	60	$ 335.32	$ 1,468.27
002 234 019 000	295 MAIN STREET LLC	255	Main St	1	0	$ -	13,552	$ 1,017.17	100	$ 558.86	$ 1,576.03
002 234 023 000	CITY OF SALINAS		Monterey St	2	0	$ -	5,400	$ 405.31	0	$ -	$ 405.31
002 234 028 000	295 MAIN STREET LLC	295	Main St	1	15,000	$ 1,416.59	25,214	$ 1,892.48	464	$ 2,593.13	$ 5,902.20
002 234 029 000	CITY OF SALINAS	222	Monterey St	2	0	$ -	31,147	$ 2,337.79	300	$ 1,170.27	$ 3,508.06
002 234 030 000	CITY OF SALINAS	222	Monterey St	2	0	$ -	916	$ 68.75	0	$ -	$ 68.75
002 234 031 000	ENTERTAINMENT LANE INC	241	Main St	1	9,767	$ 922.39	10,890	$ 817.37	61	$ 340.91	$ 2,080.67
002 234 032 000	LATOURETTE MONICA M TR	221	Main St #205	1	11,320	$ 1,069.06	6,138	$ 460.70	50	$ 279.43	$ 1,809.19
002 234 033 000	BERKLEY INC	201	Main St	1	0	$ -	12,500	$ 938.21	244	$ 1,363.63	$ 2,301.84
002 242 001 000	SAUNDERS HENRY E & DARLEEN M TRS	202	Main St	1	8,928	$ 843.16	8,928	$ 670.11	196	$ 1,095.37	$ 2,608.64
002 242 002 000	ANDRUS & COMPANY	212	Main St	1	10,292	$ 971.97	10,245	$ 768.96	83	$ 463.86	$ 2,204.79
002 242 003 000	VALVERDE EFRAIM III & CLAUDIA	222	Main St	1	4,564	$ 431.02	3,072	$ 230.57	25	$ 139.72	$ 801.31
002 242 006 000	ZHAO WEN AN TR ETAL	232	Main St	1	2,752	$ 259.90	2,910	$ 218.42	23	$ 128.54	$ 606.85
002 242 007 000	ANDRUS & COMPANY	236	Main St	1	2,975	$ 280.96	3,298	$ 247.54	27	$ 150.89	$ 679.39
002 242 008 000	RBG INC	238	Main St	1	10,000	$ 944.40	6,304	$ 473.16	51	$ 285.02	$ 1,702.57
002 242 009 000	E J RATTO & G R RATTO 1998 FAMILY PRTNSHP	246	Main St	1	10,000	$ 944.40	3,100	$ 232.68	25	$ 139.72	$ 1,316.79
002 242 011 000	HAVERSAT TRUDY TR	254	Main St	1	4,800	$ 453.31	4,800	$ 360.27	24	$ 134.13	$ 947.71
002 242 012 000	DILLARD KURT DARL	256	Main St	1	2,480	$ 234.21	2,542	$ 190.79	20	$ 111.77	$ 536.78
002 242 013 000	NHAM DAVID & SOON OK	258	Main St	1	10,172	$ 960.64	5,172	$ 388.19	35	$ 195.60	$ 1,544.44
002 242 014 000	COMINOS PROPERTIES LLC	4	W Alisal St	1	11,000	$ 1,038.84	11,473	$ 861.13	219	$ 1,223.91	$ 3,123.87
002 242 015 000	AMES ROBERT H & EMMA B AMES CO-TRS	32	W Alisal St	2	4,069	$ 384.27	4,300	$ 322.74	43	$ 167.74	$ 874.76
002 242 016 000	AMES ROBERT H & EMMA B AMES CO-TRS	40	W Alisal St	2	0	$ -	2,200	$ 165.12	22	$ 85.82	$ 250.94
002 242 017 000	AMES ROBERT H & EMMA B AMES CO-TRS	46	W Alisal St	2	11,500	$ 1,086.06	5,974	$ 448.39	165	$ 643.65	$ 2,178.09
002 242 018 000	AMES ROBERT H & EMMA B AMES CO-TRS	237	Salinas St	2	4,654	$ 439.52	6,500	$ 487.87	50	$ 195.04	$ 1,122.44
002 242 026 000	248 MAIN STREET JS LLC ET AL	248	Main St	1	4,130	$ 390.04	3,191	$ 239.51	26	$ 145.30	$ 774.85
002 242 027 000	SALINAS CITY CENTER LLC	250	Main St	1	3,248	$ 306.74	3,002	$ 225.32	24	$ 134.13	$ 666.19
002 242 028 000	SALINAS CITY CENTER LLC	207	Salinas St	2	13,195	$ 1,246.13	27,300	$ 2,049.05	340	$ 1,326.30	$ 4,621.48
002 242 029 000	CITY OF SALINAS	219	Salinas St	2	0	$ -	16,875	$ 1,266.58	140	$ 546.12	$ 1,812.71
002 242 030 000	MAGDIRILA DIANA B &	224	Main St	1	11,573	$ 1,092.95	6,162	$ 462.50	50	$ 279.43	$ 1,834.88
002 242 032 000	SALINAS URBAN RENEWAL AGENCY	230	Main St	1	0	$ -	1,795	$ 134.73	22	$ 122.95	$ 257.68
002 242 033 000	CITY OF SALINAS	228	Main St	2	0	$ -	1,000	$ 75.06		$ -	$ 75.06
002 242 034 000	SANTOS-SANTIAGO JORGE ETAL	231	Salinas St	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 242 035 000	PIINI JOHN W & CATHERINE B TRS ET AL	233	Salinas St	2	4,000	$ 377.76	5,000	$ 375.28	50	$ 195.04	$ 948.09
002 243 001 000	BAILEY COLLEEN FINEGAN TR	58	W Alisal St	2	5,980	$ 564.75	6,900	$ 517.89	242	$ 944.02	$ 2,026.66

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE	3.100%					Zone 2	0.0944	0.0751	3.9009	0.2235	

APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 243 002 000	HAVERSAT TRUDY TR	64	W Alisal St	2	2,000	$ 188.88	3,000	$ 225.17	40	$ 156.04	$ 570.09
002 243 003 000	MINHOTO PROPERTIES LP ET AL	66	W Alisal St	2	2,690	$ 254.04	3,750	$ 281.46	50	$ 195.04	$ 730.55
002 243 004 000	SANTA LUCIA PARLOR NO 97 NSGW	76	W Alisal St	2	2,440	$ 230.43	8,250	$ 619.22	110	$ 429.10	$ 1,278.75
002 243 005 000	MINHOTO PROPERTIES LP ET AL	261	Lincoln Ave	2	4,877	$ 460.58	8,400	$ 630.48	262	$ 1,022.03	$ 2,113.09
002 244 002 000	CITY OF SALINAS	215	Lincoln Ave	2	0	$ -	4,600	$ 345.26	50	$ 195.04	$ 540.31
002 244 098 000	CITY OF SALINAS	210	Salinas St	2	0	$ -	33,386	$ 2,505.85	550	$ 2,145.49	$ 4,651.34
002 244 099 000	CITY OF SALINAS	100	Howard St	2	0	$ -	39,472	$ 2,962.64	588	$ 2,293.72	$ 5,256.37
002 245 001 000	EL CAMINO ENTERPRISES INC	102	Lincoln Ave	2	1,204	$ 113.71	5,063	$ 380.01	151	$ 589.03	$ 1,082.75
002 245 002 000	CITY OF SALINAS	106	Lincoln Ave	2	0	$ -	4,074	$ 305.78	40	$ 156.04	$ 461.82
002 245 003 000	CITY OF SALINAS	108	Lincoln Ave	2	0	$ -	4,050	$ 303.98	40	$ 156.04	$ 460.02
002 245 004 000	CITY OF SALINAS	112	Lincoln Ave	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 245 005 000	CITY OF SALINAS	118	Lincoln Ave	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 245 006 000	CITY OF SALINAS	120	Lincoln Ave	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 245 007 000	CITY OF SALINAS	128	Lincoln Ave	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 245 008 000	CITY OF SALINAS		W Gabilan St	2	0	$ -	8,489	$ 637.16	191	$ 745.07	$ 1,382.23
002 245 009 000	JOAQUIN BEAR LLC	118	W Gabilan St	2	5,843	$ 551.81	9,730	$ 730.30	209	$ 815.29	$ 2,097.40
002 245 010 000	PITMAN ROBERT J TR & JOHN D PITMAN TR	125	Church St	2	4,375	$ 413.17	6,500	$ 487.87	50	$ 195.04	$ 1,096.09
002 245 011 000	PITMAN JOHN D TR & PITMAN ROBERT J TR	117	Church St	2	6,000	$ 566.64	6,500	$ 487.87	50	$ 195.04	$ 1,249.55
002 245 012 000	PITMAN JOHN D TR & PITMAN ROBERT J TR	111	Church St	2	2,360	$ 222.88	6,500	$ 487.87	50	$ 195.04	$ 905.79
002 245 014 000	TALUBAN BELINDA A	109	Central Ave	2	1,347	$ 127.21	6,500	$ 487.87	50	$ 195.04	$ 810.12
002 245 015 000	TALUBAN BELINDA A	119	Central Ave	2	2,160	$ 203.99	13,650	$ 1,024.53	235	$ 916.71	$ 2,145.22
002 245 016 000	PITMAN JOHN D TR & PITMAN ROBERT J TR	109	Church St	2	0	$ -	6,500	$ 487.87	50	$ 195.04	$ 682.91
002 246 014 000	CITY OF SALINAS	113	Lincoln Ave	2	0	$ -	105,745	$ 7,936.88	1320	$ 5,149.18	$ 13,086.06
002 247 001 000	U S A		Lincoln Ave	2	0	$ -	37,418	$ 2,808.48	820	$ 3,198.73	$ 6,007.21
002 248 002 000	PIINI JOSEPH J TR ET AL	32	W Gabilan St	2	14,229	$ 1,343.78	25,967	$ 1,949.00	327	$ 1,275.59	$ 4,568.37
002 248 005 000	SALINAS CITY CENTER LLC	35	Central Ave	2	5,828	$ 550.39	13,000	$ 975.74	230	$ 897.21	$ 2,423.34
002 248 009 000	MONTEREY-SALINAS TRANSIT	110	Salinas Rd #Lot 1	2	778	$ 73.47	18,699	$ 1,403.49	357	$ 1,392.62	$ 2,869.58
002 248 010 000	#N/A	110	Salinas Rd #Lot 2	2	0	$ -	14,787	$ 1,109.86	100	$ 390.09	$ 1,499.95
002 248 011 000	CITY OF SALINAS	128	W Gabilan St	2	0	$ -	6,420	$ 481.86	208	$ 811.39	$ 1,293.25
002 251 003 000	ZARRAGA MAGNOLIA	114	Church St	2	1,496	$ 141.28	6,200	$ 465.35	50	$ 195.04	$ 801.68
002 251 014 000	MULLER RITA A TR	123	Central Ave	2	3,834	$ 362.08	16,900	$ 1,268.46	260	$ 1,014.23	$ 2,644.77
002 251 015 000	VEGA NELSON ALVELO TR ET AL	130	W Gabilan St	2	5,238	$ 494.67	9,693	$ 727.53	220	$ 858.20	$ 2,080.40
002 253 028 000	COUNTY OF MONTEREY		*no Site Address*	2	0	$ -	134,992	$ 10,132.07	1025	$ 3,998.41	$ 14,130.48
002 253 029 000	COUNTY OF MONTEREY	168	W Alisal St	2	0	$ -	55,843	$ 4,191.40	193	$ 752.87	$ 4,944.27
002 253 030 000	COUNTY OF MONTEREY	230	Church St	2	0	$ -	45,781	$ 3,436.18	183	$ 713.86	$ 4,150.04
002 253 032 000	COUNTY OF MONTEREY		*no Site Address*	2	0	$ -	61,115	$ 4,587.07	505.49	$ 1,971.86	$ 6,558.93
002 253 033 000	COUNTY OF MONTEREY		*no Site Address*	2	0	$ -	22,608	$ 1,696.86	118.5	$ 462.26	$ 2,159.11
002 253 034 000	COUNTY OF MONTEREY		*no Site Address*	2	0	$ -	26,659	$ 2,000.92	330.76	$ 1,290.26	$ 3,291.18
002 322 016 000	JRG LEASING II LLC	318	Cayuga St	2	21,161	$ 1,998.44	15,630	$ 1,173.14	120	$ 468.11	$ 3,639.68
002 322 018 000	COUNTY OF MONTEREY	142	W Alisal St	2	0	$ -	46,609	$ 3,498.32	628	$ 2,449.76	$ 5,948.08
002 331 002 000	MALDONADO ALBERT & MARIA E	326	Lincoln Ave	2	4,200	$ 396.65	7,984	$ 599.25	60	$ 234.05	$ 1,229.95
002 331 010 000	CITY OF SALINAS	101	W Alisal St	2	0	$ -	148,648	$ 11,157.04	1649	$ 6,432.57	$ 17,589.61
002 335 005 000	MT18 LP	123	W Alisal St	2	34,188	$ 3,228.70	37,026	$ 2,779.05	805	$ 3,140.22	$ 9,147.97
002 341 001 000	SALINAS CITY CENTER LLC	300	Main St	1	25,681	$ 2,425.30	18,614	$ 1,397.11	274	$ 1,531.29	$ 5,353.70
002 341 002 000	ARIEL THEATRICAL INC	320	Main St	1	6,192	$ 584.77	6,200	$ 465.35	50	$ 279.43	$ 1,329.55
002 341 004 000	BURKS CLEO V TR	330	Main St	1	3,042	$ 287.29	3,100	$ 232.68	29	$ 162.07	$ 682.03
002 341 005 000	SERRA APARTMENTS INC	338	Main St	1	13,089	$ 1,236.12	12,628	$ 947.82	102	$ 570.04	$ 2,753.98
002 341 006 000	SALINAS CITY CENTER LLC	344	Main St	1	11,472	$ 1,083.41	6,323	$ 474.58	50	$ 279.43	$ 1,837.43
002 341 007 000	KATTNER ROBERT T TR	350	Main St	1	7,222	$ 682.04	6,250	$ 469.11	50	$ 279.43	$ 1,430.58

SALINAS PROPERTY DATABASE						Asmnt Fees	Bldg. SF	Lot SF	LF	Condo SF	
2026- 2027 TAX YEAR						Zone 1	0.0944	0.0751	5.5886	0.2235	
CPI INCREASE	3.100%					Zone 2	0.0944	0.0751	3.9009	0.2235	

APN	Legal Owner	Site #	Site Street	Benefit Zone	Bldg SF	Bldg Asmnt	Lot SF	Lot SF Asmnt	Frontage	LF Asmnt	Annual Assessment
002 341 009 000	BOERLIN MICHAEL E & CONCETTINA TRS	362	Main St	1	2,437	$ 230.15	2,480	$ 186.14	20	$ 111.77	$ 528.06
002 341 010 000	HANEY GAYLON L & SHARON L HANEY TRS	364	Main St	1	940	$ 88.77	1,612	$ 120.99	13	$ 72.65	$ 282.42
002 341 011 000	HANEY GAYLON L & SHARON L HANEY TRS	366	Main St	1	2,064	$ 194.92	2,180	$ 163.62	17	$ 95.01	$ 453.55
002 341 012 000	SALMINA AMY M & WILLIAM J	376	Main St #A	1	7,500	$ 708.30	6,200	$ 465.35	125	$ 698.58	$ 1,872.23
002 341 014 000	CITY OF SALINAS	345	Salinas St	2	0	$ -	6,410	$ 481.11	50	$ 195.04	$ 676.16
002 341 015 000	CITY OF SALINAS		Salinas St	2	0	$ -	6,552	$ 491.77	50	$ 195.04	$ 686.82
002 341 016 000	CITY OF SALINAS		Salinas St	2	0	$ -	13,336	$ 1,000.96	100	$ 390.09	$ 1,391.05
002 341 018 000	GOLD VALLEY PROPERTIES LLC	333	Salinas St	2	13,176	$ 1,244.34	19,000	$ 1,426.08	150	$ 585.13	$ 3,255.55
002 341 019 000	SALINAS CIVIC CENTER BUILDING LLC	21	W Alisal St	2	18,000	$ 1,699.91	18,982	$ 1,424.73	280	$ 1,092.25	$ 4,216.89
002 341 020 000	HITCHCOCK STANLEY ALAN ET AL	356	Main St	1	4,250	$ 401.37	6,200	$ 465.35	50	$ 279.43	$ 1,146.15
002 341 025 000	KAWAHIRA AKIRA & KAWAHIRA LILLIAN E TR	385	Salinas St	2	8,500	$ 802.74	13,000	$ 975.74	230	$ 897.21	$ 2,675.68
002 342 009 000	400 MAIN	415	Salinas St	2	2,007	$ 189.54	10,032	$ 752.97	282	$ 1,100.05	$ 2,042.56
002 342 011 000	400 MAIN	406	Main St	1	12,985	$ 1,226.30	31,799	$ 2,386.73	558	$ 3,118.46	$ 6,731.49
002 345 016 000	WATKINS FAMILY LIMITED PARTNERSHIP	344	Salinas St	2	27,660	$ 2,612.20	12,362	$ 927.85	597	$ 2,328.83	$ 5,868.88
002 345 018 000	CITY OF SALINAS	65	W Alisal St	2	0	$ -	23,719	$ 1,780.27	440	$ 1,716.39	$ 3,496.66
002 345 019 000	CITY OF SALINAS	320	Salinas St	2	0	$ -	51,383	$ 3,856.64	350	$ 1,365.31	$ 5,221.96
002 346 001 000	3SOME PAR-TNERS LLC	328	Main St #A	1	0	$ -	0	$ -	0	$ -	$ -
002 346 002 000	3SOME PAR-TNERS LLC	328	Main St #A	1	2,677	$ 252.81	3,099	$ 232.60	25	$ 139.72	$ 625.13
002 346 003 000	3SOME PAR-TNERS LLC	328	Main St #B	2	1,567	$ 147.99	0	$ -	0	$ -	$ 147.99
002 351 008 000	PI PROPERTIES NO 140 LLC	405	Monterey St	1	20,828	$ 1,966.99	45,506	$ 3,415.53	593	$ 3,314.06	$ 8,696.59
002 351 009 000	NORTHERN CALIF SAVINGS & LOAN	425	Main St	1	8,905	$ 840.98	39,400	$ 2,957.24	480	$ 2,682.55	$ 6,480.77
002 351 010 000	BERRYESSA II LLC	27	E John St	2	756	$ 71.40	16,568	$ 1,243.54	298	$ 1,162.47	$ 2,477.40
002 355 008 000	VF&B LLC	401	Monterey St	2	8,090	$ 764.02	18,656	$ 1,400.26	267.23	$ 1,042.44	$ 3,206.71
Totals					1,323,261	$124,968.24	3,111,932	$ 233,571.65	35,640	$ 151,599.95	$ 510,139.84

Accomplishments and Goals

Work Plan SOBO 2025-2026

Sidewalk Operations, Beautification, and Order (SOBO)

The Sidewalk Operations, Beautification, and Order Committee (SOBO) is charged with making the Salinas City Center District (District) a safe and inviting place by overseeing private security, coordinating security needs with the City of Salinas Police Department, maintaining the sidewalks and landscaping, and beautifying the District for the enjoyment of the public, merchants, property owners, and employees.

Committee Background

The SOBO Committee was established as an ad-hoc committee in 2016. The Committee is run by a volunteer group that addresses security and sidewalk maintenance.

In previous years, SOBO's services were performed through contracts with independent contractors and one employee.

SOBO staff and day-to-day operations are led by Greg Hamer, SCCIA District Coordinator, with oversight from the Committee.

Current Landscaping and Maintenance – Zones 1 & 2

Smith & Enright currently provides maintenance to the entire District. Additional services are projected for aphid control, plant/tree replacement and tree pruning during FY Dec 25/26. These items will be considered on a case-by-case basis. Some of these costs are included in the proposed budget, while some are intended to be funded from grant funds.

Sidewalk Pressure Washing

SOBO is continuing to provide scheduled treatments in FY Dec 25/26 of the Main Street sidewalks. Continued participation with the Farmer's Market (300 Block) and Taylor Farms (west side 100 Block) will continue to be explored.

Accomplishments FY Dec 24/25

- Continued to contract with Allied Security for security services throughout our District. To improve security, Allied provides foot patrol six days a week; interacts with the local homeless

population; responds to calls from local merchants, businesses and property owners; and coordinates with the police department.

- Continued to contract with Smith & Enright for landscaping and sidewalk maintenance services to the entire District. Smith & Enright's services cover the entire District and include trimming, weeding, sweeping, blowing, and picking up debris twice a week.
- Added regular pressure washing service to the new Main Street Project Sidewalks to address the staining that was occurring on the new concrete.
- Supervised the work efforts of Kevin Hayes in his Streetscape Maintenance position. Kevin provides valuable maintenance throughout the District as needed, with positive feedback from the business community. His electric utility vehicle helps him efficiently manage our District.
- Added a second full-time streetscape maintenance position to better serve our District.
- Secured pricing quotes for refurbishment of tree wells in zone 2 and planter boxes in zone 1 that need attention.
- Replaced all tree well electrical outlets on the 200 and 300 block with outlets mounted 15ft high in the trees to deter stealing of electricity.
- Replaced electrical outlets on theme posts with blank covers to deter loitering and property destruction
- Added 8 trees, with collaboration from the City of Salinas, in zone 2. Maintenance is funded through grants.

Goals FY Dec 25/26

- Continue to provide maintenance, beautification and security to our District in a manner that is in line with our budget.
- Continue to evaluate the effectiveness of the current pressure washing program. If effective, study budget or grant opportunities to modify the pressure washing program as funds become available.
- Work with SCCIA's District Coordinator, including supervising maintenance staff, overseeing payroll, communicating with SCCIA constituents, and purchasing supplies, as needed.
- Pursue grant and funding opportunities to supplement SOBO revenue to not only assist with cost increases but to enable additional services throughout the District.
- Collaborate with the city of Salinas to fill empty tree wells with either trees, or facilitate fixing sidewalks to enhance the pedestrian experience.
- Staff development in the form of classes and educational seminars.
- Continue using Allied Security Services until at least June 2026 (due to potential rate increase)
- RFP for landscaping services to include annual tree trimming, aphid control, debris/leaf blowing, watering, and weed control.
- Incorporate Block Captain program into SOBO Committee and create meeting schedule.

Conclusion

SOBO operations have matured and are continuous with little variation. However, we have been able to expand our staffing to better serve the needs of the District. As SCCIA is a volunteer organization, the added staffing was only made possible by the addition of the SCCIA District Coordinator position. With two maintenance employees starting off in the previous fiscal year we look forward to continuing to improve our overall level of service.

District Identity and Streetscape Improvements (DISI)

Accomplishments FY Dec 24/25

- Solicited multiple grant funds to be used in 2024/2025
- Enhanced communication and visibility with Downtown merchants by way of new District Coordinator to work on development of a Downtown merchant group
- Mural program for Downtown Salinas
    - Approved and installed one mural installation
    - Finalizing the second mural design.
- Partnerships with major Downtown stakeholders: One Main Street, Downtown Rotary, Alvarado on Main, Taylor Farms, Artist Ink, Arts Council etc.
- Increased participation in grass roots events such as Trick or Treat and First Friday Salinas.
- Send District Coordinator to California Main Street Conference in San Luis Obispo
- Edible Monterey Bay Dining Ad Campaign
    - 4 - full page ads in their quarterly publication
    - Hosted the summer issue launch party with Heirloom Pizza
        - Included a writeup from the publisher and email blasts
    - Created and distributed 20K Dining Guides through their Winter issue and around Monterey County at various locations including:
        - Monterey Airport
        - Salinas Airport
        - See Monterey
        - Chamber Offices
        - Salinas Visitor Center
        - Salinas Train Station
        - Monterey Zoo
- MC Weekly Holiday Ad Campaign: TBD
    - Promoted Shop Small Saturday, the Tree For Peace Lighting Ceremony, and supporting local during the holidays
        - Five (5) 1/2 page color print ads
        - Twelve (12) MCNOW email newsletter ads
- MC Weekly Visitors Guide:
    - Full page print ad
- MC Weekly Best Of...
    - SSC was nominated for Best Shopping District/Center and we ran an ad in the polls
- KSBW Holiday Campaign: TBD
    - Promote Shop Small Saturday and the Tree For Peace Lighting Ceremony with a 30 second spot
- Created a Youtube channel

    - Produce video media promoting downtown.
    - Shop, Dine, Live, Work, Play in Salinas City Center
- Google Ads Campaign
    - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue to amplify Downtown Salinas businesses posts on social media as well as create original content promoting downtown
- New and improved website that will serve as a destination for people to stay in the know of what's happening in Downtown Salinas
- Downtown BINGO
- Welcome Bags for new merchants with information about SCCIA and how we can work together
- Press Releases:
    - Habitats Mural Unveiling
    - Salinas Legends (ready to send when you are)
    - Holiday Happenings (coming soon to promote Shop Small and Tree Lighting)
    - Should we put one out about First Fridays?
- Banners
    - Updated the design of the large rectangle banners
    - Implemented updated banner design and installation in parking lots 1, 2, 3, 5, and 8.
    - Grew the banner program supporting local groups and their initiatives
        - Hometown Heroes
        - Relay For Life
- Expanded the Tree Lighting Ceremony by partnering with One Main Street and The Salinas Chamber in 2025
    - Holiday décor and festivities including tree lighting and moved Holiday tree lighting to occur with Shop Small Saturday for a larger impact.
    - Participants and entertainment: Salinas Fire, Monterey County Arts Council, Santa, face painting, balloon artist, magical elf, Salinas School of Dance, Salinas High School Folkloric Club, and hot chocolate and sweet treats
- Email Campaigns:
    - With the new and improved website we are starting monthly newsletters back-up for the community
- Blog Posts:
    - Discover Downtown Salinas
        - With the new website and picking up monthly newsletters there will be more blog posts like these to come

Goals FY Dec 25/26

- Print Ads
    - MC Weekly Visitors Guide:

        - Full page print ad
- Continue to grow our Youtube channel:
    - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue our Google Ads Campaign
    - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue to amplify Downtown Salinas businesses posts on social media as well as create original content promoting downtown and create more reels.
- Continue to promote the new website solidifying it as the go-to website for Downtown Salinas happenings
- Continue handing out Welcome Bags for new merchants with information about SCCIA and how we can work together
- Continue to send relevant press releases:
    - Possible examples are:
        - Art Unveilings
        - First Fridays
        - Holiday Happenings
- Continue to grow the Banner Program
    - Add more organizations to the banner program including local schools
- Hopefully grow the Tree Lighting Ceremony by partnering with One Main Street and The Salinas Chamber again
- Email Campaigns:
    - Monthly newsletters to the community
- More Blog Posts
- Continue to strengthen our relationships and communications with the downtown merchants
- Continue to participate in community grass roots events.
- Increase website visibility and drive traffic.
- Add 1 mural to downtown.
- Add 1 sculpture to downtown.
- Continue to track area visitation and event attendance.
- Explore Main Street America membership opportunities.
- Continue to partner with major downtown stakeholders including the Salinas Valley Chamber of Commerce.

Land Use Committee

Accomplishments FY Dec 24/25

Housing

To the extent possible, monitored the status of proposed new transit-oriented density housing on city parking lots in Downtown Salinas and the exclusive negotiating agreement toward approval of those parcels.
Highlighted how the City of Salinas has advanced towards its Regional Housing Needs Allocation (RHNA) goals through adaptive reuse development in the Downtown.

Downtown Parking Facility

Continued interaction with County of Monterey and City of Salinas officials in the planning stages for a potential Downtown Parking Facility adjacent to the County Government Center, as indicated in the Downtown Vibrancy Plan.

Parking Management District

Collected records from dozens of other California cities related to their Downtown Parking management programs and discussed the possible approach and timing for a parking study with City planning staff.

Intermodal Transportation Center

Continued to track the status of the Salinas Kick-Start Project Phases 2 and 3, as well as the initiation of planning for the Parajo station, toward the ultimate goal of commuter trains between Salinas and the South Bay (and beyond). Participate in the MST Alisal BRT TAC (Monterey Salinas Transit Alisal Bus Rapid Transit Technical Advisory Committee.)

Permit Reform

Worked in a coalition with other business organizations to monitor the city's permit process and provide input for improvements through a Business Development Committee.

Accurate Assessment of Vacancies

Directed the SCCIA district coordinator to create and maintain an accurate record of who owns properties and operates businesses within the Salinas Community Benefit District, in order to identify vacancies and consider a plan to get those vacancies filled.

Traffic Issues

Maintained communication with the Public Works Department on evaluation of the diagonal “scramble” crosswalks and how they affect traffic flow and pedestrian behavior.

Outdoor Dining

Monitored the city’s development and promotion of a permit program and financial assistance for outdoor dining.

Salinas Arch Maintenance

Continued cooperation with SCCIA and Salinas Rotary to maintain the Salinas Rotary Arch and implement a plan for quick removal of graffiti using appropriate methods, and other maintenance issues.

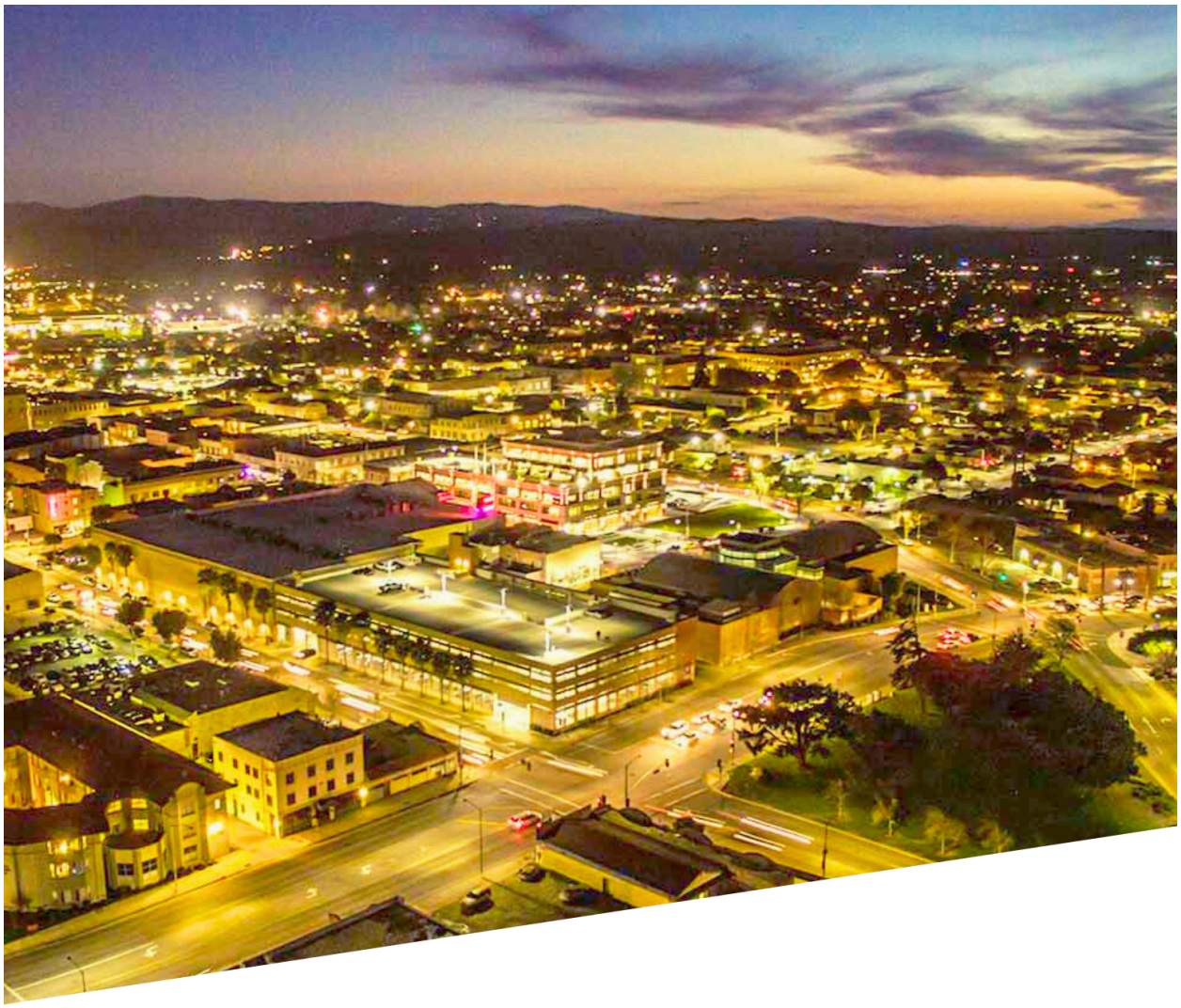
Economic Development Element

Continued to participate and monitor the EDE and General Plan Update.

Goals FY Dec 25/26

1. Support and Advocate for Continued Implementation of the Downtown Vibrancy Plan – maintain a list of what in the Downtown Vibrancy Plan has been completed, what is in the process of being done, and what still remains to be done. Continue to highlight the relationship of the Downtown Vibrancy Plan to other plans, such as the Economic Development Element of the General Plan, the Alisal Vibrancy Plan, the Chinatown Revitalization Plan, and others.
2. Achieve a Revenue-Neutral, Vibrancy-Oriented, Publicly-Accountable Parking Management Program – develop and implement a comprehensive plan for a public-private Downtown Parking Management District, for the purpose of reducing parking frustrations for customers, merchants, employees, and other businesses while generating revenue that pays expenditures for adequate, quality operations and maintenance in the District.
3. Pursue Public and Private Policies that Promote and Highlight Historical, Cultural, and Aesthetic Aspects of Downtown Salinas – emphasize the distinctive buildings, facades, and cultural and historical elements of Downtown through initiatives including a Vintage Sign Ordinance and a facade illumination program, so residents of the region, visitors from outside the region, and business owners choose Downtown as a destination. Work with the California Welcome Center, the First Mayor’s House, the Heritage Park organization, the UC Valleys of Anza project, the Historic Resources Board, and other groups dedicated to historic preservation and promotion.
4. Improve the Permit Process to Encourage Commercial and Residential Development – continue active participation in a coalition of business groups currently known as the Business Development Committee to review and recommend improvement to the permit process, including proper assessment of traffic impact fees and reasonable review of planning, building and sign applications within SCCIA Boundaries.

5. Prevent Property Neglect and Blight – monitor and report dilapidated vacant buildings for potential City enforcement action, track short-term commercial vacancies, and encourage building owners to activate long-term commercial vacancies.
6. Monitor:
    1. Operations of Downtown Events and recommend policies and changes as necessary to relevant parties.
    2. Diagonal scramble crosswalks at the intersection of Main Street and Alisal Street and work with the City of Salinas for solutions to traffic backups that occur there at certain times.
    3. Others as needed may develop.
7. Seek Grants to Provide Expertise or Resources to the Land Use Committee in Advancing the Downtown Vibrancy Plan:
    1. Expand the vision of Downtown by obtaining advice, studies and models from outside experts and by seeking analysis of projects and programs that increase vibrancy in other downtown districts in California and elsewhere.
    2. Study Downtown streets to reduce speeds, improve circulation and pedestrian safety, and broaden parking options.
    3. Others as needed may develop.



File #: ID#26-307, **Version:** 1

..Title
Sherwood Recreation Center Building Improvement, CIP No. 9535; Increasing Construction Contingencies
..Recommended Action
Approve a Resolution approving an increase in the construction contingency amount by $60,000 for a revised contingency amount not to exceed $710,000 for the Sherwood Recreation Center Building Improvement (CIP 9535); and appropriating $60,000 from Community Development Block Grants (CDBG) funds to CIP 9535.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **PUBLIC WORKS DEPARTMENT**

FROM: **DAVID JACOBS, L.S., P.E.**

BY: **JONATHAN ESTEBAN, ASSISTANT ENGINEER**
ADRIANA ROBLES, P.E., C.F.M., CITY ENGINEER

TITLE: **SHERWOOD RECREATION CENTER BUILDING IMPROVEMENT, CIP NO. 9535 INCREASING CONSTRUCTION CONTINGENCIES**

RECOMMENDED MOTION:

A motion to approve a Resolution:

1. Approving an increase in the construction contingency amount by $60,000 for a revised contingency amount not to exceed $710,000 for the Sherwood Recreation Center Building Improvement (CIP 9535); and
2. Appropriating $60,000 from Community Development Block Grants (CDBG) funds to CIP 9535.

EXECUTIVE SUMMARY:

On December 9, 2025, City Council approved Resolution No. 23382, awarding a $2,230,401 contract to Precision Construction Services for the Sherwood Recreation Center Building Improvement, CIP 9535. The Council initially approved a $450,000 construction contingency and subsequently, an increase of $200,000 on June 2, 2026.

Of the approved $650,000 construction contingency approved, approximately $110,000 remains. However, known pending change orders are expected to exceed this balance. To cover these costs and handle minor finishing-phase adjustments, staff requests that City Council increase the construction contingency by $60,000, bringing the new total cap to $710,000.

BACKGROUND:

On December 9, 2025, City Council, pursuant to Resolution No. 23382, awarded a $2,230,401 contract to Precision Construction Services for the Sherwood Recreation Center Building Improvement, CIP 9535, and approved a construction contingency amount of $450,000.

Major change orders were identified during the demolition phase of construction which included unsuitable soils, damaged CMU walls, water damage, and wood rot.

On June 2, 2026, City Council, pursuant to Resolution No. 2026-093, authorized an increase of construction contingencies of $200,000 to accommodate existing and pending change orders. Since then, multiple large change orders have been executed for new solar lights, curbs in the parking lot, access door for roof, new structural bracing along roof parapet wall, core drilling of unforeseen concrete slab, fiber replacement, and new building signage.

Of the $650,000 approved contingencies, approximately $110,000 remains. Twenty-eight change orders have been approved to date for a total change order amount of ~$540,000. In anticipation for pending change orders including the installation of vertical safety netting, grinding and overlay of ADA stalls, replacement of lobby windows, cleaning of basketball court and minor unforeseen change orders as the project nears completion, City staff requests City Council approval of an increase to construction contingencies by $60,000 for a revised construction contingency amount not to exceed $710,000. Table 1 provides a summary of the pending change orders.

Table 1: Pending Change Orders

Known Pending Change Orders	Cost Estimates
Netting installation	$70,918.24
Asphalt replacement at ADA stalls and aisles	$36,037.47
Cleaning and rust removal of the basketball courts and backboards	*pending*
Replacement of deteriorated windows at lobby	*pending*
Estimated Total	**$140,000**

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This project addresses the City Council's Goals of *Youth and Seniors*, *Infrastructure* and *Public Safety*.

DEPARTMENTAL COORDINATION:

The process of administering this project involves Public Works, Library and Community Services, Community Development, Finance, and Legal Departments.

Public Works Department is managing the project with activities that include construction management, labor compliance, and inspection services during construction. The project is a CIP for the Library and Community Services Department and is entirely funded with CDBG funds which is being administered by the Community Development Department. Finance Department manages the proper disbursement of funds and is involved with the reporting requirements of the CDBG funds, and Legal Department reviews pertinent documents/contracts to ensure compliance with applicable laws and regulations. Thus, staff from these Departments are very actively involved with the development and execution of this project.

FISCAL AND SUSTAINABILITY IMPACT:

There will be no fiscal impact on the General Fund, as the funding will be appropriated from CDBG program funds.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
2910	30.3240-66.3600	Capital Outlays Contribution – Bldg Construction	$191,955	($60,000)
2910	55.9535-66.3000	Capital Outlays Building Improvements	$0	$60,000

ATTACHMENT:
Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING APPROVAL OF INCREASING CONSTRUCTION CONTINGENCIES FOR THE SHERWOOD RECREATION CENTER BUILDING IMPROVEMENT, CIP 9535

WHEREAS, the City of Salinas (City) receives and administers United States Department of Housing and Urban Development (HUD) entitlement Community Development Block Grant (CDBG) funds for addressing identified needs in the 2020-2024 Consolidated Plan that identified the Sherwood Recreation Center as a priority project; and

WHEREAS, on January 30, 2025, City staff submitted the Request for Release of Funds and Certification to HUD and on March 7, 2025, the City received the Authority to Use Grant Funds from HUD which then allowed City staff to issue the project bid on June 4, 2025; and

WHEREAS, On December 9, 2025, City Council, pursuant to Resolution No. 23382, awarded a contract to Precision Construction Services for the Sherwood Recreation Center Building Improvement, CIP 9535, in the amount of $2,230,401 and approved a construction contingency amount of $450,000; and

WHEREAS, On June 2, 2026, City Council, pursuant to Resolution No. 2026-093, authorized an increase of construction contingencies of $200,000; and

WHEREAS, Approximately $110,000 of the $650,000 approved contingencies remain; and

WHEREAS, Pending change orders include installing safety netting, grinding and overlay of ADA stalls, replacement of deteriorated windows, cleaning of basketball court and minor unforeseen change orders as project nears completion.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves a $60,000 increase in the construction contingencies for a revised construction contingency not to exceed $710,000 for the Sherwood Recreation Center Building Improvement (CIP 9535); and

BE IT FURTHER RESOLVED that the City Council approves appropriating $60,000 from Community Development Block Grants (CDBG) funds to CIP 9535.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

File #: ID#26-308, **Version:** 1

..Title
Closter Park Revitalization Project, CIP No. 9350; Increasing Construction Contingencies
..Recommended Action
Approve a Resolution approving an increase in the construction contingency amount by $125,000 for a revised contingency amount not to exceed $540,000 for the Closter Park Revitalization Project (CIP 9350); and reallocating $100,000 funds from Playground Improvements at Parks CIP (9060) to Closter Park Revitalization CIP (9350).

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **PUBLIC WORKS DEPARTMENT**

FROM: **DAVID JACOBS, P.E., L.S., PUBLIC WORKS DIRECTOR**
KRISTAN LUNDQUIST, LCS DIRECTOR

BY: **JONATHAN ESTEBAN, ASSISTANT ENGINEER**
ADRIANA ROBLES, P.E., C.F.M., CITY ENGINEER

TITLE: **CLOSTER PARK REVITALIZATION PROJECT, CIP NO. 9350 INCREASING CONSTRUCTION CONTINGENCIES**

RECOMMENDED MOTION:

A motion to approve a Resolution:

1. Approving an increase in the construction contingency amount by $125,000 for a revised contingency amount not to exceed $540,000 for the Closter Park Revitalization Project (CIP 9350); and
2. Reallocating $100,000 funds from Playground Improvements at Parks CIP (9060) to Closter Park Revitalization CIP (9350).

EXECUTIVE SUMMARY:

On December 3, 2025, City Council, pursuant to Resolution No. 23175, awarded a contract to McGuire and Hester for the Closter Park Revitalization Project, CIP 9350, in the amount of $6,915,983 and approved a construction contingency amount of $415,000.

Approximately $125,000 of the $415,000 approved contingencies remain. With known pending change orders estimated to exceed remaining contingencies and in anticipation for minor change orders that may come up as the project nears completion, staff is requesting approval of an increase to the construction contingency by $125,000 for a revised construction contingency amount not to exceed $540,000.

BACKGROUND:

In 2019, the City of Salinas completed the Parks, Recreation, and Library Services Master Plan (PRLMP). More than 80% of community survey respondents during the PRLMP process considered upgrading existing parks a high or top priority. One outcome of the PRLMP was the development of a 20-year Capital Improvements Plan for Park and Facility Projects, and Closter Park was ranked #1 in terms of needing improvement. The park received the highest rankings in

all six criteria – significance, funding leverage, community need, safety/security, usage/benefit, and location/demographics. Key upgrades required focus on building a new restroom and updating existing restrooms and concession facilities. Work also includes adding skate elements, dugouts, batting cages, and new plantings, alongside regrading ball fields. Finally, repair backstops and fencing, implement ADA and safety compliance features, and perform widespread refurbishments.

In early 2021, LCS submitted a Prop 68 application to the California Department of Parks and Recreation Office of Grants and Local Services (OGALS) for the Closter Park Revitalization Project. In early 2022, OGALS notified LCS of its Closter Park Revitalization Project selection and awarded $6.8 million for a comprehensive renovation of the park.

On December 3, 2025, City Council, pursuant to Resolution No. 23175, awarded a $6,915,983 contract to McGuire and Hester for the Closter Park Revitalization Project, CIP 9350, and approved a construction contingency amount of $415,000.

Approximately $125,000 of the $415,000 approved construction contingencies remain. Twenty-six change orders have been approved to date for a total order amount of ~$290,000. Major change orders were identified during construction including unsuitable soils within the playground area, unknown utilities, electrical, and requested changes to baseball field.

In anticipation of pending change orders, staff requests City Council approval of an increase to construction contingencies by $125,000 for a revised construction contingency amount not to exceed $540,000. Table 1 provides a summary of the pending change orders.

Table 1: Pending Change Orders

Known Pending Change Orders	Cost Estimates
Estimate Balance of Class II AB (in dispute)	$71,082.00
Estimate of Balance of Permeable Base	$1,303.56
Estimate of Balance of Infield Fines (in dispute)	$72,245.60
Estimate of 50/70 field grading	$85,281.65
Populus Tree Credit	($551.70)
Populus at Mound Credit	($1,256.16)
AB Muck out at Bleachers and PCC Pad	$21,001.92
Added Crane Set Up	$20,563.79
Additional Cut and Cap Irrigation	$6,416.42
Amended Landscape Irrigation at DG	$9,779.00
AAA Fence Credit	($9,628.00)
Additional Cut and Cap Irrigation	$7,221.12
Temp Tree Watering	$3,735.14
Estimated Total	**$621,737.69**

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This project addresses the City Council's Goals of *Youth and Seniors*, *Infrastructure* and *Public Safety*.

DEPARTMENTAL COORDINATION:

The process of administering this project involves Public Works, Library and Community Services, Community Development, Finance, and Legal Departments.

The project is a CIP for the Library and Community Services Department. Construction of the project is managed and inspected by the LCS Departments' construction management and inspection consultant, G7ei. Public Works Department is assisting in the bidding and construction phase. Finance Department manages the proper disbursement of funds. Legal Department reviews pertinent documents/contracts to ensure compliance with applicable laws and regulations.

FISCAL AND SUSTAINABILITY IMPACT:

With the reallocation of funds, sufficient funds will be available for the anticipated change orders. The Playground Improvements at Park CIP (9060) is used to address city-wide playground needs. New playground installations follow priorities identified in the Parks, Recreation & Master Plan. The reallocation of $100,000 based on today's action will leave a remaining balance of $377,751 to address future playground repairs and/or replacements as needed.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1100	55.9060-66.4000	Capital Outlays Improvements Other than Bldg	$112,690	($100,000)
1100	55.9350-66.4000	Capital Outlays Building Improvements	$0	$100,000

ATTACHMENT:
Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING AN INCREASE IN CONSTRUCTION CONTINGENCIES FOR THE CLOSTER PARK REVITALIZATION PROJECT, CIP 9350

WHEREAS, On December 3, 2025, City Council, pursuant to Resolution No. 23175, awarded a contract to McGuire and Hester for the Closter Park Revitalization Project, CIP 9350, in the amount of $6,915,983 and approved a construction contingency amount of $415,000; and

WHEREAS, Approximately $125,000 of the $415,000 approved construction contingencies remain.; and

WHEREAS, Pending change orders exceed the allocated construction contingencies.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves a $125,000 increase in the construction contingencies for a revised construction contingency not to exceed $540,000 for the Closter Park Revitalization Project (CIP 9350); and

BE IT FURTHER RESOLVED that the City Council approves reallocating $100,000 from CIP 9060 to CIP 9350.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

File #: ID#26-310, **Version:** 1

..Title
Amendment No. 4 to Professional Services Agreement with Kimley-Horn and Associates, Inc. for Downtown Parking Lots 8 and 12 and Chinatown Property Acquisition Consulting Services
..Recommended Action
Approve a Resolution authorizing the City Manager to execute Amendment No. 4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for continued consulting services related to the Downtown Parking Lots 8 and 12 Land Disposition Agreement and Chinatown property acquisitions to increase the not-to-exceed compensation amount by $72,403, for a revised total not-to-exceed amount of $358,578, and extend the term of the Agreement through August 30, 2026.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION**

FROM: **LISA MURPHY, ASSISTANT CITY MANAGER**

BY: **NATHAN KIEU, DEPUTY DIRECTOR OF ECONOMIC DEVELOPMENT**

TITLE: **AMENDMENT NO. 4 TO PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR DOWNTOWN PARKING LOTS 8 AND 12 AND CHINATOWN PROPERTY ACQUISITION CONSULTING SERVICES**

RECOMMENDED MOTION:

A motion to approve a resolution authorizing the City Manager to execute Amendment No. 4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for continued consulting services related to the Downtown Parking Lots 8 and 12 Land Disposition Agreement and Chinatown property acquisitions to increase the not-to-exceed compensation amount by $72,403, for a revised total not-to-exceed amount of $358,578, and extend the term of the Agreement through August 30, 2026.

EXECUTIVE SUMMARY:

The City retained Kimley-Horn and Associates, Inc. in July 2025 to provide specialized consulting services advancing two Council economic development priorities: the disposition of Downtown Parking Lots 8 and 12 for mixed-use redevelopment and implementation of the Chinatown Revitalization Plan. Work under the agreement has advanced both priorities through four amendments, including Phase I and Phase II Environmental Site Assessments for the Downtown parcels, active acquisition negotiations for three Chinatown properties, and ongoing LDA close-of-escrow activities.

Amendment No. 4 adds $72,403 to fund the remaining work needed to bring both efforts to completion, extending the agreement through August 30, 2026, for a revised total not-to-exceed amount of $358,578. The costs associated with Amendment No. 3 ($40,000) are anticipated to be reimbursed to the City, resulting in a net City cost of $318,578 across the life of the agreement.

BACKGROUND:

Downtown Parking Lots 8 and 12 are City-owned surface parking lots located near the intersection of West Gabilan Street and Lincoln Avenue. The City has been actively pursuing their disposition and development for mixed uses as a Council-identified economic development priority. The City also owns and manages multiple properties in Chinatown and has been working to acquire additional parcels in support of the 2019 Chinatown Revitalization Plan. In July 2025, the City engaged Kimley-Horn and Associates, Inc. to provide the specialized technical and transactional expertise needed to advance both priorities concurrently. The scope of work has encompassed land use policy research, environmental consulting coordination, due diligence management, appraisal review, title exception negotiation, property acquisition support, and buyer negotiations.

The City entered into a Professional Services Agreement (the "Agreement") with Kimley-Horn and Associates, Inc., effective July 14, 2025, with an initial not-to-exceed amount of $68,000. The agreement was amended three times prior to this action:

Amendment No. 1, executed December 12, 2025, expanded the scope of work to address unforeseen complications related to Parking Lots 8 and 12, funded additional appraisal updates and due diligence work in Chinatown, and established a new demolition task. Total compensation increased by $124,840 for a revised not-to-exceed amount of $192,840.

Amendment No. 2, executed February 1, 2026, authorized Kimley-Horn to retain a subconsultant to complete a Phase I Environmental Site Assessment for the Properties, added additional consultant hours, increased compensation by $53,335 for a revised not-to-exceed amount of $246,175, and extended the term through May 31, 2026.

Amendment No. 3, executed April 21, 2026, authorized a Phase II Environmental Site Assessment following the Phase I ESA identification of recognized environmental conditions warranting further subsurface investigation, increasing the contract by $40,000 for a revised total not-to-exceed amount of $286,175. The costs associated with Amendment No. 3 are anticipated to be reimbursed to the City.

The Phase II ESA confirmed the presence of hazardous materials at Tier 2 of the Environmental Screening Levels, requiring regulatory action. Kimley-Horn has coordinated review by State and County regulatory agencies and is working to resolve outstanding title exceptions and property boundary issues for the Downtown parcels. Due diligence work, including receipt of an updated appraisal for Lots 8 and 12, is nearing completion, pending regulatory direction on hazardous materials remediation.

In Chinatown, work under the agreement has prepared three properties for escrow: 106 East Lake Street, 110 East Lake Street, and 14 Soledad Street. Each property requires acceptance of an offer based on an updated appraisal, execution of a purchase and sale agreement, and opening of escrow to include environmental site assessments, hazardous materials testing and remediation if needed, closing of escrow, demolition, and lot consolidation.

Amendment No. 4, the subject of this staff report, adds $72,403 to fund the remaining work needed to complete Tasks 1 and 2 of the original agreement, and adds a small contingency as Task 4 to account for minor unforeseen issues that may arise in closing the property sales and acquisitions. The amendment extends the term of the agreement through August 30, 2026. The revised cumulative total not-to-exceed amount is $358,578, with a net City cost of $318,578 after the anticipated Amendment No. 3 reimbursement.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes, the Government Code §84308/ Levine Act does apply to this project.

STRATEGIC PLAN INITIATIVE:

This action supports the City Council's Strategic Plan goals related to Economic Development and Downtown Revitalization by advancing the disposition of Downtown Parking Lots 8 and 12 for mixed-use redevelopment and continuing implementation of the Chinatown Revitalization Plan through active property acquisition.

DEPARTMENTAL COORDINATION:

The City Manager's office coordinated this report with the City Attorney's office.

FISCAL AND SUSTAINABILITY IMPACT:

Amendment No. 4 increases the Professional Services Agreement with Kimley-Horn and Associates, Inc. by $72,403, for a revised total not-to-exceed contract amount of $358,578. The costs associated with Amendment No. 3 ($40,000) are anticipated to be reimbursed to the City pursuant to applicable reimbursement agreements, resulting in a net City cost of $318,578 across the life of the agreement.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1000	12.1355-63.5900	Outside services-Other professional	$48,004	$48,004
1200	12.1355-63.5900	Outside services-Other professional	$72,284	$24,399

ATTACHMENTS:
Proposed Resolution, including the following Exhibits:

1. Exhibit A: Amendment No. 4 to Professional Services Agreement with Kimley-Horn and Associates, Inc. And Scope of work

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALINAS AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 4 TO THE PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR DOWNTOWN PARKING LOTS 8 AND 12 AND CHINATOWN PROPERTY ACQUISITION CONSULTING SERVICES

WHEREAS, the City of Salinas entered into a Professional Services Agreement with Kimley-Horn and Associates, Inc., effective July 14, 2025, in the amount of $68,000, to provide consulting services in support of the disposition of Downtown Parking Lots 8 and 12 and implementation of the Chinatown Revitalization Plan; and

WHEREAS, Amendment No. 1, executed December 12, 2025, expanded the scope of work to include additional Chinatown property acquisition and management activities, parcel consolidation efforts, environmental coordination and demolition-related services, and additional properties including the Animal Control Shelter and El Rey Hotel, increasing total compensation by $124,838 for a revised not-to-exceed amount of $192,840; and

WHEREAS, Amendment No. 2, executed February 1, 2026, further amended the scope of work to include a subconsultant agreement for Phase I Environmental Site Assessment services for Downtown Parking Lots 8 and 12, added 100 hours to the existing scope, increased compensation by $53,335 for a total not-to-exceed amount of $246,175, and extended the term of the Agreement to May 31, 2026; and

WHEREAS, a Phase I Environmental Site Assessment was completed for Downtown Parking Lots 8 and 12 and identified recognized environmental conditions warranting further subsurface investigation; and

WHEREAS, Amendment No. 3, executed April 21, 2026, authorized a Phase II Environmental Site Assessment based on conditions identified in the Phase I ESA, increasing the contract by $40,000 for a revised not-to-exceed amount of $286,175, with those costs anticipated to be reimbursed to the City; and

WHEREAS, the Phase II ESA confirmed the presence of hazardous materials at Tier 2 of the Environmental Screening Levels requiring regulatory action, and due diligence work on the Downtown parcels is nearing completion pending regulatory direction on remediation; and

WHEREAS, work in Chinatown has prepared three properties: 106 East Lake Street, 110 East Lake Street, and 14 Soledad Street for escrow, each requiring updated appraisals, purchase and sale agreements, environmental review, and close of escrow; and

WHEREAS, additional funds are needed to complete the remaining scope of work for the Downtown Parking Lots LDA and Chinatown property acquisitions, and to provide a contingency for minor unforeseen issues necessary to close the property sales and acquisitions;

and

WHEREAS, Amendment No. 4 would increase the Agreement by $72,403 for a revised cumulative total not-to-exceed amount of $358,578, and extend the term through August 30, 2026; and

WHEREAS, this action is not a project under the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15378;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Salinas that the above recitals are true and correct and are incorporated herein as findings of the City Council; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute Amendment No. 4 to the Professional Services Agreement with Kimley-Horn and Associates, Inc., increasing the not-to-exceed compensation amount by $72,403 for a revised total not-to-exceed amount of $358,578, and extending the term through August 30, 2026 subject to approval as to form by the City Attorney.

PASSED AND APPROVED this 30 day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

Docusign Envelope ID: B395410C-393C-887A-82FC-CBB1A194CD37

Exhibit A

AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF SALINAS AND KIMLEY-HORN ASSOCIATES
AMENDMENT NO. 4
(Downtown Parking Lots 8 and 12 and Chinatown)

This Amendment No. 4 to the Agreement for Professional Services (the "Amendment") is entered into this 30th day of June 2026, by and between the City of Salinas (the "City") and Kimley-Horn and Associates, a North Carolina Corporation, (the "Contractor"). City and Contractor may be individually referred to herein as a "Party" and collectively the City and Contractor may be referred to as the "Parties."

RECITALS

WHEREAS, the City and Contractor first entered into an Agreement for Professional Services effective July 14, 2025, pursuant to which Contractor agreed to act as and provide certain services to the City for compensation (the "Agreement"); and

WHEREAS, the two services to be performed include: Task 1 development in the *Downtown Parking Lots 8 and 12* (Contractor account no. 197479010.1.100), and Task 2 developing various properties in *Chinatown* (Contractor account no. 197479010.1.200); and

WHEREAS, the City and Contractor executed **Amendment No. 1** to the Scope of the Agreement December 12, 2025, amending the scope of work to address and resolve unforeseen complications related to the Parking Lots 8 and 12 (“the Properties”), funded additional appraisal updates and additional due diligence in Chinatown, established a new third task Property Demolition (Contractor account number 197479010.1.300) and increased the total amount of compensation to be paid to the Contractor by the City from $68,000 by an additional $124,840, for a new total not to exceed $192,840; and

WHEREAS, the City and Contractor further agreed to **Amendment No. 2** dated February 1, 2026, authorizing the Contractor to retain the professional services needed to complete a Phase 1 Environmental Site Assessment (“ESA”) study for the Properties plus additional hours of consultant time, adding $53,335 for a new total of $246,175 and extending the term until May 31, 2026; and

WHEREAS, effective March 31, 2026, the Contractor was advised of budget concerns and stopped work on Tasks 2 and 3, focusing instead on Task 1, and shifted all of funds remaining in Tasks 2 and 3 to Task 1, in the amount of $49,897 to pay for these costs without impacting the total cost of the Agreement; and

WHEREAS, the Phase 1 ESA Study recommends that a Phase 2 ESA study be completed, and on April 21, 2026, the City and Contractor agreed to **Amendment 3**to the Agreement, adding $40,000 to the $246,175 for a new total of $286,175;

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WHEREAS, the Phase 2 ESA confirmed the presence of hazardous materials at Tier 2 of the Environmental Screening Levels (ESL), that requires action be taken to address these concerns, so the Contractor authorized a review by the State and County regulatory agencies, as well as the need to complete the removal of obsolete title exceptions, and property boundary issues; and

WHEREAS, the due diligence work including receipt of an updated appraisal for *Task 1 Downtown Parking Lots 8 and 12* is nearing completion- waiting for the regulatory direction to take action to remediate the hazardous materials; and

WHEREAS, the work completed in *Task 2 Chinatown* has prepared 3-properties (106 East Lake Street, 110 East Lake Street and 14 Soledad Street) for escrow pending acceptance of an offer based on updated appraisals, a purchase and sale agreement, then opening escrow to include ESA's, and hazardous material testing and if needed and action plan for remediation, then following the close of escrow, demolition and lot consolidations; and

WHEREAS, Exhibit "A" attached to this Amendment summarize the remaining subtasks necessary to complete Task 1 and Task 2 of the original Agreement, and includes a small contingency as Task 4, to account for minor unforeseen issues that need to be resolved in order to close these Property sales and acquisitions, causing a need for the City and Contractor to amend the **Agreement a 4th** time adding Exhibit A to the Tasks to provide for additional services and additional compensation, and extending the term to August 30, 2026.

NOW, THEREFORE, in mutual consideration of the terms and conditions set forth below, the Parties agree to further amend the Agreement as follows:

TERMS

1. **Section 1** of the Agreement is hereby further amended to add the additional scope of services attached hereto as Exhibit A.

2. **Section 2** of the Agreement is hereby amended extending the Term from May 31st, 2026, to August 30th, 2026.

3. **Section 3** of the Agreement is hereby further amended to increase the total amount of compensation to be paid by the City under the Agreement by an additional Seventy-two Thousand, Four-hundred and Three dollars ($72,403) thereby bringing the total amount of compensation to be paid under the Agreement to a total amount not to exceed Three Hundred and Fifty-Eight Thousand, Five hundred and Seventy Eight dollars ($358,578).

4. All other covenants, terms, and conditions set forth in the Agreement and not amended by this Amendment shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the undersigned, as authorized representatives of the City and Contractor have entered into this Amendment No. 4 as of the date first written above.

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CITY OF SALINAS

_____
Rene Mendez, City Manager

APPROVED AS TO FORM:

_____
Christopher A. Callihan, City Attorney
Rhonda Combs, Assistant City Attorney

KIMLEY-HORN AND ASSOCIATES

Signed by:
Mark Falgout
342292271312 42E...

6/15/2026 | 9:55 AM PDT

Mark A. Falgout, PE No. 63394
Senior Vice Principal

Exhibit A- Summary of Tasks needed to be completed as Amendment 4 for Tasks 1, 2 and 4 of the original Agreement.

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Additional Scope of Services
Amendment No. 4

Salinas Amendment 4- v3 06.02.2026

TASK 1 – Updated Scope for Downtown Parking Lots

		Sub Task Detail	SubTask hrs
Task 1	Downtown	Close Escrow	
			Clear M1W from Title (Lot 12)
			Record new Map for Lot 8- with Lgl Descr
			Convey updated title to buyer for approval
			Respond to additonal concerns/final PTR
		Appraisal	Continue to update Brigantino- Nick Davis
			Discuss action plan with CapRock
			County Environmental Health/State Water Board- review recommendations and strategize a remediation plan if necessary
			Consider development conditions/mit haz
			Negotiate development conditions to resolve
		LDM	Review to assure 100% compliance
			Draft Notice to "Proceed" - City acceptance

Complete LDA Article 4

"Article 4" of the LDA describes the "developer's predisposition requirements for purchase of the property"

1.2 Agree on price- based on appraisal

Review appraisal, render an opinion of its completeness/acceptance by the City from Appraiser, take the City's Phase 2 final recommendations into consideration, (Section 4.3 below), and provide to the Developer which shall have 30-days to accept or retain a second opinion (prepare another appraisal). Follow the proposed process in Section 4.1

This assumes credit for cleanup will be offered.

2.2 Developer needs to move towards "Acceptance of Title Exceptions"

Two letters have been exchanged regarding objections to the title- City and Developer have to narrow this list of concerns ("cure any disapproved exceptions") to the lowest number of possible "exceptions" and negotiate the rest (RDA for example). Understand if the developer is willing to waive its objection of any remaining title items the City is unable to remove, and proceed with the Agreement, or will developer terminate the Agreement?

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This discussion may require a meeting between attorneys and the Title Officer.

Boundary issues have to be resolved on both lots and final legal descriptions can then be drafted. Need Legal's help with a plan for Lot 12. City will request new Title Reports, and present them for final acceptance. Written notice of disapproval is required per the details in this Section 4- or attach legal descriptions to new deeds and record.

Determine cost of remediation and deduct from appraisal. ***2 to 3 weeks to hear back from the State, then plan action accordingly. State most likely needs to approve the clean-up plan, inspect and approve it.***

TASK 2 Chinatown

		Sub Task Detail	SubTask hrs
Task 2Chinatown Acquire Properties			
		106 E Lake Street	
			Suey Yip (no longer exists) Title Transfer to Suey Sing- agree to front legal costs- this is not City's role - support only
			Confim tenancy- issue 30 day notice?
			New Appraisal w/new data (title report)
			Purchase and Sale Agreement/Open Escrow
			Close Escrow- transfer to City
			Clean and secure property/no tenant
		110 E Lake StreetDiscuss value with Appaiser-	
			Agree to appraise property
			Send Offer to owner (Central Valley)
			Come to terms with owners- P&S Agmt
			Open Escrow- 30 days/complete appriasal
			Close Escrow- transfer to City
		Consolidate Bridge Street/Lake Properties	
			Include in Advanced Planning
		14 Soledad StreetFollow-up on May Letter to owners (Bing Kong)	
			Execute Right of Entry Agreement
			Update 2025 Appraisal
			Send Offer to owner (Central Valley)
			Come to terms with owners- P&S Agmt
			Open Escrow- 30 days
			Close Escrow- transfer to City
		Consildate 10-14 Soledad Street	
			Demo and Secure property
			Implement Haz Mat Remediation Plan
			Work with Advance Planning - future use

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106 E Lake Street

Agree to escrow conditions for 106 E Lake with the Suey Sing to include advance for attorney fees to remove Suey Yip from title and transfer it to Suey Sing.

Attempt to get Suey Sing Board approval of a draft Purchase and Sale Agreement.

Assist with the Suey Sing ownership/transfer of title if necessary. Determine tenancy- is the property subject to a lease/tenant? (one-two months?)

Appraise the property (one month)

Take the Purchase and Sale Agreement with the Suey Sing to City Council for approval. (one month)

Open escrow, order PTR

Analyze data from requested reports, identify any title issues. Execute

Right of Entry Agreement.

110 E Lake Street

Send Conditional Offer based on value of appraisal at 106 E Lake Street (value per square foot)

Take the Purchase and Sale Agreement to City Council for approval. (one month) Open

escrow, order PTR

Analyze data from requested reports, identify any title issues, order Phase 2 ESA (most likely). (reports will take two months)

Execute Right of Entry Agreement, perform additional testing of site Consolidate

Lots on Bridge Street/Lake Street

14 Soledad

Follow-up on the letter sent to Bing Kong. Revised appraisal March 20, 2026 to be used for price estimate- agree to price.

P&S Agreement taken to City Council Open

escrow, order PTR

Analyze data from requested reports, identify any title issues,

Execute Right of Entry Agreement, perform additional testing of site (6 weeks to get report)

Demo and Secure property

Consolidate 10-14 Soledad Street/Coordinate with Advanced Planning

TASK 4 – Maintain Property Acquisition List and Update as Necessary

Assure City compliance with Government Code 65402. Follow-up on drafted Resolution fo the

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Cost Estimate and Schedule

The City exhausted the current amount of budgeted funds in mid-May. The estimated amount of time needed to complete the amended tasks adds 167 hours to complete Tasks 1, 2 and 3, at 10-15 hours per week, between June 1 and August 30, 2026.

		7/14/2025 Original	12/12/2025 Amend #1	2/6/2026 Amend #2	04/01.2026 Adjustment	6/6/2026 Amend 3	pending Amend 4	Totals
Task 1	Downtown	$ 27,000	$ 13,600	$ 25,503	$ 49,897		$ 15,608	$ 131,608
	ESA sub-cont			$ 6,670		$ 40,000		$ 46,670
Task 2	Chinatown	$ 41,000	$ 94,625	$ 21,162	$ (34,588)		$ 51,592	$ 173,791
Task 3	Demo Property	$ -	$ 16,615		$ (15,309)			$ 1,306
Task 4	Property List	$ -	$ -				$ 5,203	$ 5,203
Total		$ 68,000	$ 124,840	$ 53,335	$ -	$ 40,000	$ 72,403	$ 358,578
Growth		$ 68,000	$ 192,840	$ 246,175	$ 246,175	$ 286,175	$ 358,578	

We appreciate the opportunity to provide these services!

If you have any questions or concerns, please don't hesitate to contact me at don.reynolds@kimley-horn.com (831) 316-1428, or Mark Falgout mark.falgout@kimley-horn.com (925) 965-7701

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: Mark Falgout, PE
Sr. Vice President
P.E. No. 63394

Don Reynolds. MPA
Sr. Project Manager

File #: ID#26-317, **Version:** 1

..Title
Microsoft Software Assurance Licensing Renewal
..Recommended Action
Approve a Resolution authorizing the City Manager and Purchasing Agent to complete the purchase of Microsoft Software Assurance Licensing for a three-year term, paid in annual payments, from CDW LLC in an amount not to exceed $256,103.43 from May 31, 2026 to May 31, 2029.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **FINANCE DEPARTMENT**

FROM: **SELINA ANDREWS, FINANCE DIRECTOR**

BY: **CARLOS ORTEGA, DEPUTY DIRECTOR OF INFORMATION TECHNOLOGY**

TITLE: **MICROSOFT SOFTWARE ASSURANCE LICENSING RENEWAL**

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager and Purchasing Agent to complete the purchase of Microsoft Software Assurance Licensing for a three-year term, paid in annual payments, from CDW LLC in an amount not to exceed $256,103.43 from May 31, 2026 to May 31, 2029.

EXECUTIVE SUMMARY:

Approval of the Resolution will allow the City to provide continued support for various technology programs and platforms that utilize Microsoft software. Software Assurance ensures systems are eligible for security patches, version upgrades, and technical support. Software Assurance licensing is offered to government organizations with 250 or more users as a cost-effective way to maintain active support for on-premises software over a three-year term.

BACKGROUND:

On July 19, 2017, the City purchased additional Microsoft Windows Virtual Server licensing for its virtual desktop environment. Prior to this, the City purchased numerous perpetual licenses for Microsoft Windows Server, Microsoft SQL Server, and Microsoft Windows Virtual Server. Perpetual licensing is a one-time purchase and the City owns the license. However, the City must continue to purchase Software Assurance to maintain active support, access to security patches, and software version upgrades.

On June 19, 2025, The City completed the third annual payment for Software Assurance to CDW LLC. in the amount of $83,244.64 for a total amount of $249,733.92 from May 31, 2023 to May 31, 2026.

Microsoft Server software is utilized daily for the core infrastructure that provides access to software applications utilized by numerous departments and staff. Maintaining support and version upgrade eligibility is necessary for the maintenance and interoperability of multiple technology systems supported by the City's core technology infrastructure to support city services.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

Approval of the recommended resolution achieves the City Council 2025 Strategic Goal of Infrastructure and City Services by continued investment in technology systems enabling resident engagement and improved communication to the community.

DEPARTMENTAL COORDINATION:

This staff report has been coordinated with the City Manager's Office and City Attorney's Office.

FISCAL AND SUSTAINABILITY IMPACT:

Funding for Microsoft Software Assurance licensing is available and appropriated in FY 25-26 operating budget. Additional funding requirements will be incorporated in future budget requests.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
1100	20.2033-62.8550	Supplies & Materials Software	$85,367.81	$85,367.81 (year 1)

ATTACHMENTS:

1. Microsoft Software Assurance Licensing Renewal Resolution
2. CDW, LLC. Quote

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION AUTHORIZING THE CITY MANAGER AND PURCHASING AGENT TO COMPLETE THE PURCHASE OF MICROSOFT SOFTWARE ASSURANCE LICENSING FOR A THREE-YEAR TERM, PAID IN ANNUAL PAYMENTS, FROM CDW LLC., IN AN AMOUNT NOT TO EXCEED $256,103.43 FROM MAY 31, 2026 TO MAY 31, 2029.

WHEREAS, the City desires to retain Software Assurance for its Microsoft licensing; and

WHEREAS, the City will enter into a three-year Agreement with CDW LLC., from May 31, 2026 to May 31, 2029; and

WHEREAS, the City will make annual payments in the amount of $85,367.81.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Salinas Municipal Code section 12-27 the Salinas City Council hereby authorizes the City Manager and Purchasing Agent to complete the purchase of Microsoft Software Assurance Licensing for a three-year term, paid in annual payments, from CDW LLC. in an amount not to exceed $256,103.43 from May 31, 2026 to May 31, 2029.

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

File #: ID#26-318, **Version:** 1

..Title
Amendment No. 3 to the Professional Services Agreement between E2 Consulting Engineers, Inc. and the City of Salinas
..Recommended Action
Approve a Resolution approving and authorizing the City Manager to execute Amendment No. 3 to the Professional Services Agreement with E2 Consulting Engineers, Inc. to increase the compensation for a revised not to exceed amount of $386,488.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **PUBLIC WORKS**

FROM: **DAVID JACOBS, PE, PLS, PW DIRECTOR**

BY: **VICTOR SANCHES, ASSISTANT ENGINEER**
ADRIANA ROBLES, PE, CFM, CITY ENGINEER

TITLE: **AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN E2 CONSULTING ENGINEERS, INC. AND THE CITY OF SALINAS**

RECOMMENDED MOTION:

A motion to approve a Resolution approving and authorizing the City Manager to execute Amendment No. 3 to the Professional Services Agreement with E2 Consulting Engineers, Inc. to increase the compensation for a revised not to exceed amount of $386,488.

EXECUTIVE SUMMARY:

City Staff entered into an agreement with E2 Consulting Engineers, Inc. for engineering and construction management support services for the Treatment Plant 1 and Industrial Wastewater Facilities Improvements Project Phase 2A, CIP 9317 (the "Project").

Construction of the Project includes installation of new electrical and mechanical improvements at both the Treatment Plant (TP1) and Industrial Waste Treatment Facility (IWTF) site which includes, but is not limited to, new level transmitters/sensors, stormwater pump station control panels, actuated controlled valves, flowmeters/sensors, and new variable frequency drive motor controls for the new pumps.

Staff requested E2 Consulting Engineers, Inc. provide a proposal for Supervisory Control and Data Acquisition (SCADA) and Programmable Logic Controller (PLC) programming services which will enable the City to control and monitor the new improvements on City hardware offsite of the improvements.

BACKGROUND:

On April 22, 2025, the City awarded a contract to Mountain Cascade Inc. to construct the Treatment Plant 1 and Industrial Wastewater Facilities Improvements Phase 2A, CIP 9317 (the "Project") in the amount of $7,050,000 (Resolution No. 23234). The City contracted engineering and construction management services from the project design consultant, E2 Consulting

Engineers, Inc., to support the City during construction of the Project, in the amount of $197,413.00.

The project includes construction of new electrical and mechanical improvements at both the TP1 and IWTF sites. The improvements at the sites include, but are not limited to, new level transmitters/sensors, stormwater pump station control panels, actuated controlled valves, flowmeters/sensors, and new variable frequency drive motor controls for the new pumps. Although the project includes procurement and installation of the new electrical and mechanical components, the contract does not include the software and programming necessary to monitor or control the electrical components from the City's existing hardware.

At the request of the City, E2 Consulting Engineers, Inc. provided a proposal to provide Supervisory Control and Data Acquisition (SCADA) and Programmable Logic Controller (PLC) programming services. The requested SCADA and PLC programming services will enable the City to monitor and control various system operations such as valve/pump operation, flow monitoring, and alarm notification through City hardware allowing the City to control and monitor the new improvements without having to travel to the individual sites.

City Staff issued Amendment No. 1 to the contract with E2 Consulting Engineers, Inc., in the amount of $30,000.00 for special inspection services at the Police Department for the Energy Services Contract with Opterra Energy Services as the City needed immediate special inspections. City Staff also issued Amendment No. 2 which extended the contract term date from June 30, 2026 to June 30, 2027. This proposed Amendment No. 3 is in the amount of $159,075.00 which requires Council approval for the City to execute the amendment.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes. The Government Code §84308/Levine Act does apply to this project.

STRATEGIC PLAN INITIATIVE:

The project addresses the City Council's Strategic Goals of Infrastructure and Environmental Sustainability, and Economic Development.

DEPARTMENTAL COORDINATION:

The Public Works department will manage the consultant's contract with assistance from Finance department to administer payments.

FISCAL AND SUSTAINABILITY IMPACT:

Sufficient budget is available and appropriated to cover the additional contract costs.

Fund	**General Ledger Number (Operating/CIP)**	**General Ledger Account Name**	**Remaining Budget Appropriation**	**Amount Requested**
6200	50.9317-63.5010	Outside services-Professional Services	$207,163	$159,075

ATTACHMENTS:

Resolution
Agreement
Amendment No. 3

RESOLUTION NO.

A RESOLUTION APPROVING AMENDMENT NO. 3 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF SALINAS AND E2 CONSULTING ENGINEERS, INC.

WHEREAS, on May 6th, 2025, the City awarded a contract to Mountain Cascade Inc. to construct the Treatment Plant 1 and Industrial Wastewater Facilities Improvements Phase 2A, CIP 9317 (the "Project") in the amount of $7,050,000 (Resolution No. 23234); and

WHEREAS, the Public Works Department has identified the need to utilize engineering and construction management services to assist the department during the construction phase of the Project; and

WHEREAS, E2 Consulting Engineers, Inc. ("E2") was selected to perform the engineering and construction management support services because E2 designed the Project; and

WHEREAS, the Project includes installation of new electrical and mechanical components at both the Treatment Plant 1 (TP1) and the IWTF (Industrial Waste Treatment Facility) sites; and

WHEREAS, Supervisory Control and Data Acquisition (SCADA) and Programmable Logic Controller (PLC) programming services provided by E2 Consulting Engineers, Inc. will enable the City to monitor and control the new electrical and mechanical components at TP1 and IWTF sites through City hardware.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council approves Amendment No. 3 to the Professional Services Agreement with E2 Consulting Engineers, Inc. for the Treatment Plant 1 and Industrial Wastewater Facilities Improvements Phase 2A, CIP 9317 to increase the compensation for a revised not to exceed amount of $386,488; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute Amendment No. 3 with E2 Consulting Engineers, Inc.

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

Docusign Envelope ID: 2C097ECD-153E-4F75-9B36-C65103D4D7DC

AGREEMENT
FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF SALINAS AND E2
CONSULTING ENGINEERS, INC.

Docusign Envelope ID: 2C097ECD-153E-4F75-9B36-C65103D4D7DC

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AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND E2 CONSULTING ENGINEERS, INC.

This Agreement for Professional Services (the "Agreement" and/or "Contract") is made and entered into this 10 day of June, 2025, between the **City of Salinas**, a California Charter city and municipal corporation (hereinafter "City"), and **E2 Consulting Engineers, Inc.**, a California corporation (hereinafter "Consultant").

RECITALS

WHEREAS, Consultant represents that he, she, or it is specially trained, experienced, and competent to perform the special services which will be required by this Agreement; and

WHEREAS, Consultant is willing to render such professional services, as hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, City and Consultant agree as follows:

TERMS

1. Scope of Service. The project contemplated and the scope of Consultant's services are described in Exhibit B, attached hereto and incorporated herein by reference.

2. Term; Completion Schedule. This Agreement shall commence on June 10, 2025, and shall terminate on June 30, 2026, unless extended in writing by either party upon (30) days written notice. This Agreement may be extended only upon mutual written consent of the parties, and may be terminated only pursuant to the terms of this Agreement.

3. Compensation. City hereby agrees to pay Consultant for services rendered the City pursuant to this Agreement on a time and materials basis according to the rates of compensation as set forth in Exhibit B. The total amount of compensation to be paid under this Agreement shall not exceed one hundred ninety-seven thousand four hundred thirteen dollars ($197,413).

4. Billing. Consultant shall submit to City an itemized invoice, prepared in a form satisfactory to City, describing its services and costs for the period covered by the invoice. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person. Consultant's bills shall include the following information to which such services cost or pertain:

(A) A brief description of services performed;

(B) The date the services were performed;

(C) The number of hours spent and by whom;

(D) A brief description of any costs incurred; and

(E) The Consultant's signature.

Docusign Envelope ID: 2C097ECD-153E-4F75-9B36-C65103D4D7DC

Any such invoices shall be in full accord with any and all applicable provisions of this Agreement.

City shall make payment on each such invoice within thirty (30) days of receipt; provided, however, that if Consultant submits an invoice which is incorrect, incomplete, or not in accord with the provisions of this Agreement, City shall not be obligated to process any payment to Consultant until thirty (30) days after a correct and complying invoice has been submitted by Consultant. The City shall process undisputed portion immediately.

5. Meet & Confer. Consultant agrees to meet and confer with City or its agents or employees with regard to services as set forth herein as may be required by the City to ensure timely and adequate performance of the Agreement.

6. Additional Copies. If City requires additional copies of reports, or any other material which Consultant is required to furnish as part of the services under this Agreement, Consultant shall provide such additional copies as are requested, and City shall compensate Consultant for the actual costs related to the production of such copies by Consultant.

7. Responsibility of Consultant. By executing this Agreement, Consultant agrees that the services to be provided and work to be performed under this Agreement shall be performed in a fully competent manner. By executing this Agreement, Consultant further agrees and represents to City that the Consultant possesses, or shall arrange to secure from others, all of the necessary professional capabilities, experience, resources, and facilities necessary to provide the City the services contemplated under this Agreement and that City relies upon the professional skills of Consultant to do and perform Consultant's work. Consultant further agrees and represents that Consultant shall follow the current, generally accepted practices in this area to the profession to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding the projects for which the services are rendered under this Agreement.

8. Responsibility of City. To the extent appropriate to the projects to be completed by Consultant pursuant to this Agreement, City shall:

(A) Assist Consultant by placing at its disposal all available information pertinent to the projects, including but not limited to, previous reports and any other data relative to the projects. Nothing contained herein shall obligate City to incur any expense in connection with completion of studies or acquisition of information not otherwise in the possession of City.

(B) Examine all studies, reports, sketches, drawings, specifications, proposals, and other documents presented by Consultant, and render verbally or in writing as may be appropriate, decisions pertaining thereto within a reasonable time so as not to delay the services of Consultant.

(C) City Manager, or his designee, shall act as City's representative with respect to the work to be performed under this Agreement. Such person shall have the complete authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Consultant's services. City may unilaterally change its representative upon notice to the Consultant.

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(D) Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in a project.

9. Acceptance of Work Not a Release. Acceptance by the City of the work to be performed under this Agreement does not operate as a release of Consultant from professional responsibility for the work performed.

10. Indemnification and Hold Harmless.

Pursuant to the full language of California Civil Code §2782, design Consultant agrees to indemnify, including the cost to defend, City and its officers, officials, employees, and volunteers from and against any and all claims, demands, costs, or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of design Consultant and its employees or agents in the performance of services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the City; and does not apply to any passive negligence of the City unless caused at least in part by the design Consultant. The City agrees that in no event shall the cost to defend charged to the design Consultant exceed that professional's proportionate percentage of fault. This duty to indemnify shall not be waived or modified by contractual agreement or acts of the parties.

11. Insurance. Consultant shall procure and maintain for the duration of this Agreement insurance meeting the requirements specified in Exhibit A hereto.

12. Access to Records. Consultant shall maintain all preparatory books, records, documents, accounting ledgers, and similar materials including but not limited to calculation and survey notes relating to work performed for the City under this Agreement on file for at least three (3) years following the date of final payment to Consultant by City. Any duly authorized representative(s) of City shall have access to such records for the purpose of inspection, audit, and copying at reasonable times during Consultant's usual and customary business hours. Consultant shall provide proper facilities to City's representative(s) for such access and inspection.

13. Non-Assignability. It is recognized by the parties hereto that a substantial inducement to City for entering into this Agreement was, and is, the professional reputation and competence of Consultant. This Agreement is personal to Consultant and shall not be assigned by it without express written approval of the City.

14. Changes to Scope of Work. City may at any time, and upon a minimum of ten (10) days written notice, seek to modify the scope of services to be provided for any project to be completed under this Agreement. Consultant shall, upon receipt of said notice, determine the impact on both time and compensation of such change in scope and notify City in writing. Upon agreement between City and Consultant as to the extent of said impacts to time and compensation, an amendment to this Agreement shall be prepared describing such changes. Execution of the amendment by City and Consultant shall constitute the Consultant's notice to proceed with the changed scope.

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15. Ownership of Documents. Title to all final documents, including drawings, specifications, data, reports, summaries, correspondence, photographs, computer software (if purchased on the City's behalf), video and audio tapes, software output, and any other materials with respect to work performed under this Agreement shall vest with City at such time as City has compensated Consultant, as provided herein, for the services rendered by Consultant in connection with which they were prepared. City agrees to hold harmless and indemnify the Consultant against all damages, claims, lawsuits, and losses of any kind including defense costs arising out of any use of said documents, drawings, and/or specifications on any other project without written authorization of the Consultant.

16. Termination.

(A) City shall have the authority to terminate this Agreement, upon ten days written notice to Consultant, as follows:

(1) If in the City's opinion the conduct of the Consultant is such that the interest of the City may be impaired or prejudiced, or

(2) For any reason whatsoever.

(B) Upon termination, Consultant shall be entitled to payment of such amount as fairly compensates Consultant for all work satisfactorily performed up to the date of termination based upon the Consultant's rates shown in Exhibit B and/or Section 3 of this Agreement, except that:

(1) In the event of termination by the City for Consultant's default, City shall deduct from the amount due Consultant the total amount of additional expenses incurred by City as a result of such default. Such deduction from amounts due Consultant are made to compensate City for its actual additional costs incurred in securing satisfactory performance of the terms of this Agreement, including but not limited to, costs of engaging another consultant(s) for such purposes. In the event that such additional expenses shall exceed amounts otherwise due and payable to Consultant hereunder, Consultant shall pay City the full amount of such expense.

(C) In the event that this Agreement is terminated by City for any reason, Consultant shall:

(1) Upon receipt of written notice of such termination promptly cease all services on this project, unless otherwise directed by City; and

(2) Deliver to City all documents, data, reports, summaries, correspondence, photographs, computer software output, video and audio tapes, and any other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement. Such material is to be delivered to City in completed form; however, notwithstanding the provisions of Section 15 herein, City may condition payment for services rendered to the date of termination upon Consultant's delivery to the City of such material.

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(D) In the event that this Agreement is terminated by City for any reason, City is hereby expressly permitted to assume the projects and complete them by any means, including but not limited to, an agreement with another party.

(E) The rights and remedy of the City and Consultant provided under this Section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other section of this Agreement.

17. Compliance with Laws, Rules, and Regulations. Services performed by Consultant pursuant to this Agreement shall be performed in accordance and full compliance with all applicable federal, state, and City laws and any rules or regulations promulgated thereunder.

18. Exhibits Incorporated. All exhibits referred to in this Agreement and attached to it are hereby incorporated in it by this reference. In the event there is a conflict between any of the terms of this Agreement and any of the terms of any exhibit to the Agreement, the terms of the Agreement shall control the respective duties and liabilities of the parties.

19. Independent Contractor. It is expressly understood and agreed by both parties that Consultant, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the City. Consultant expressly warrants not to represent, at any time or in any manner, that Consultant is an employee or servant of the City.

20. Integration and Entire Agreement. This Agreement represents the entire understanding of City and Consultant as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters contained herein. This Agreement may not be modified or altered except by amendment in writing signed by both parties.

21. Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California, County of Monterey, and City of Salinas. Jurisdiction of litigation arising from this Agreement shall be in the State of California, in the County of Monterey or in the appropriate federal court with jurisdiction over the matter.

22. Severability. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall continue to be in full force and effect.

23. Notices.

(A) Written notices to the City hereunder shall, until further notice by City, be addressed to:

City Manager
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

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With a copy to:

City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

(B) Written notices to the Consultant shall, until further notice by the Consultant, be addressed to:

Vinod M. Badani, P.E.
E2 Consulting Engineers, Inc.
2100 Powell Street, Suite 850
Emeryville, CA 94608

(C) The execution of any such notices by the City Manager shall be effective as to Consultant as if it were by resolution or order of the City Council, and Consultant shall not question the authority of the City Manager to execute any such notice.

(D) All such notices shall either be delivered personally to the other party's designee named above, or shall be deposited in the United States Mail, properly addressed as aforesaid, postage fully prepaid, and shall be effective the day following such deposit in the mail.

24. Nondiscrimination. During the performance of this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability. Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability.

25. Conflict of Interest. Consultant warrants and declares that it presently has no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, in any manner or degree which will render the services required under the provisions of this Agreement a violation of any applicable local, state or federal law. Consultant further declares that, in the performance of this Agreement, no subcontractor or person having such an interest shall be employed. In the event that any conflict of interest should nevertheless hereinafter arise, Consultant shall promptly notify City of the existence of such conflict of interest so that City may determine whether to terminate this Agreement. Consultant further warrants its compliance with the Political Reform Act (Government Code section 81000 et seq.) and Salinas City Code Chapter 2A that apply to Consultant as the result of Consultant's performance of the work or services pursuant to the terms of this Agreement.

26. Headings. The section headings appearing herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of this Agreement.

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27. Attorneys' Fees. In case suit shall be brought to interpret or to enforce this Agreement, or because of the breach of any other covenant or provision herein contained, the prevailing party in such action shall be entitled to recover their reasonable attorneys' fees in addition to such costs as may be allowed by the Court. City's attorneys' fees, if awarded, shall be calculated at the market rate.

28. Non-Exclusive Agreement. This Agreement is non-exclusive and both City and Consultant expressly reserves the right to contract with other entities for the same or similar services.

29. Rights and Obligations Under Agreement. By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

30. Licenses. If a license of any kind, which term is intended to include evidence of registration, is required of Consultant, its representatives, agents or subcontractors by federal, state or local law, Consultant warrants that such license has been obtained, is valid and in good standing, and that any applicable bond posted in accordance with applicable laws and regulations.

31. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

32. Legal Representation. Each party affirms that it has been represented, if it so chose, by legal counsel of its own choosing regarding the preparation and the negotiation of this Agreement and the matters and claims set forth herein, and that each of them has read this Agreement and is fully aware of its contents and its legal effect. Neither party is relying on any statement of the other party outside the terms set forth in this Agreement as an inducement to enter into this Agreement.

33. Joint Representation. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any party. No presumptions or rules of interpretation based upon the identity of the party preparing or drafting the Agreement, or any part thereof, shall be applicable or invoked.

34. Warranty of Authority. Each party represents and warrants that it has the right, power, and authority to enter into this Agreement. Each party further represents and warrants that it has given any and all notices, and obtained any and all consents, powers, and authorities, necessary to permit it, and the persons entering into this Agreement for it, to enter into this Agreement.

35. No Waiver of Rights. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement. The failure to provide notice of any breach of this Agreement or failure to comply with any of the terms of this Agreement shall not constitute a waiver thereof. Failure on the part of either party to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision or any other provision. A waiver by the City of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

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IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date first written above.

CITY OF SALINAS

DocuSigned by:
Rene Mendez
49009F9344B6488...

René Mendez, City Manager

APPROVED AS TO FORM:

Signed by:
Rhonda Combs
47E1DC47F6EE4DD...

□ Christopher A. Callihan, City Attorney, or
□ Rhonda Combs, Assistant City Attorney

CONSULTANT

DocuSigned by:
Vinod Badani
F13E28E0F0974D5...

By (Printed Name): Vinod Badani
Its (Title): Vice President

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Insurance Requirements

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Consultant, his agents, representatives, employees, or subcontractors. With respect to General Liability and Professional Liability, coverage should be maintained for a minimum of five (5) years after Agreement completion.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

(A) Commercial General Liability ("CGL"): Insurance Services Office Form ("ISO") CG 00 01 covering CGL on an occurrence basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than **$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

(B) Automobile Liability: ISO Form CA 0001 covering any auto, or if Consultant has no owned autos, hired and non-owned, with limits no less than **$1,000,000** per accident for bodily injury and property damage.

(C) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than **$1,000,000** per accident for bodily injury or disease.

(D) Professional Liability (also known as Errors and Omissions) insurance appropriate to the work being performed, with limits no less than **$1,000,000** per occurrence or claim, **$2,000,000** aggregate per policy period of one year.

If the Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City of Salinas requires and shall be entitled to the broader coverage and/or higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

The City of Salinas, 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 the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10, CG 11 85, or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

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Primary Coverage
For any claims related to this Agreement or the project described within this Agreement, the **Consultant's insurance coverage shall be primary coverage** at least as broad as ISO Form CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Notice of Cancellation
Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

Waiver of Subrogation
Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect 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.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City of Salinas for all work performed by the Consultant, its employees, agents, and subcontractors.

Self-Insured Retentions
Self-insured retentions must be declared by Consultant to and approved by the City. At the option of the City, Consultant shall provide coverage to reduce or eliminate such self-insured retentions as respects the City, its officers, officials, employees, and volunteers; or the consultant shall provide evidence satisfactory to the City guaranteeing payment of losses and related investigations, claim administrations, and defense 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 this Agreement or the beginning of Agreement work.
2. Insurance must be maintained and evidence of insurance must be provided ***for at least five (5) years after completion of the Agreement of work.***
3. If coverage is canceled or non-renewed, and not ***replaced with another claims-made policy form with a Retroactive Dat***e prior to the Agreement effective date, the Consultant must purchase "extended reporting" coverage for a minimum of ***five (5)*** years after completion of Agreement work.
4. A copy of the claims reporting requirements must be submitted to the City for review.

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Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable insurance language effecting coverage required by this Agreement. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall 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.

Subcontractors

Consultant shall require and verify that all sub-consultants and/or subcontractors maintain insurance meeting all the requirements stated herein, and Consultant shall ensure that Entity is an additional insured on insurance required from such sub-consultants and/or subcontractors.

Special Risks or 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.

Maintenance of Insurance

Maintenance of insurance by Consultant as specified shall in no way be interpreted as relieving Consultant of its indemnification obligations or any responsibility whatsoever and the Consultant may carry, at its own expense, such additional insurance as it deems necessary.

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June 9, 2025
Mr. David Jacobs, PE, LS
Director of Public Works and Project Manager
City of Salinas Public Works Department
200 Lincoln Avenue
Salinas, CA 93901

Project: Salinas Stormwater Grant Programs – TP1 and IWTF Facilities Improvements Project Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements – Phase 2A Project

Subject: Engineering and Construction Management Support Services

Dear David,

As per your request, E2 Consulting Engineers, Inc. (E2) has developed engineering costs to support City of Salinas (COS) for following Tasks:

1. Engineering costs associated with Stormwater Hydraulic Modeling.
2. Rehabilitation of Existing 33-inch IWW pipeline.
3. Material Testing (Soils and Concrete), re-bar inspection.
4. On-Call Construction Management Support Services as requested by COS- Construction Manager.

The scope of services to be provided under this Agreement are summarized below:

Task 1 – Stormwater Hydraulic Modeling

Background: During the preliminary design phase for this project, it was observed that 48-inch stormwater pipeline at TP1 site had a negative gradient and the City requested to coordinate design of Trash Capture Facility with City's ongoing stormwater master planning study efforts. Wallace Group was conducting Stormwater Master Plan Study. Wallace Group had developed a stormwater hydraulic model for the Stormwater Master Plan Study. The City will provide the Stormwater Hydraulic Model to E2 and E2 will use this model to evaluate the impact and modify the design of the proposed Tash Capture Facility.

The Scope of Work is summarized below:

Task 1.1 – Hydraulic Evaluation: (Design Phase)

Review hydraulic model prepared by Wallace Group and modify as required to evaluate its impact on the proposed Trash Capture Facilities. Initial cursory review indicated that some modifications will be required either to the selection of Trash Capture Device or to the Diversion structure.

E2 Consulting Engineers, Inc. | 2100 Powell Street, Suite 850 | Emeryville, CA 94608
510.652.1164 main | 510.355.3611 fax | www.e2.com

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Task 1.2 – Modifications to Trash Capture Facilities. (Design Phase)

Based on the analysis performed under Task 1.1, Modify the design for the proposed Trash Capture Facilities. It is anticipated based on initial cursory review of the hydraulic model that modifications will be required for the Diversion Structure at Trash Capture Unit.

Subtask 1.2.1 Prepare Project Plans, Project Manual and Construction Cost Estimate.

a. Prepare and/or modify the drawings to incorporate new elements into the design documents.

b. Prepare and/or modify project manual to incorporate new elements into the project manual.

c. Prepare construction cost estimate to incorporate new elements to the project.

Task 1.3 – Bidding Period Services: No additional Funding is requested.

Task 1.4 – Engineering Services During Construction. No additional Funding is requested.

Task 2 - Rehabilitation of Existing 33-inch IWW Pipeline

Background: Condition assessment of existing 33-inch IWW pipeline, owned by the City of Salinas, was conducted by Pipe and Plant Solution, Inc. under the agreement with Monterey One Water (M1W). Reports, photographs and videos taken during the condition assessment were provided by M1W to E2 and the City. These documents identified required rehabilitation of the existing 33-inch Pipeline.

Scope of Work for this task is developed based upon the review of these documents and is summarized below:

Task 2.1 – Review of Condition Assessment Documents- Reports, Photographs and Videos (Design Phase)

Review Reports, Videos and Photographs prepared by Pipe and Plant Solution, Inc. and provided by M1W. Identify the rehabilitation work required and summarize in a Technical Memorandum the short-term and long-term rehabilitation required for the 33-inch IWW Pipeline.

Task 2.2 – Prepare Contract Documents – Plans and Technical Specifications

Prepare construction documents (Plans and Specifications) in accordance with the standards established for this Project.

Task 2.3 – Bid Phase Services

Bid Phase services will be provided with the Phase 2A Project. No additional compensation will be required.

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Task 2.4 – Engineering Services During Construction (ESDC)

ESDC phase services to be provided will include the following sub-tasks:

Subtask 2.4.1 Request for Information (RFIs)

Provide Written response to Contractor's requests for clarification and interpretation of the Contract Documents.

Subtask 2.4.2 Submittal Review

Review detailed shop drawings, erection drawings, material test reports, samples, equipment, O&M Manuals and other required submittals submitted by the Contractor for general compliance with the intent of the plans and specifications. Review only for general conformance with the design concept and general compliance with the Contract Documents.

Subtask – 2.4.3 – Testing and Start-Up

Verify that equipment tests and systems start-up and operating and maintenance instructions are conducted as required by the Contract Documents and in the presence of required personnel, and that the Contractor maintains adequate records thereof; observe, record, interpret, and report appropriate details relative to the test procedures and start-ups.

Instruct City operations personnel in the design concepts and operating parameters of the completed facility.

Subtask2.4.4– Project Completion and Close-out

Observe mechanical/electrical/instrumentation equipment testing required by the Contract Documents. Observe the final operational tests as required by the Contract Documents. Assist the RE/City in the final inspection of the work in the company of City and Contractor. Assist the RE/City in the preparation of the Final Punch List.

Subtask 2.4.5 – As-Built Drawings

At the time of issuing Certification of Substantial Completion, gather appropriate information from the Contractor and revise the original Contract Drawings based upon information provided by the Contractor, clarification drawings, and all Change Orders issued for the work. Submit Record Drawings with three (3) sets of full-sized prints and one (1) set of reduced-size (approximately half-sized) prints; and one electronic copy to the City within thirty (30) days after Final Completion of the Construction Contract.

Task 3 – Material Testing Services

a. **Soil Compaction Services**: Pacific Crest Engineering Inc. (PCE) to perform on-site soil testing during the construction of the Project. 80 hours are budgeted for Compaction Testing which includes preparation of compaction curves.
b. **Concrete Testing:** PCE will take concrete samples in the field during concrete pouring operations, take concrete slump measurements and will transport

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concrete samples to a testing laboratory for strength testing. A minimum 4-samples will be taken for each concrete pouring event, Sample 1-to be tested at 7 days; Samples 2 and 3 – to be tested at 28-days and Sample 4 – will be a spare sample if additional testing is required. 40 hours for concrete observation and sampling are budgeted. Certified test results will be submitted for any action that may require and/or for record purposes.

c. **Rebar Inspection:** PEC will perform field inspection of rebars installed by the Contractor prior to concrete any pour. An acceptance certification will be issued prior to pouring concrete for the project elements. 40 hours are budgeted for this task.

d. **Project Management and Reports**
Provide effective project management to maintain project construction schedule and provide written reports for all testing and inspection services.

Task 4 - On-Call CM Support Services

On-Call services will be provided as requested by the City of Salinas Construction Manager (CM) for this Project. Total construction duration for this project is estimated at 20 Months (600 calendar days).

On-Call support will be requested by CM as necessary and will not include services included in the current Scope of Work for providing Engineering Services During Construction (ESDC).

Engineering costs to provide On-Call support are based on an average of 8 hours/month, total of 160 hours. Engineering costs for these services are budgeted at $43,160.

Estimated engineering costs to provide the above listed tasks are provided in Attachment A, included with this letter.

Schedule of Professional rates for E2, Pacific Crest Engineering Inc. and Frisch Engineering are provided in Exhibits B-1, B-2 and B-3 respectively.

Thank you very much. If you need additional information, please contact me on 510-754-6560.

Sincerely

Vinod Badani

Vinod M. Badani, P.E.

Vice President and Project Manager

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ATTACHMENT A

City of Salinas Stormwater Grant Program - Construction Management Support Services for Trash Capture and Segregated Stormwater Diversion and WTP Electrical Improvements Project Phase 2A -

ESTIMATE OF ENGINEERING SERVICES FEES - CONSTRUCTION MANAGEMENT SUPPORT SERVICES

Task No.	Task Description	Hourly Rate	Project Manager-Reed $ 283.00	Technical Director - Zak Roadarmel $ 256.00	Principal Engineer - Loan and Glass $ 256.00	Surveyor III $ 145.00	Surveyor II - Price $ 90.00	Total Labor Hours	Total E2 Labor Cost	Sub-Consultant Total	Other Direct Costs	Total Cost E2 + SWT (1)	Principal Engineer $250.00	Senior Engineer $238.00	Senior Designer $205.00	Junior Designer $183.00	Associate Designer $146.00	Total Labor Hours	Total Labor Cost	Other Direct Costs	Total Cost	Total Cost E2 + Prime (1)
1	**Stormwater Hydraulic Model and Modification to Trash Capture Facilities**																					
	1.1 - Hydraulic Evaluation							2	$ 512	$ 5,000	$ -	$5,500	0	0	0	0	0	0	$0	$ -	$ 5,500	
	1.2 - Modifications to Trash Capture Facilities	24	0	0	80	0	104	$ 17,680	$ 6,160	$ -	$17,680	22	0	19	0	0	24	$9,395	$ -	$9,395	$ 27,835	
	1.2.a - Prepare/Modify Drawings	24			80		0	$ 17,600		$ -	$17,600	14		15			12	$6,575	$ -	$ 6,575	$ 24,033	
	1.2.b - Prepare/Modify Project Manual						2	$ -		$ -	$0	8		4			12	$2,820	$ -	$ 2,820	$ 3,110	
	1.2.c - Prepare Construction Cost Estimate						0	$ -		$ -	$0						0	$0	$ -	$ -	$ -	
	1.3 Bid Phase Services	0	0	0	0	0	0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -	
	1.4 - Engineering Services During Construction	0	0	0	0	0	0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -	
	Total for Task 1	**24**	**0**	**0**	**80**	**0**	**104**	**$ 17,680**		**$ 11,160**	**$ -**	**$29,898**	**22**	**0**	**19**	**0**	**0**	**24**	**$9,395**	**$ -**	**$9,395**	**$ 40,233**
2	**Rehabilitation of 33-inch RWF Pipeline**																					
	2.1 - Review Condition Assessment Documents	16			52			$ 15,440		$ -	$15,440							0	$0	$ -	$ 15,440	
	2.2 - Prepare Contract Documents	16	0		36	80	0	22,800		$ -	$22,800							0	$0	$ -	$ 22,800	
	2.3 - Bid Phase Services	8			28	8	0	$ 7,160			$7,160											
	a. Respond to Bidders Inquiries	4			8			$ 2,600		$ -	$2,600							0	$0	$ -	$ 2,600	
	b. Prepare Addenda	2			8			$ 2,100		$ -	$2,100							0	$0	$ -	$ 2,100	
	c. Prepare Conformed Documents	2			4	8		$ 2,460		$ -	$2,460							0	$0	$ -	$ 2,460	
	2.4 - Engineering Services During Construction	16	0	0	56	24	0	$ 16,680	$ -	$ -	$ 16,680	8	0	0	0	0	0	0	$ -	$ -	$ 16,680	
	2.4.1 - Request for Information	4			8			$ 2,600		$ -	$2,600										$ 2,600	
	2.4.2 - Submittal Reviews	4			24			$ 5,600		$ -	$5,600										$ 5,600	
	2.4.3 - Testing and Start-up				8			$ 1,600		$ -	$1,600										$ 1,600	
	2.4.4 - Project Completion and Close-out	4			8			$ 2,600		$ -	$2,600										$ 2,600	
	2.4.5 - As-Built Drawings	4			8	24		$ 6,080		$ -	$6,080										$ 6,080	
	Total for Task 2	**56**	**0**	**184**	**112**	**0**	**104**	**$ 64,880**	**$ -**	**$ -**	**$ 64,880**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**$ -**	**$ 64,880**	
3	**Material Testing**																					
	a. Soil Compaction Testing	4			8			$ 2,600		$ 18,000	$ -	$20,400						0	$0	$ -	$ 20,400	
	b. Concrete Testing	8						$ 2,000		$ 7,000	$ -	$9,700						0	$0	$ -	$ 9,700	
	c. Re-Bar Inspection	12						$ 3,000		$ 7,000	$ -	$10,700						0	$0	$ -	$ 10,700	
	d. PM and Report	8						$ 2,000		$ 4,900	$ 250	$7,200						0	$0	$ -	$ 7,200	
	Total for Task 3	**32**	**0**	**0**	**8**	**0**	**0**	**$ 9,600**	**$ -**	**$ 36,900**	**$ 250**	**$ 50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**$0**	**$ -**	**$ 50,000**	
4	**On-Call CM Support Services**																					
	a. On Call Support	120					120	$ 30,000		$ -	$30,000	40						40	$10,000		$ 10,000	$ 41,000
	Travel Expenses and per Diem						0	$ -		$ 1,000	$1,000	0	0	0	0	0	0	0	$0	$ 1,000	$ 1,000	$ 2,100
	Total for Task 4	**120**	**0**	**0**	**0**	**0**	**120**	**$ 30,000**	**$ -**	**$ 1,000**	**$ 31,000**	**40**	**0**	**0**	**0**	**0**	**0**	**40**	**$10,000**	**$1,000**	**$ 11,000**	**$ 43,100**
	Total for Task 1 through Task 4	**232**	**0**	**172**	**192**	**0**	**368**	**$ 121,280**	**$ 47,060**	**$1,250**	**$ 174,878**	**62**	**0**	**0**	**19**	**0**	**0**	**64**	**$ 19,395**	**$1,000**	**$ 20,395**	**$ 197,413**

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Exhibit B-1

E2 Consulting Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A

July 1, 2025, through June 30, 2026

Classification	Hourly Billing Rate
Engineers	
Engineer	$ 145.00
Engineer, Principal	$ 165.00
Engineer, Supervising (Loren Weinbrenner, Drew McIntyre)	$ 200.00
Project Managers/Technical Managers	
Technical Specialist (Joe Reichenberger)	$ 210.00
Project Manager/ Principal-In-Charge (Vinod Badani)	$ 250.00
Technical and Support	
Specialist II (Accounting Staff)	$ 90.00
Specialist III (CADD Operator) Bill Harris, Mark Davis	$ 145.00
GIS Data Base Manager	$ 175.00

This schedule of professional rates is subject to revision annually. These billing rates cover salary costs, employee benefits, ordinary overhead, and profit. They also cover in-house charges for personal computers (other than CAD and GIS), word processing equipment, and routine communications (including long-distance telephone and fax). Out-of-pocket costs (such as travel and subsistence) are reimbursable at actual cost-plus 10 percent.

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Exhibit B-2

Frisch Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A

July 1, 2025, through June 30, 2026

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Engineers	
Principal Engineer	$ 250.00
Senior Engineer	$235.00
Designers	
Senior Designer	$ 205.00
Junior Designer	$ 180.00
Associate Designer	$ 140.00

AGREEMENT —AMENDMENT NO. 3 TO
AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND E2 CONSULTING ENGINEERS, INC.

This Amendment No. 3 to the AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND E2 CONSULTING ENGINEERS, INC. (the "Amendment") is entered into this 30th day of June 2026, by and between the City of Salinas (the "City") and E2 Consulting Enegineers, Inc., (the "Consultant"). City and Consultant may be individually referred to herein as a "Party" and collectively the City and Consultant may be referred to as the "Parties."

RECITALS

WHEREAS, the City and Consultant first entered into a/an AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND E2 CONSULTING ENGINEERS, INC. effective June 10th, 2025, pursuant to which Consultant agreed to act as and provide certain services to the City for compensation (the "Agreement"); and

WHEREAS, the City and Consultant desire to amend the Agreement to reflect the additional and current scope of services provided by consultant.

NOW, THEREFORE, in mutual consideration of the terms and conditions set forth below, the Parties agree as follows:

TERMS

1. The scope of services to be provided under the Agreement, as described in Section 1, is hereby amended as reflected in Exhibit B and Exhibit C, attached hereto and incorporated herein by this reference.,, is herbey amended in its entirety to read as follows:

    3. The total amount of compensation to be paid to the Consultant for services rendered the City pursuant to the Agreement shall not exceed three hundred eighty six thousand four hundred eighty-eight dollars ($386,488).

2. All other covenants, terms, and conditions set forth in the Agreement and not amended by this Amendment shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the undersigned, as authorized representatives of the City and Contractor have entered into this Amendment as of the date first written above.

CITY OF SALINAS

_____
René Mendez, City Manager

APPROVED AS TO FORM:

_____
□ Christopher A. Callihan, City Attorney
□ Rhonda Combs, Assistant City Attorney

E2 Consulting Engineers, Inc.

Vinod Badani
_____
Printed name: Vinod Badani, P.E.
Title: VP of Engineering

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June 9, 2025
Mr. David Jacobs, PE, LS
Director of Public Works and Project Manager
City of Salinas Public Works Department
200 Lincoln Avenue
Salinas, CA 93901

Project: Salinas Stormwater Grant Programs – TP1 and IWTF Facilities Improvements Project Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements – Phase 2A Project

Subject: Engineering and Construction Management Support Services

Dear David,

As per your request, E2 Consulting Engineers, Inc. (E2) has developed engineering costs to support City of Salinas (COS) for following Tasks:

1. Engineering costs associated with Stormwater Hydraulic Modeling.
2. Rehabilitation of Existing 33-inch IWW pipeline.
3. Material Testing (Soils and Concrete), re-bar inspection.
4. On-Call Construction Management Support Services as requested by COS- Construction Manager.

The scope of services to be provided under this Agreement are summarized below:

Task 1 – Stormwater Hydraulic Modeling

Background: During the preliminary design phase for this project, it was observed that 48-inch stormwater pipeline at TP1 site had a negative gradient and the City requested to coordinate design of Trash Capture Facility with City's ongoing stormwater master planning study efforts. Wallace Group was conducting Stormwater Master Plan Study. Wallace Group had developed a stormwater hydraulic model for the Stormwater Master Plan Study. The City will provide the Stormwater Hydraulic Model to E2 and E2 will use this model to evaluate the impact and modify the design of the proposed Tash Capture Facility.

The Scope of Work is summarized below:

Task 1.1 – Hydraulic Evaluation: (Design Phase)

Review hydraulic model prepared by Wallace Group and modify as required to evaluate its impact on the proposed Trash Capture Facilities. Initial cursory review indicated that some modifications will be required either to the selection of Trash Capture Device or to the Diversion structure.

E2 Consulting Engineers, Inc. | 2100 Powell Street, Suite 850 | Emeryville, CA 94608
510.652.1164 main | 510.355.3611 fax | www.e2.com

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Task 1.2 – Modifications to Trash Capture Facilities. (Design Phase)

Based on the analysis performed under Task 1.1, Modify the design for the proposed Trash Capture Facilities. It is anticipated based on initial cursory review of the hydraulic model that modifications will be required for the Diversion Structure at Trash Capture Unit.

Subtask 1.2.1 Prepare Project Plans, Project Manual and Construction Cost Estimate.

a. Prepare and/or modify the drawings to incorporate new elements into the design documents.

b. Prepare and/or modify project manual to incorporate new elements into the project manual.

c. Prepare construction cost estimate to incorporate new elements to the project.

Task 1.3 – Bidding Period Services: No additional Funding is requested.

Task 1.4 – Engineering Services During Construction. No additional Funding is requested.

Task 2 - Rehabilitation of Existing 33-inch IWW Pipeline

Background: Condition assessment of existing 33-inch IWW pipeline, owned by the City of Salinas, was conducted by Pipe and Plant Solution, Inc. under the agreement with Monterey One Water (M1W). Reports, photographs and videos taken during the condition assessment were provided by M1W to E2 and the City. These documents identified required rehabilitation of the existing 33-inch Pipeline.

Scope of Work for this task is developed based upon the review of these documents and is summarized below:

Task 2.1 – Review of Condition Assessment Documents- Reports, Photographs and Videos (Design Phase)

Review Reports, Videos and Photographs prepared by Pipe and Plant Solution, Inc. and provided by M1W. Identify the rehabilitation work required and summarize in a Technical Memorandum the short-term and long-term rehabilitation required for the 33-inch IWW Pipeline.

Task 2.2 – Prepare Contract Documents – Plans and Technical Specifications

Prepare construction documents (Plans and Specifications) in accordance with the standards established for this Project.

Task 2.3 – Bid Phase Services

Bid Phase services will be provided with the Phase 2A Project. No additional compensation will be required.

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Task 2.4 – Engineering Services During Construction (ESDC)

ESDC phase services to be provided will include the following sub-tasks:

Subtask 2.4.1 Request for Information (RFIs)

Provide Written response to Contractor's requests for clarification and interpretation of the Contract Documents.

Subtask 2.4.2 Submittal Review

Review detailed shop drawings, erection drawings, material test reports, samples, equipment, O&M Manuals and other required submittals submitted by the Contractor for general compliance with the intent of the plans and specifications. Review only for general conformance with the design concept and general compliance with the Contract Documents.

Subtask – 2.4.3 – Testing and Start-Up

Verify that equipment tests and systems start-up and operating and maintenance instructions are conducted as required by the Contract Documents and in the presence of required personnel, and that the Contractor maintains adequate records thereof; observe, record, interpret, and report appropriate details relative to the test procedures and start-ups.

Instruct City operations personnel in the design concepts and operating parameters of the completed facility.

Subtask2.4.4– Project Completion and Close-out

Observe mechanical/electrical/instrumentation equipment testing required by the Contract Documents. Observe the final operational tests as required by the Contract Documents. Assist the RE/City in the final inspection of the work in the company of City and Contractor. Assist the RE/City in the preparation of the Final Punch List.

Subtask 2.4.5 – As-Built Drawings

At the time of issuing Certification of Substantial Completion, gather appropriate information from the Contractor and revise the original Contract Drawings based upon information provided by the Contractor, clarification drawings, and all Change Orders issued for the work. Submit Record Drawings with three (3) sets of full-sized prints and one (1) set of reduced-size (approximately half-sized) prints; and one electronic copy to the City within thirty (30) days after Final Completion of the Construction Contract.

Task 3 – Material Testing Services

a. **Soil Compaction Services**: Pacific Crest Engineering Inc. (PCE) to perform on-site soil testing during the construction of the Project. 80 hours are budgeted for Compaction Testing which includes preparation of compaction curves.
b. **Concrete Testing:** PCE will take concrete samples in the field during concrete pouring operations, take concrete slump measurements and will transport

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concrete samples to a testing laboratory for strength testing. A minimum 4-samples will be taken for each concrete pouring event, Sample 1-to be tested at 7 days; Samples 2 and 3 – to be tested at 28-days and Sample 4 – will be a spare sample if additional testing is required. 40 hours for concrete observation and sampling are budgeted. Certified test results will be submitted for any action that may require and/or for record purposes.

c. **Rebar Inspection:** PEC will perform field inspection of rebars installed by the Contractor prior to concrete any pour. An acceptance certification will be issued prior to pouring concrete for the project elements. 40 hours are budgeted for this task.

d. **Project Management and Reports**
Provide effective project management to maintain project construction schedule and provide written reports for all testing and inspection services.

Task 4 - On-Call CM Support Services

On-Call services will be provided as requested by the City of Salinas Construction Manager (CM) for this Project. Total construction duration for this project is estimated at 20 Months (600 calendar days).

On-Call support will be requested by CM as necessary and will not include services included in the current Scope of Work for providing Engineering Services During Construction (ESDC).

Engineering costs to provide On-Call support are based on an average of 8 hours/month, total of 160 hours. Engineering costs for these services are budgeted at $43,160.

Estimated engineering costs to provide the above listed tasks are provided in Attachment A, included with this letter.

Schedule of Professional rates for E2, Pacific Crest Engineering Inc. and Frisch Engineering are provided in Exhibits B-1, B-2 and B-3 respectively.

Thank you very much. If you need additional information, please contact me on 510-754-6560.

Sincerely

Vinod Badani

Vinod M. Badani, P.E.

Vice President and Project Manager

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ATTACHMENT A

City of Salinas Stormwater Grant Program - Construction Management Support Services for Trash Capture and Segregated Stormwater Diversion and WTP Electrical Improvements Project Phase 2A -

ESTIMATE OF ENGINEERING SERVICES FEES - CONSTRUCTION MANAGEMENT SUPPORT SERVICES

Task No.	Task Description	Hourly Rate	Project Manager-Reed $ 283.00	Technical Director - Zak Roadarmel $ 295.00	Principal Engineer - Loren and Steve $ 295.00	Surveyor III $ 145.00	Surveyor II - Price $ 90.00	Total Labor Hours	Total E2 Labor Cost	Sub-Consultant Mark	Other Direct Costs	Total Cost E2 + SWT 1	Principal Engineer	Senior Engineer	Senior Designer $205.00	Junior Designer $183.00	Associate Designer $146.00	Total Labor Hours	Total Labor Cost	Other Direct Costs	Total Cost
1	**Stormwater Hydraulic Model and Modification to Trash Capture Facilities**																				
	1.1 - Hydraulic Evaluation							2	$ -	$ 5,000	$ -	$5,500	0	0	0	0	0	0	$0	$ -	$ 5,500
	1.2 - Modifications to Trash Capture Facilities	24	0	0	80	0	184	$ 17,600	$ 6,188	$ -	$17,600	22	0	19	0	0	24	$9,395	$ -	$9,395	$ 27,595
	1.2.a - Prepare Modify Drawings	24			80		0	$ 17,600		$ -	$17,600	14		15			12	$6,575	$ -	$ 6,575	$ 24,000
	1.2.b - Prepare Modify Project Manual						2	$ -		$ -	$0	8		4			12	$2,820	$ -	$ 2,820	$ 3,110
	1.2.c - Prepare Construction Cost Estimate						0	$ -		$ -	$0						0	$0	$ -	$ -	$ -
	1.3 Bid Phase Services	0	0	0	0	0	0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -
	1.4 - Engineering Services During Construction	0	0	0	0	0	0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -
	Total for Task 1	**24**	**0**	**0**	**80**	**0**	**184**	**$ 17,600**	**$ 6,188**	**$ 11,188**	**$ -**	**$29,888**	**22**	**0**	**19**	**0**	**0**	**24**	**$9,395**	**$ -**	**$9,395**	**$ 60,233**
2	**Rehabilitation of 33-inch MWP Pipeline**																				
	2.1 - Review Condition Assessment Documents	16			52		8	$ 15,440		$ -	$ -	$15,440						0	$0	$ -	$ 15,440
	2.2 - Prepare Contract Documents	16	0	0	36	80	36	$ 22,800		$ -	$ -	$22,800						0	$0	$ -	$ 22,800
	2.3 - Bid Phase Services	8			28	8	36	$ 7,160			$ -	$7,160									
	a. Respond to Bidders Inquiries	4			8		12	$ 2,600			$ -	$2,600						0	$0	$ -	$ 2,600
	b. Prepare Addenda	2			0		10	$ 2,100			$ -	$2,100						0	$0	$ -	$ 2,100
	c. Prepare Conformed Documents	2			4	8	14	$ 2,460			$ -	$2,460						0	$0	$ -	$ 2,460
	2.4 - Engineering Services During Construction	16	0	0	36	24	96	$ 18,680	$ -	$ -	$ -	$ 18,680	0	0	0	0	0	0	$ -	$ -	$ 18,680
	2.4.1 - Request for Information	4			8		12	$ 2,600			$ -	$2,600									$ 2,600
	2.4.2 - Submittal Reviews	4			24		28	$ 5,600			$ -	$5,600									$ 5,600
	2.4.3 - Testing and Start-up				8		8	$ 1,600			$ -	$1,600									$ 1,600
	2.4.4 - Project Completion and Close-out	4			8		12	$ 2,600			$ -	$2,600									$ 2,600
	2.4.5 - As-Built Drawings	4			8	24	36	$ 8,080			$ -	$8,080									$ 8,080
	Total for Task 2	**56**	**0**	**184**	**112**	**0**	**184**	**$ 64,880**	**$ -**	**$ -**	**$ -**	**$ 64,880**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**$ -**	**$ 64,880**
3	**Material Testing**																				
	a. Soil Compaction Testing	4			8		12	$ 2,600	$ 10,000	$ -	$12,600	$20,400						0	$0	$ -	$ 20,400
	b. Concrete Testing	8					8	$ 2,000	$ 7,000	$ -	$9,000	$9,700						0	$0	$ -	$ 9,700
	c. Re-Bar Inspection	12					12	$ 3,000	$ 7,000	$ -	$10,000	$10,700						0	$0	$ -	$ 10,700
	d. PM and Report	8					8	$ 2,000	$ 4,900	$ 200	$7,200							0	$0	$ -	$ 7,200
	Total for Task 3	**32**	**0**	**0**	**8**	**0**	**40**	**$ 9,600**	**$ 28,900**	**$ 200**	**$38,800**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$0**	**$ -**	**$ 38,800**
4	**On-Call CM Support Services**																				
	a. On Call Support	120					120	$ 30,000		$ -	$30,000	40						40	$10,000		$ 10,000
	Travel Expenses and per Diem						0	$ -		$ 1,000	$1,000	0	0	0	0	0	0	0	$0	$ 1,000	$ 1,000
	Total for Task 4	**120**	**0**	**0**	**0**	**0**	**120**	**$ 30,000**	**$ -**	**$ 1,000**	**$ 31,000**	**40**	**0**	**0**	**0**	**0**	**0**	**40**	**$10,000**	**$1,000**	**$ 41,000**
	Total for Task 1 through Task 4	**232**	**0**	**172**	**192**	**0**	**368**	**$ 121,280**	**$ 47,080**	**$1,200**	**$ 174,878**	**62**	**0**	**0**	**19**	**0**	**0**	**64**	**$ 19,395**	**$1,000**	**$ 20,395**	**$ 197,413**

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Exhibit B-1

E2 Consulting Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A

July 1, 2025, through June 30, 2026

Classification	Hourly Billing Rate
Engineers	
Engineer	$ 145.00
Engineer, Principal	$ 165.00
Engineer, Supervising (Loren Weinbrenner, Drew McIntyre)	$ 200.00
Project Managers/Technical Managers	
Technical Specialist (Joe Reichenberger)	$ 210.00
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This schedule of professional rates is subject to revision annually. These billing rates cover salary costs, employee benefits, ordinary overhead, and profit. They also cover in-house charges for personal computers (other than CAD and GIS), word processing equipment, and routine communications (including long-distance telephone and fax). Out-of-pocket costs (such as travel and subsistence) are reimbursable at actual cost-plus 10 percent.

Docusign Envelope ID: 2C097ECD-153E-4F75-9B36-C65103D4D7DC

Exhibit B-2

Frisch Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

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Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A

July 1, 2025, through June 30, 2026

Classification	Hourly Billing Rate
Engineers	
Principal Engineer	$ 250.00
Senior Engineer	$235.00
Designers	
Senior Designer	$ 205.00
Junior Designer	$ 180.00
Associate Designer	$ 140.00

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March 27, 2026

Mr. David Jacobs, PE, LS
Director of Public Works and Project Manager
City of Salinas Public Works Department
200 Lincoln Avenue
Salinas, CA 93901

Project: Salinas Stormwater Grant Programs – TP1 and IWTF Facilities Improvements Project - Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A Project

Subject: Additional Engineering Services During Construction - SCADA/PLC Programming Services

Dear David:

As per your request, E2 Consulting Engineers, Inc. (E2) has revised engineering costs to provide Engineering Services for Salinas Stormwater Grant Programs – TP1 and IWTF Facilities Improvements Project - Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A Project. Earlier proposal included costs associated with New IWTF Pump Station and Conversion of existing IWTF to a Stormwater Pump Station. Project costs have been revised to reflect the chang in scope of work.

The scope of services to be provided are summarized below:

Task 1.5 – SCADA and PLC Programming Services

1.5.1 SCADA System Hardware and software Include:

a. Inductive SCADA software
b. Database software (PostgreSQL)
c. Tower Server – Linux Based Operating System
d. Cell Modem with Ignition for SMS Alarm notification
e. Operator machines (2), Windows 11, desktop or laptop, to be in Lab building.

1.5.2 SCADA Networking and Remote Access

a. System to be located in Lab Building
b. Router to be configured for VPN host and allow access from local and remote PCs and tablets with security key. Existing remote computers on the network can be used as control nodes.

c. Coordination with City IT for Administration network access or bridge if desired.
d. Configure continuous or login style remote access from computers at Lab building and City HQ or from remote tablets, phones, and PCs. 6 remote devices configured for remote access included.

1.5.3 SCADA Programming

a. Coordinate and Manage Implementation.
b. Tag Database configuration
c. Program and configure new SCADA graphic screens.
d. Alarm notification system configuration.
e. Configure Historian with attempt to import existing data: Ignition does not have any tools developed to do this directly and may not be possible within budget.
f. Configure reports (similar to existing)
g. Start-up and testing services, on site, side by side with existing system.

1.5.4 - PLC Programming

a. Coordinate with the Engineers and Owner to confirm and further develop the station control strategy for the pump station and flow monitoring. We will document and program that strategy.
b. Develop the database that is shared among the PLCs and SCADA System.
c. Perform PLC programming for the site PLCs to operate the facility. The program will be modeled after the system description in the specifications. The program will address pump operation, level control, Gate valve operation, alarm generation, alarm notification and flow monitoring.
d. Program system to work well with Inductive Automation.
    1. Control subroutines
    2. All Alarms with UDT structure format
    3. All controls with UDT structure format
    4. Run times, flow totalization, and other statics
e. Factory Testing
f. Start-up and testing services

1.5.5 – Operator Interface Programming

a. Screen Graphics
b. Database definition.

c. Factory Testing.
d. Start-Up and Testing Services

1.5.6 – Electronic O&M manual with System Back-up

a. Prepare and provide an electronic O&M Manual.

1.5.7 - Operator Training of Revision and How To Connect Remotely.

1.5.8 - Warranty Support

a. Provide 1- year warranty support beyond initial installation and beneficial use.

Estimated engineering costs to provide the above listed tasks are provided in Attachment A, included with this letter.

Schedule of Professional rates for E2, and Frisch Engineering are provided in Exhibits B-1, and B-2 respectively.

Thank you very much. If you need additional information, please contact me on 510-754-6560.

Sincerely

Vinod Badani

Vinod M. Badani, P.E.

Vice President and Project Manager

ATTACHMENT A

City of Salinas Stormwater Grant Program - TP1 and IWTF Facilities Improvement Project-Trash Capture, Segregated Stormwater Diversion and Electrical Improvements-Phase 2A

ESTIMATE OF ENGINEERING SERVICES FEES - SCADA/PLC Programming

		E2 Consulting Engineers, Inc.									Frisch Engineering									
		Project Manager-Vinod	Principal Engineer-Loren and Drew	Specialist III-Bill	Specialist II - Priya	Total Labor Hours	Total E2 Labor Cost	Sub Consultant PCE	Other Direct Costs	Total Cost E2 + PCE*1.1	Principal Engineer	Senior Engineer	Senior Designer	Junior Designer	Associate Designer	Total Labor Hours	Total Labor Cost	Other Direct Costs	Total Cost	Total Cost E2 + Frisch*1.10
	Hourly Rate	$ 250.00	$ 200.00	$145.00	$ 90.00						$250.00	$235.00	$205.00	$180.00	$140.00					
Task No.	Task Description																			
1.5	**SCADA and PLC Programming Services**																			
	1.5.1 - SCADA Hardware and Software Purchase	8				8	$ 2,000		$ -	$2,000						0	$0	$ 40,000	$ 40,000	$ 46,000
	1.5.2 - SCADA Networking and Remote Access					0	$ -		$ -	$0	8	8	100	0	0	116	$24,380		$ 24,380	$ 26,818
	1.5.3 - SCADA Programming		*8*			8	$ 1,600		$ -	$1,600	16	120	30			166	$38,350	$ -	$ 38,350	$ 43,785
	1.5.4 - PLC Programming		*8*			8	$ 1,600		$ -	$1,600	8	32	24			64	$14,440	$ -	$ 14,440	$ 17,484
	1.5.5 - Operator Interface Programming		*8*			8	$ 1,600		$ -	$1,600	8	16	16			40	$9,040	$ -	$ 9,040	$ 11,544
	1.5.6 - Electronic O&M Manual		*8*			8	$ 1,600		$ -	$1,600	0	8	8			16	$3,520	$ -	$ 3,520	$ 5,472
	1.5.7 - Operator Training		*8*			8	$ 1,600		$ 300	$1,900	0	8	8			16	$3,520	$ -	$ 3,520	$ 5,772
	1.5.8 - Warranty Support					0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -
	Travel Expenses and per Diem					0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ 2,000	$ 2,000	$ 2,200
	Total for Task 1.5	**8**	**40**	**0**	**0**	**48**	**$ 10,000**	**$ -**	**$ 300**	**$ 10,300**	**40**	**192**	**186**	**0**	**0**	**418**	**$93,250**	**$42,000**	**$135,250**	**$159,075**

Exhibit B-1

E2 Consulting Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements
Phase 2A- SCADA and PLC Programming

January 1, 2026, through June 30, 2027

Classification	Hourly Billing Rate
Engineers	
Engineer	$ 145.00
Engineer, Principal	$ 165.00
Engineer, Supervising (Loren Weinbrenner, Drew McIntyre)	$ 200.00
Project Managers/Technical Managers	
Technical Specialist (Joe Reichenberger)	$ 210.00
Project Manager/ Principal-In-Charge (Vinod Badani)	$ 250.00
Technical and Support	
Specialist II (Accounting Staff)	$ 90.00
Specialist III (CADD Operator) Bill Harris, Mark Davis	$ 145.00
GIS Data Base Manager	$ 175.00

This schedule of professional rates is subject to revision annually. These billing rates cover salary costs, employee benefits, ordinary overhead, and profit. They also cover in-house charges for personal computers (other than CAD and GIS), word processing equipment, and routine communications (including long-distance telephone and fax). Out-of-pocket costs (such as travel and subsistence) are reimbursable at actual cost-plus 10 percent.

Exhibit B-2

Frisch Engineering, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements
Phase 2A – SCADA and PLC Programming

January 1, 2026, through June 30, 2027

Classification	Hourly Billing Rate
Engineers	
Principal Engineer	$ 250.00
Senior Engineer	$ 235.00
Designer	
Senior Designer	$ 205.00
Junior Designer	$ 180.00
Associate Designer	$ 140.00

This schedule of professional rates is subject to revision annually. These billing rates cover salary costs, employee benefits, ordinary overhead, and profit. They also cover in-house charges for personal computers (other than CAD and GIS), word processing equipment, and routine communications (including long-distance telephone and fax). Out-of-pocket costs (such as travel and subsistence) are reimbursable at actual cost.

File #: ID#26-320, **Version:** 1

..Title
Association of Management Personnel of Salinas Memorandum of Understanding; Modification to Classification - Salary Schedule
..Recommended Action
Approve Resolution authorizing the City Manager to sign a Memorandum of Understanding (MOU) with the Association of Management Personnel of Salinas (AMPS) and approving modification to the Classification - Salary Schedule.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **HUMAN RESOURCES**

FROM: **MARINA HORTA-GALLEGOS, HUMAN RESOURCES DIRECTOR**

TITLE: **ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS MEMORANDUM OF UNDERSTANDING; MODIFICATION TO CLASSIFICATION – SALARY SCHEDULE**

RECOMMENDED MOTION:

A motion authorizing the City Manager to sign a Memorandum of Understanding (MOU) with the Association of Management Personnel of Salinas (AMPS) and approving modification to the Classification – Salary Schedule.

EXECUTIVE SUMMARY:

It is recommended that the City Council approve a Resolution authorizing the City Manager to sign a new MOU with AMPS, for a term ending on June 30, 2029, and authorizing modification to the Classification – Salary Schedule for corresponding wage adjustments.

BACKGROUND:

The MOU between the City and AMPS MOU has a term ending on June 30, 2026. Representatives of the City and AMPS have met in good faith and reached a tentative agreement on a successor MOU consistent with City Council direction. The economic increases negotiated by the parties are intended to promote recruitment and retention of staff. The proposed changes include the following:

- Term: three years (July 2026 to June 2029)
- Wage increases: 4% (July 2026) + 2% (July 2027) + 3% (July 2028)
- Professional development: increase from $1,000 to $2,000 per year
- Annual leave: increase annual cash out from 80 to 120 hours

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

The proposed action supports the City Council Strategic Goal of City Services by ensuring fiscal responsibility and providing high quality customer service.

DEPARTMENTAL COORDINATION:

The Human Resources Department collaborated with Administration, the Finance Department, and the City Attorney's Office in this effort.

FISCAL AND SUSTAINABILITY IMPACT:

The projected cumulative total for the proposed action represents a cost of approximately $3,067,000 over the next three years as follows:

FY 2026/27 $508,524
FY 2027/28 $969,776
FY 2028/29 $1,588,437

Funding is available and appropriated in FY 2026/27 and 2027/28.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
n/a	n/a	n/a	n/a	n/a

ATTACHMENTS:

Resolution
Tentative Agreement
Memorandum of Understanding
Classification – Salary Schedule

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING WITH THE ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS AND AUTHORIZING MODIFICATION TO THE CLASSIFICATION – SALARY SCHEDULE

BE IT RESOLVED BY THE CITY COUNCIL OF SALINAS that the City Manager is authorized to sign the Memorandum of Understanding with the Association of Management Personnel of Salinas on behalf of the City of Salinas, for a term ending on June 30, 2029, and authorizing the corresponding modification to the Classification – Salary Schedule.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

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Tentative Agreement

Representatives of the City of Salinas and the Association of Management Personnel of Salinas (AMPS) tentatively agree to the following changes to their existing Memorandum of Understanding, subject to AMPS membership ratification and Council approval.

SECTION 1 - NO ABROGATION OF RIGHTS

The parties acknowledge that the City rights and employee rights as indicated under Municipal Code Chapter 25, Sections 31 and 32, other applicable State or Municipal laws, and City Personnel Rules and Regulations, and the rights of the City Council are neither abrogated nor made subject to the meet and confer process by the adoption of this Memorandum of Understanding. Further, the City reserves all the rights, powers, and authority customarily exercised by the City except as otherwise specifically designated or modified by express provisions of this Memorandum of Understanding.

SECTION 2 - PAST PRACTICES

The parties agree that this Memorandum of Understanding supersedes any past practices covered by this Memorandum of Understanding and any other written agreement between the parties not addressed in this Memorandum of Understanding.

SECTION 3 - NO DISCRIMINATION

The City and the Association will cooperate in pursuing a policy of no discrimination. Unit employees shall have the right to form, join and participate in the activities of employee organizations of their own choosing of the purpose of representation on all matters of employer-employee relations, including wages, hours, and other items and conditions of employment. No such employee shall be interfered with, restrained, coerced, or discriminated against by the City or the Association because of his/her exercise of the rights established by law.

SECTION 4 - RECOGNITION MATTERS

The Association has been recognized pursuant to the provisions and limitations of Government Code Sections 3500 through 3510 and the City Ordinance No. 2000 and Resolution No. 12542 as the recognized employee organization for regular employees assigned to certain classifications designated on the salary schedule maintained by the Human Resources Department.

The Association shall have the right to represent said employees in all matters relating to employment conditions and employer-employee relations, including, but not limited to, wages, hours and other terms and conditions of employment except that such right does not extend to meeting and conferring or consideration of the merits, necessity, or organization of any service or activity provided by law or executive order.

SECTION 5 - PAY RATES AND PRACTICES

A. Wages

Salaries of classifications represented by this Association shall be increased on the salary

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schedule as follows:

1. FourSix percent (4%6%) on the salary schedule, plus $1,200 off-salary-schedule pay (for members in the Association as of October 11, 2023), effective with the first full pay period following ratification and City Council approval of this Memorandum of Understanding ("MOU") or July 6, 2026, whichever is later.

2. TwoFour percent (2%4%) on the salary schedule effective with the first full pay period in July 2027 4.

3. ThreeTwo percent (32%) on the salary schedule effective with the first full pay period of July 2028 5.

B. Bilingual Premium/Stipend

A premium of five percent (5%) of base salary shall be paid to an employee who, prior to January 1, 2017, was assigned by management to speak and use a language other than English in the course of the employee's duties.

On and after January 1, 2017, any employee assigned by the City Manager, City Attorney, or a Department Director to routinely and consistently speak a language other than English during the course of his/her duties (including routine and consistent translation services provided to other City employees to assist them in the fulfillment of their duties) shall receive a stipend of $75 per pay period. The City may require an employee demonstrate proficiency in the subject language through the use of generally accepted testing procedures; these tests shall be conducted at the City's expense, and shall be considered to be working hours for the employee. The City shall establish minimum standards and test scores for an employee to be considered to be qualified to receive this stipend. The City shall initiate the payment of the stipend in the first full pay period after the employee passes the City-sponsored test; no retroactive stipend will be paid.

In the event that the Department Director determines that it is no longer necessary for an employee to perform the duties described above, he/she shall notify the employee in writing, with a copy to the Human Resources Director. In this event, or in the event of an involuntary reclassification, the employee shall continue to receive the stipend for a 60-day period following the notification or reclassification. If the employee is voluntarily reclassified, transferred, or promoted into a new position that does not require these services, the stipend shall terminate immediately. If the employee has taken and passed a City-sponsored test demonstrating proficiency, it shall not be necessary for the employee to take any further tests.

This section is subject to administrative direction (Administrative Memorandum 89-03), except as provided above.

C. Longevity Pay

Employees who have completedattained twenty (20) years of regular service with the City of Salinas shall permanently receive a longevity pay incentive of an additional five percent (5%) base salary in recognition of their time in service.

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D. Educational Achievement Pay

1. The City will compensate any full-time employee who holds a bachelor's degree from an accredited college or university with a two and one-half percent (2.5%) incentive pay to base salary.

2. The City will compensate any full-time employee who holds a graduate degree from an accredited college or university, that is determined to be job related by the Department Director, with a two and one-half percent (2.5%) incentive pay to base salary.

~~E. Supervisor Premium~~

~~Effective in the first full pay period following ratification and Council approval of this MOU, the City will eliminate the Supervisor Premium and increase the base pay of AMPS classifications by 2.5% for the positions below.~~

~~Airport Manager~~
~~Assistant Community Development Director~~
~~Chief Building Official~~
~~City Engineer~~
~~Code Enforcement Manager~~
~~Community Education Manager~~
~~Community Safety Administrator~~
~~Community Services Manager~~
~~Criminalist~~
~~Deputy City Engineer~~
~~Deputy Librarian~~
~~Facilities Maintenance Manager~~
~~Fleet Maintenance Manager~~
~~GIS Administrator~~
~~Homeless Services Manager~~
~~Information Systems Manager~~
~~Inspection Services Manager~~
~~Maintenance Manager~~
~~NPDES Permit Manager~~
~~Park Operations Manager~~
~~Permit Center Coordinator~~
~~Planning Manager~~
~~Police Records Coordinator~~
~~Police Services Administrator~~
~~Public Works Administrative Supervisor~~
~~Recreation-Parks Superintendent~~
~~Senior Buyer~~
~~Senior Civil Engineer~~
~~Senior Code Enforcement Officer~~
~~Senior Community Development Analyst~~
~~Senior Librarian~~
~~Senior Plan Check Engineer~~

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~~Senior Planner~~
~~Street Maintenance Manager~~
~~Superintendent of Maintenance Services~~
~~Technical Services Manager~~
~~Traffic Engineer~~
~~Wastewater Manager~~

E~~F~~. Temporary Upgrade Pay

An employee who is assigned by the Department Director to perform all the duties of a vacant position in a higher classification for a limited duration (up to 960 hours each fiscal year), during recruitment for a regular appointment to the vacant position, while relieved of the duties of the employee's current position, shall receive temporary upgrade pay while performing those duties. Such pay shall start on the first day of assignment and amount to ten percent (10%) of the employee's base rate of pay. Request for temporary upgrade pay must be submitted to the Human Resources Director within the pay period in which the assignment was worked.

F. Wellness Dog Premium

Effective July 6, 2026, the City will pay a Canine (Wellness Dog) Premium of $150.00 per week to a member of AMPS who is routinely and consistently assigned as a Wellness Dog handler. The City and the Association reasonably approximate that the Wellness Dog handler will spend four (4) hours per workweek, while otherwise off duty, walking, grooming/cleaning, feeding, training, and otherwise caring for and maintaining the canine. This compensation is intended to compensate for all off-duty care of the canine and related activity; payment will be processed automatically upon placement of the canine with the handler. Additionally, a Wellness Dog handler may be authorized to flex up to eight (8) hours per pay period for wellness dog activities outside the handler's regular schedule, subject to supervisor approval based on operational needs. In the event of a medical emergency or other unusual circumstance requiring extraordinary care for the canine, the handler must notify a supervisor as soon as possible of any additional time required. In addition, veterinarian fees, food costs, and other reasonable expenses for the upkeep of the Wellness Dog are reimbursed upon proper request for reimbursement.

G. Additional Duties Pay

Special Assignment Pay While Performing Additional Responsibilities. An employee who is assigned by the Department Director a significant increase in duties and responsibility within or outside of his/her current classification may receive a ten percent (10%) Special Assignment Pay. Such pay is authorized on recommendation of the Department Director with prior approval of the Human Resources Director. It may be paid for special assignments of not less than two (2) weeks nor more than three (3) months duration. The City Manager may approve additional special assignment pay beyond three (3) months for exceptionally difficult long-range assignments.

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SECTION 6 - BENEFITS

A. Health, Dental, and Vision Plan

1. Dental and Vision Premiums

   a. The City will pay the full amount of premiums for dental and vision plans for the employee and eligible dependents for full-time employees.

   b. The City will pay the full amount of premiums for dental and vision plans for the employee only for employees working in budgeted regular part-time positions.

   c. Dental coverage shall include coverage for orthodontic treatment.

2. Health Premiums

~~The City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 95% of the cost of the premium for the PERS Platinum health plan.~~

~~Beginning in the first full pay period of January 2025,~~The City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 90% of the cost of the premium for the PERS Platinum health plan.

~~Beginning in the first full pay period of January 2026, City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 85% of the cost of the premium for the PERS Platinum health plan.~~

~~Beginning in the first full pay period of January 2027, City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 80% of the cost of the premium for the PERS Platinum health plan.~~

The employee shall pay for premium costs above the City's contribution, as indicated above, through payroll deductions.

3. Optional Declination of Health Care ("Cafeteria Plan")

An employee may elect to decline health care, dental, and vision coverage and instead receive a cash payment from the City. This cash payment shall be paid monthly and shall equal $684.11. The City shall have the right to request information from the

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employee to demonstrate that exercising this option would not cause the City or the employee to violate the Affordable Care Act or any other State or Federal Law.

B. Long Term Disability

The City shall contribute to the City sponsored Long Term Disability Plan the full cost of the 60% - No maximum monthly benefit program.

C. Life Insurance

The City shall provide term life insurance in an amount equal to the ~~employee's annualized base salary or a minimum~~ policy of $50,000~~, whichever is greater,~~ for each regular employee represented in the Association.

D. Professional Development

A full-time employee who is in an AMPS classification shall be allowed up to two~~one~~ thousand dollars ($2~~1~~,000) per fiscal year for the following professional development expenses on a reimbursement basis and with prior approval by the Department Director.

1. Academic courses of study, seminars, workshops, conferences, training, software, and associated expenses (including incidental travel expenses) directly related to the employee's profession.

2. Professional memberships, subscriptions, publications, books, and associated expenses (including incidental shipping and taxes) directly related to the employee's profession.

E. Retirement Benefits

1. New York Life

Employees enrolled in the City's New York Life Retirement Program shall pay four and one-half percent (4.5%) of salary as the "employee-paid" contribution to the City's New York Life Retirement Program. The City shall pay all contributions in excess of the employee-paid contribution. Retirement calculation will be based upon the single highest year of earnings.

2. CalPERS

a. Classic Employees

Employees enrolled in the California State Public Employees' Retirement System (CalPERS) shall pay seven percent (7%) as the employee-paid contribution. Employees enrolled in PERS retirement are eligible for the 2% at age 55 formula. Retirement calculation will be based upon the single highest year of earnings.

b. New Members

The formulas above do not apply to persons who are defined as "new members" under the

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Public Employees' Pension Reform Act of 2013 ("PEPRA"). New members under PEPRA are subject to all applicable PEPRA provisions, including the 2% @ 62 formula. Each new member will contribute 50% of the normal cost of his/her benefit as determined by CalPERS.

F. Boot Allowance

The City shall pay a footwear allowance of two hundred fifty dollars ($250), per calendar year, to each employee in a classification that is listed on the Human Resource Director's list of authorized classifications, to be used for the purchase of footwear approved by the department. The footwear allowance shall be prorated for the year.

SECTION 7 - LEAVE PROVISIONS

A. Holidays

1. **Fixed Holidays** — **Date**

New Year's Day	January 1
Martin Luther King	Third Monday in January
Lincoln's Birthday	February 12
President's Day	Third Monday in February
Cesar Chavez Day	March 31
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4th
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Friday after Thanksgiving	Day after Thanksgiving
Christmas Eve	December 24
Christmas Day	December 25

2. Every day appointed by the President or Governor for a public day of mourning, Thanksgiving, or holiday, when ratified by the Mayor or the Salinas City Council.

34. Holidays shall be calculated at eight (8) hours per day.

B. Annual Leave

1. Annual Leave shall be as provided below and accrues incrementally over the course of the year, based on an employee's years of regular employment with the City of Salinas as follows:

1st through 5th year	9.54 hours per pay period
6th through 10th year	11.08 hours per pay period
11th through 15th year	11.69 hours per pay period
16th through 17th year	12.00 hours per pay period
18th through 19th year	12.31 hours per pay period
20th through 24th year	12.62 hours per pay period
25th through retirement	12.92 hours per pay period

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2. The maximum annual leave accrual cap per employee shall be 700 hours. An employee who reaches the maximum annual leave accrual cap will not accrue additional annual leave until the annual leave balance is below the maximum accrual cap.

3. Employees may cash out up to 120~~80~~ hours of accrued annual leave per calendar year during employment; any accrued unused annual leave will be paid at separation. An irrevocable election for such payment may be made with notice to Human Resources no later than November 30 (for payment in February), provided that the employee has taken at least 80 hours of annual leave during the prior year (December 1 to November 30).

C. Bereavement Leave

An employee represented by the Association shall be entitled to four (4) days of leave with pay for a death of a family member, plus one unpaid day.

Up to five (5) days of leave with pay may be authorized to an employee who travels out of the state to attend the funeral of the deceased family member. All provisions of the Personnel Manual consistent with this MOU regarding Bereavement Leave shall apply.

Family member includes:

Husband	Mother-in-Law	Grandparent
Wife	Father-in-Law	Grandchild
Father	Sister-in-Law	Legal Guardian
Mother	Brother-in-Law	Aunt
Child	Step-Child	Uncle
Brother	Step-Father	Step Brother/Sister
Sister	Step-Mother	Step Father-in-Law
		Step Mother-in-Law
		Registered Domestic Partner

D. Family & Medical Leave

In accordance with the California Family Rights Act and the Federal Family and Medical Leave Act, the City of Salinas Family & Medical Leave Policy is detailed in the Administrative Memorandum 94-1, as amended.

SECTION 8 - WORKING CONDITIONS

A. Grievance/Disciplinary Action Appeals Procedure

The Grievance/Disciplinary Action Appeals Procedure for employees in this Association is set forth in the Personnel Rules and Regulations. No employee shall suffer retaliation resultant from use of this procedure.

B. Flex-Time Program

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The City shall maintain a flex-time program in which all Association members can participate. Individual participation in the program ~~will~~ may be subject to the review and approval of the ~~Department Director~~direct supervisor. Use of flex-time must be approved in advance. ~~The flex-time program shall be limited to flexing hours within each pay period.~~

C. Emergency Call Back

When an employee is called back to work on other than a scheduled basis, such employee shall be compensated at straight time for the hours worked, but in no event for less than two (2) hours~~ and no more than eight (8) hours per twenty-four (24) hour work period~~. Compensation for emergency call back shall be provided only for hours worked in addition to the employee's normal work schedule.

SECTION 9 - MISCELLANEOUS

A. Deferred Compensation Committee

The City's Deferred Compensation Committee may include one (1) employee designated by the Association. The designated employee must be a participant in the City's Deferred Compensation Program.

B. Layoff Policy

Any layoff of employees represented by the AMPS bargaining unit shall be done in accordance with the provisions of the attached Layoff Policy (Appendix A). The parties agree that the attached layoff policy satisfies any meet and confer obligations on the subject of the impacts and effects of layoffs, except as noted in the policy.

SECTION 10 - TERM

The term of this Memorandum of Understanding shall commence July 1, 2026~~3~~ and shall expire June 30, 2029~~6~~, except as otherwise provided in this Memorandum of Understanding.

DATED_____	DATED_____
CITY OF SALINAS	ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS
BY: _____	BY: _____
René Mendez~~Jim Pia~~, ~~Interim~~ City Manager	Juliane Sharpe~~Kristen Parker~~, President

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APPENDIX A

CITY OF SALINAS
LAYOFF POLICY FOR THE
ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS

I. POLICY

The City of Salinas, at its sole discretion, may layoff an employee due to the lack of work or lack of funds. The City shall inform affected employees and the Association of Management Personnel (AMPS) regarding potential layoffs in a timely manner when the City becomes aware of potential layoffs.

II. PROCEDURE

In the event of a reduction in work force in a department, the City shall designate the classification(s) and position(s) to be eliminated. The City shall provide affected employees and AMPS with a current seniority list for the positions affected, the reason for proposed layoffs, the effective date of layoffs, and a copy of this policy no later than sixty (60) days prior to the effective date of the layoffs. Additionally, affected employees shall be provided a summary of all accrued benefits at least sixty (60) days prior to the effective date of layoffs.

Layoffs shall be made among all representation unit employees in the same classification within a City department in the following order:

1. Temporary employees;
2. Probationary new employees (excluding promotional probationary employees);
3. Regular employees.

No regular employee within a department shall be laid off in any classification if there are temporary employees in an active status in the same classification within that department.

III. SENIORITY DEFINED

For purposes of layoff, seniority shall be defined as the length of service in all regular positions within the City as determined by City personnel records. Continuous service for purposes of determining seniority shall be defined to include work related injury leave of up to one (1) year's duration or as otherwise required by law. In the event that two (2) or more employees with equal seniority have to be laid off from the same classification, the determination of seniority shall be made by lottery.

IV. LAYOFF BY CLASSIFICATION

Layoffs shall be accomplished solely within individual departments, except as noted in Section V below. The order of layoff within a classification shall be based exclusively on seniority, with the least senior employee being the first to be laid off.

V. PREVIOUSLY HELD POSITIONS

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In the event that an employee is laid off, that employee shall have the right to return to ("bump") any specific position in the City in which the employee has served in regular status with due consideration to reclassifications, job descriptions and changes in titles of the position previously held. The laid off employee's base salary shall be set within the range and step available (to include sixth step) for the lower classification at a step that would result in the least possible reduction in base salary with due consideration to reclassifications, job descriptions, and changes in title of the position(s) previously held. An employee must notify the City within ten (10) working days after receipt of written notice of layoff of his/her desire to return to that classification.

VI. JOB COUNSELING AND OUTPLACEMENT SERVICES

It is the City's intent to assist laid off employees through the transition from City service. To that extent, employees whose positions are proposed for reduction may schedule a meeting with a representative of the Human Resources Office. In addition to providing job counseling to employees facing layoff, the Human Resources Office will function as a clearinghouse for resources, information and referrals on outside employment, training opportunities, and potential re-employment opportunities with the City of Salinas.

VII. SEVERANCE PAY

Each laid off employee shall receive severance pay based on the following:

Years of employment	Severance Pay
Less than 6 years	1 week per year
6 - 10 years	6 weeks
11 years and over	8 weeks

In addition, if for any reason the City requests an employee to leave before the sixty (60) day notice period has passed, the City shall pay the employee the remainder of his/her salary and benefits for the sixty (60) day period.

VIII. HEALTH INSURANCE

Each employee is eligible to continue group health insurance benefits under the provisions of the Consolidated Omnibus Budget Reconciliation Act (COBRA) with City's group health plan. For laid off employees, the City will pay the full premium amount for the level of health insurance coverage in force on the date of separation for a period of six months. COBRA sets the standards for continued health benefit coverage.

For purposes of this policy, health insurance is defined to be inclusive of City health, vision, dental, and the Employee Assistance Program (EAP).

IX. ACCRUED TIME

At the time of separation, each laid off employee shall be paid in full for all accrued paid time

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earned during the course of employment to include 100 percent of accrued leave balances. Any employee receiving notice of layoff who has previously received a benefit under the management leave program shall under no circumstances be required to reimburse the City for the benefit already paid/used.

X. RE-EMPLOYMENT OF EMPLOYEES LAID OFF

The names of persons laid off under these procedures shall be maintained on a City re-employment list for the classification from which the employee was laid off and for those specific positions that an employee previously held in regular City service for a period of up to twenty-four (24) months from the date of layoff. When using a re-employment list to fill a position in a classification from which layoffs have occurred within the twenty-four (24) month period, the City shall re-employ laid off employees from the list in reverse order of layoff. During the twenty-four (24) month period, no new employee shall be hired for, nor shall any employee be promoted to, a classification from which layoffs have occurred until all employees on layoff status in that classification have been provided the opportunity to return to work.

A laid off employee may be removed from the City re-employment list for any of the following reasons: 1) The expiration of twenty-four (24) months from the date of layoff; or 2) Regular re-employment with the City; or 3) Failure to accept employment with the City; or 4) Failure to appear for a job interview after fourteen (14) days notification by U.S. mail and email of such interview; or 5) Failure to respond within fourteen (14) days of available employment; or 6) Request in writing by the laid off employee to be removed from the list.

It is the responsibility of the laid off employee to advise the City Human Resources Office of any change in mailing and email addresses or phone number.

XI. RESTORATION OF BENEFIT FOR RECALLED EMPLOYEES

Any employee who has been laid off and is hired from a City re-employment list under the terms of this article within twenty-four (24) months from the date of layoff shall be entitled to: 1) Restoration of regular status or for employees who have not completed their probationary period, credit for that portion of service which has been completed; and 2) and Credit for all years of service for the purpose of determining seniority and benefits; and) Placement in the same step of the salary range the employee held at the time of layoff.

XII. ELIGIBILITY OF CITY PROMOTIONAL EXAMINATIONS

In an effort to re-employ laid off employees, the City will temporarily suspend (for a period of twenty-four (24) months from the effective date of layoff) the City's promotional policy in order to allow employees on re-employment list the opportunity to compete in closed, promotional exams. All employees on a re-employment list will receive notice of any promotional opportunity within the City service. Further, during the temporary suspension of this rule, if only one qualified employee on the re-employment list submits an application for the promotional exam, such exam shall remain in-house. If the one promotional applicant fails the examination, the exam may then be posted as an open recruitment and outside applications invited.

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The City shall electronically mail notices of all promotional examination opportunities to employees in a laid off status for a period of twenty-four (24) months or provide other electronic access to promotional job announcements/lists. This provision shall be satisfied by the City emailing copies of the promotional examination announcement no less than twenty-one (21) days prior to the closing date of the application for the promotional examination.

In the event that a laid off employee is appointed to City service through a promotional exam process, that employee shall be hired as a probationary employee and will receive credit for all prior service for purposes of determining seniority and benefits; and the employee shall be placed in the salary range at a step that is closest to the salary that he/she received prior to layoff. In the event that a promotional probationary employee does not satisfactorily complete his/her probation, that employee shall return to his/her previous laid off status defined in these policies.

XIII. APPEAL PROCEDURE

An employee directly affected by the operation of this policy may, within ten (10) working days after notice of layoff is received, request a meeting with his/her department head to review the application of this policy as it affects the employee's status. The employee may be accompanied by the representative of his/her choice.

If the employee is not satisfied with the review provided by his/her department head, a further review of the application of the layoff policy may be requested by the employee with the Human Resources Director. Such review must be requested with the Human Resources Office within ten (10) working days of the meeting with the department head. The determination of the Human Resources Director may be appealed to the City Manager. Such appeal must be filed with the City Manager within three (3) working days of the Human Resources Director's determination.

Appeals shall be limited to the following:

1. Determination of seniority;

2. Interpretations of the employee's right to return to a specific position in the City;

3. The employee's current classification; and

4. Other decisions directly affecting an employee's layoff status under this policy.

XIV. DEFINITIONS

Position – A group of duties and responsibilities assigned to one employee, as defined in the official job description maintained by Human Resources.

Classification – A group of positions with the same job title having similar duties, responsibilities, and qualifications.

Class – This term is used interchangeably with Classification.

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Re-Employment List – A list for a specific position or classification containing the names of laid off employees who have reinstatement rights to that classification or position. This list shall be maintained and updated by Human Resources and an updated copy shall be given to the AMPS President within five (5) workdays of any changes.

Laid-Off Employee List – One master list containing the names of all employees who are in a layoff status. This list shall be maintained and updated by Human Resources and an updated copy shall be given to the AMPS President within five (5) workdays of any changes.

Regular Employee – An employee, either full-time or part-time, who occupies an authorized budgeted position.

XV. SIDE LETTER ON FURLOUGHS

The City has the right to reopen on the issue of a mandatory work furlough program during the term of this MOU. In the event that the City exercises the right to reopen on furloughs, the City would provide notice and an opportunity to negotiate prior to moving forward with a mandatory work furlough program.

TENTATIVE AGREEMENT

DATED 6/15/2026 | 2:19 PM PDT *DATED* _____

CITY OF SALINAS

BY: DocuSigned by: Che Johnson
7E829C97CE1E420...
Che Johnson, Lead Negotiator

ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS

BY: _____
Juliane Sharpe, President

MEMORANDUM OF UNDERSTANDING

BETWEEN
THE CITY OF SALINAS
AND
THE ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS

SECTION 1 - NO ABROGATION OF RIGHTS

The parties acknowledge that the City rights and employee rights as indicated under Municipal Code Chapter 25, Sections 31 and 32, other applicable State or Municipal laws, and City Personnel Rules and Regulations, and the rights of the City Council are neither abrogated nor made subject to the meet and confer process by the adoption of this Memorandum of Understanding. Further, the City reserves all the rights, powers, and authority customarily exercised by the City except as otherwise specifically designated or modified by express provisions of this Memorandum of Understanding.

SECTION 2 - PAST PRACTICES

The parties agree that this Memorandum of Understanding supersedes any past practices covered by this Memorandum of Understanding and any other written agreement between the parties not addressed in this Memorandum of Understanding.

SECTION 3 - NO DISCRIMINATION

The City and the Association will cooperate in pursuing a policy of no discrimination. Unit employees shall have the right to form, join and participate in the activities of employee organizations of their own choosing of the purpose of representation on all matters of employer-employee relations, including wages, hours, and other items and conditions of employment. No such employee shall be interfered with, restrained, coerced, or discriminated against by the City or the Association because of his/her exercise of the rights established by law.

SECTION 4 - RECOGNITION MATTERS

The Association has been recognized pursuant to the provisions and limitations of Government Code Sections 3500 through 3510 and the City Ordinance No. 2000 and Resolution No. 12542 as the recognized employee organization for regular employees assigned to certain classifications designated on the salary schedule maintained by the Human Resources Department.

The Association shall have the right to represent said employees in all matters relating to employment conditions and employer-employee relations, including, but not limited to, wages, hours and other terms and conditions of employment except that such right does not extend to meeting and conferring or consideration of the merits, necessity, or organization of any service or activity provided by law or executive order.

SECTION 5 - PAY RATES AND PRACTICES

A. Wages

Salaries of classifications represented by this Association shall be increased on the salary schedule as follows:

1. Four percent (4%) on the salary schedule effective with the first full pay period following ratification and City Council approval of this Memorandum of Understanding ("MOU") or July 6, 2026, whichever is later.

2. Two percent (2%) on the salary schedule effective with the first full pay period in July 2027.

3. Three percent (3%) on the salary schedule effective with the first full pay period of July 2028.

B. Bilingual Premium/Stipend

A premium of five percent (5%) of base salary shall be paid to an employee who, prior to January 1, 2017, was assigned by management to speak and use a language other than English in the course of the employee's duties.

On and after January 1, 2017, any employee assigned by the City Manager, City Attorney, or a Department Director to routinely and consistently speak a language other than English during the course of his/her duties (including routine and consistent translation services provided to other City employees to assist them in the fulfillment of their duties) shall receive a stipend of $75 per pay period. The City may require an employee demonstrate proficiency in the subject language through the use of generally accepted testing procedures; these tests shall be conducted at the City's expense, and shall be considered to be working hours for the employee. The City shall establish minimum standards and test scores for an employee to be considered to be qualified to receive this stipend. The City shall initiate the payment of the stipend in the first full pay period after the employee passes the City-sponsored test; no retroactive stipend will be paid.

In the event that the Department Director determines that it is no longer necessary for an employee to perform the duties described above, he/she shall notify the employee in writing, with a copy to the Human Resources Director. In this event, or in the event of an involuntary reclassification, the employee shall continue to receive the stipend for a 60-day period following the notification or reclassification. If the employee is voluntarily reclassified, transferred, or promoted into a new position that does not require these services, the stipend shall terminate immediately. If the employee has taken and passed a City-sponsored test demonstrating proficiency, it shall not be necessary for the employee to take any further tests.

This section is subject to administrative direction (Administrative Memorandum 89-03), except as provided above.

C. Longevity Pay

Employees who have completed twenty (20) years of regular service with the City of Salinas shall permanently receive a longevity pay incentive of an additional five percent (5%) base salary in recognition of their time in service.

D. Educational Achievement Pay

1. The City will compensate any full-time employee who holds a bachelor's degree from an accredited college or university with a two and one-half percent (2.5%) incentive pay to base salary.

2. The City will compensate any full-time employee who holds a graduate degree from an accredited college or university, that is determined to be job related by the Department Director, with a two and one-half percent (2.5%) incentive pay to base salary.

E. Temporary Upgrade Pay

An employee who is assigned by the Department Director to perform all the duties of a vacant position in a higher classification for a limited duration (up to 960 hours each fiscal year), during recruitment for a regular appointment to the vacant position, while relieved of the duties of the employee's current position, shall receive temporary upgrade pay while performing those duties. Such pay shall start on the first day of assignment and amount to ten percent (10%) of the employee's base rate of pay. Request for temporary upgrade pay must be submitted to the Human Resources Director within the pay period in which the assignment was worked.

F. Wellness Dog Premium

Effective July 6, 2026, the City will pay a Canine (Wellness Dog) Premium of $150.00 per week to a member of AMPS who is routinely and consistently assigned as a Wellness Dog handler. The City and the Association reasonably approximate that the Wellness Dog handler will spend four (4) hours per workweek, while otherwise off duty, walking, grooming/cleaning, feeding, training, and otherwise caring for and maintaining the canine. This compensation is intended to compensate for all off-duty care of the canine and related activity; payment will be processed automatically upon placement of the canine with the handler. Additionally, a Wellness Dog handler may be authorized to flex up to eight (8) hours per pay period for wellness dog activities outside the handler's regular schedule, subject to supervisor approval based on operational needs. In the event of a medical emergency or other unusual circumstance requiring extraordinary care for the canine, the handler must notify a supervisor as soon as possible of any additional time required. In addition, veterinarian fees, food costs, and other reasonable expenses for the upkeep of the Wellness Dog are reimbursed upon proper request for reimbursement.

G. Additional Duties Pay

Special Assignment Pay While Performing Additional Responsibilities. An employee who is assigned by the Department Director a significant increase in duties and responsibility within

or outside of his/her current classification may receive a ten percent (10%) Special Assignment Pay. Such pay is authorized on recommendation of the Department Director with prior approval of the Human Resources Director. It may be paid for special assignments of not less than two (2) weeks nor more than three (3) months duration. The City Manager may approve additional special assignment pay beyond three (3) months for exceptionally difficult long-range assignments.

SECTION 6 - BENEFITS

A. Health, Dental, and Vision Plan

1. Dental and Vision Premiums

   a. The City will pay the full amount of premiums for dental and vision plans for the employee and eligible dependents for full-time employees.

   b. The City will pay the full amount of premiums for dental and vision plans for the employee only for employees working in budgeted regular part-time positions.

   c. Dental coverage shall include coverage for orthodontic treatment.

2. Health Premiums

   The City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 90% of the cost of the premium for the PERS Platinum health plan.

   The employee shall pay for premium costs above the City's contribution, as indicated above, through payroll deductions.

3. Optional Declination of Health Care ("Cafeteria Plan")

   An employee may elect to decline health care, dental, and vision coverage and instead receive a cash payment from the City. This cash payment shall be paid monthly and shall equal $684.11. The City shall have the right to request information from the employee to demonstrate that exercising this option would not cause the City or the employee to violate the Affordable Care Act or any other State or Federal Law.

B. Long Term Disability

The City shall contribute to the City sponsored Long Term Disability Plan the full cost of the 60% - No maximum monthly benefit program.

C. Life Insurance

The City shall provide term life insurance in an amount equal to the policy of $50,000 for

each regular employee represented in the Association.

D. Professional Development

A full-time employee who is in an AMPS classification shall be allowed up to two thousand dollars ($2,000) per fiscal year for the following professional development expenses on a reimbursement basis and with prior approval by the Department Director.

1. Academic courses of study, seminars, workshops, conferences, training, software, and associated expenses (including incidental travel expenses) directly related to the employee's profession.

2. Professional memberships, subscriptions, publications, books, and associated expenses (including incidental shipping and taxes) directly related to the employee's profession.

E. Retirement Benefits

1. New York Life

Employees enrolled in the City's New York Life Retirement Program shall pay four and one-half percent (4.5%) of salary as the "employee-paid" contribution to the City's New York Life Retirement Program. The City shall pay all contributions in excess of the employee-paid contribution. Retirement calculation will be based upon the single highest year of earnings.

2. CalPERS

a. Classic Employees

Employees enrolled in the California State Public Employees' Retirement System (CalPERS) shall pay seven percent (7%) as the employee-paid contribution. Employees enrolled in PERS retirement are eligible for the 2% at age 55 formula. Retirement calculation will be based upon the single highest year of earnings.

b. New Members

The formulas above do not apply to persons who are defined as "new members" under the Public Employees' Pension Reform Act of 2013 ("PEPRA"). New members under PEPRA are subject to all applicable PEPRA provisions, including the 2% @ 62 formula. Each new member will contribute 50% of the normal cost of his/her benefit as determined by CalPERS.

F. Boot Allowance

The City shall pay a footwear allowance of two hundred fifty dollars ($250), per calendar year, to each employee in a classification that is listed on the Human Resource Director's list of authorized classifications, to be used for the purchase of footwear approved by the department. The footwear allowance shall be prorated for the year.

SECTION 7 - LEAVE PROVISIONS

A. Holidays

1.

Fixed Holidays	Date
New Year's Day	January 1
Martin Luther King	Third Monday in January
Lincoln's Birthday	February 12
President's Day	Third Monday in February
Cesar Chavez Day	March 31
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4th
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Friday after Thanksgiving	Day after Thanksgiving
Christmas Eve	December 24
Christmas Day	December 25

2. Every day appointed by the President or Governor for a public day of mourning, Thanksgiving, or holiday, when ratified by the Mayor or the Salinas City Council.

3. Holidays shall be calculated at eight (8) hours per day.

B. Annual Leave

1. Annual Leave shall be as provided below and accrues incrementally over the course of the year, based on an employee's years of regular employment with the City of Salinas as follows:

1st through 5th year	9.54 hours per pay period
6th through 10th year	11.08 hours per pay period
11th through 15th year	11.69 hours per pay period
16th through 17th year	12.00 hours per pay period
18th through 19th year	12.31 hours per pay period
20th through 24th year	12.62 hours per pay period
25th through retirement	12.92 hours per pay period

2. The maximum annual leave accrual cap per employee shall be 700 hours. An employee who reaches the maximum annual leave accrual cap will not accrue additional annual leave until the annual leave balance is below the maximum accrual cap.

3. Employees may cash out up to 120 hours of accrued annual leave per calendar year during employment; any accrued unused annual leave will be paid at separation. An irrevocable election for such payment may be made with notice to Human Resources no later than November 30 (for payment in February), provided that the employee has taken at least 80 hours of annual leave during the prior year (December 1 to November 30).

C. Bereavement Leave

An employee represented by the Association shall be entitled to four (4) days of leave with pay for a death of a family member, plus one unpaid day.

Up to five (5) days of leave with pay may be authorized to an employee who travels out of the state to attend the funeral of the deceased family member. All provisions of the Personnel Manual consistent with this MOU regarding Bereavement Leave shall apply.

Family member includes:

Husband	Mother-in-Law	Grandparent
Wife	Father-in-Law	Grandchild
Father	Sister-in-Law	Legal Guardian
Mother	Brother-in-Law	Aunt
Child	Step-Child	Uncle
Brother	Step-Father	Step Brother/Sister
Sister	Step-Mother	Step Father-in-Law
		Step Mother-in-Law
		Registered Domestic Partner

D. Family & Medical Leave

In accordance with the California Family Rights Act and the Federal Family and Medical Leave Act, the City of Salinas Family & Medical Leave Policy is detailed in the Administrative Memorandum 94-1, as amended.

SECTION 8 - WORKING CONDITIONS

A. Grievance/Disciplinary Action Appeals Procedure

The Grievance/Disciplinary Action Appeals Procedure for employees in this Association is set forth in the Personnel Rules and Regulations. No employee shall suffer retaliation resultant from use of this procedure.

B. Flex-Time Program

The City shall maintain a flex-time program in which all Association members can participate. Individual participation in the program may be subject to the review and approval of the direct supervisor. Use of flex-time must be approved in advance.

C. Emergency Call Back

When an employee is called back to work on other than a scheduled basis, such employee shall be compensated at straight time for the hours worked, but in no event for less than two (2) hours. Compensation for emergency call back shall be provided only for hours worked in addition to the employee's normal work schedule.

SECTION 9 - MISCELLANEOUS

A. Deferred Compensation Committee

The City's Deferred Compensation Committee may include one (1) employee designated by the Association. The designated employee must be a participant in the City's Deferred Compensation Program.

B. Layoff Policy

Any layoff of employees represented by the AMPS bargaining unit shall be done in accordance with the provisions of the attached Layoff Policy (Appendix A). The parties agree that the attached layoff policy satisfies any meet and confer obligations on the subject of the impacts and effects of layoffs, except as noted in the policy.

SECTION 10 - TERM

The term of this Memorandum of Understanding shall commence July 1, 2026 and shall expire June 30, 2029, except as otherwise provided in this Memorandum of Understanding.

DATED_____	DATED_____
CITY OF SALINAS	ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS
BY: _____	BY: _____
René Mendez, City Manager	Juliane Sharpe, President

APPENDIX A

CITY OF SALINAS
LAYOFF POLICY FOR THE
ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS

I. POLICY

The City of Salinas, at its sole discretion, may layoff an employee due to the lack of work or lack of funds. The City shall inform affected employees and the Association of Management Personnel (AMPS) regarding potential layoffs in a timely manner when the City becomes aware of potential layoffs.

II. PROCEDURE

In the event of a reduction in work force in a department, the City shall designate the classification(s) and position(s) to be eliminated. The City shall provide affected employees and AMPS with a current seniority list for the positions affected, the reason for proposed layoffs, the effective date of layoffs, and a copy of this policy no later than sixty (60) days prior to the effective date of the layoffs. Additionally, affected employees shall be provided a summary of all accrued benefits at least sixty (60) days prior to the effective date of layoffs.

Layoffs shall be made among all representation unit employees in the same classification within a City department in the following order:

1. Temporary employees;
2. Probationary new employees (excluding promotional probationary employees);
3. Regular employees.

No regular employee within a department shall be laid off in any classification if there are temporary employees in an active status in the same classification within that department.

III. SENIORITY DEFINED

For purposes of layoff, seniority shall be defined as the length of service in all regular positions within the City as determined by City personnel records. Continuous service for purposes of determining seniority shall be defined to include work related injury leave of up to one (1) year's duration or as otherwise required by law. In the event that two (2) or more employees with equal seniority have to be laid off from the same classification, the determination of seniority shall be made by lottery.

IV. LAYOFF BY CLASSIFICATION

Layoffs shall be accomplished solely within individual departments, except as noted in Section V below. The order of layoff within a classification shall be based exclusively on seniority, with the least senior employee being the first to be laid off.

V. PREVIOUSLY HELD POSITIONS

In the event that an employee is laid off, that employee shall have the right to return to ("bump") any specific position in the City in which the employee has served in regular status with due consideration to reclassifications, job descriptions and changes in titles of the position previously held. The laid off employee's base salary shall be set within the range and step available (to include sixth step) for the lower classification at a step that would result in the least possible reduction in base salary with due consideration to reclassifications, job descriptions, and changes in title of the position(s) previously held. An employee must notify the City within ten (10) working days after receipt of written notice of layoff of his/her desire to return to that classification.

VI. JOB COUNSELING AND OUTPLACEMENT SERVICES

It is the City's intent to assist laid off employees through the transition from City service. To that extent, employees whose positions are proposed for reduction may schedule a meeting with a representative of the Human Resources Office. In addition to providing job counseling to employees facing layoff, the Human Resources Office will function as a clearinghouse for resources, information and referrals on outside employment, training opportunities, and potential re-employment opportunities with the City of Salinas.

VII. SEVERANCE PAY

Each laid off employee shall receive severance pay based on the following:

Years of employment	Severance Pay
Less than 6 years	1 week per year
6 - 10 years	6 weeks
11 years and over	8 weeks

In addition, if for any reason the City requests an employee to leave before the sixty (60) day notice period has passed, the City shall pay the employee the remainder of his/her salary and benefits for the sixty (60) day period.

VIII. HEALTH INSURANCE

Each employee is eligible to continue group health insurance benefits under the provisions of the Consolidated Omnibus Budget Reconciliation Act (COBRA) with City's group health plan. For laid off employees, the City will pay the full premium amount for the level of health insurance coverage in force on the date of separation for a period of six months. COBRA sets the standards for continued health benefit coverage.

For purposes of this policy, health insurance is defined to be inclusive of City health, vision, dental, and the Employee Assistance Program (EAP).

IX. ACCRUED TIME

At the time of separation, each laid off employee shall be paid in full for all accrued paid time earned during the course of employment to include 100 percent of accrued leave balances. Any employee receiving notice of layoff who has previously received a benefit under the management leave program shall under no circumstances be required to reimburse the City for the benefit already paid/used.

X. RE-EMPLOYMENT OF EMPLOYEES LAID OFF

The names of persons laid off under these procedures shall be maintained on a City re-employment list for the classification from which the employee was laid off and for those specific positions that an employee previously held in regular City service for a period of up to twenty-four (24) months from the date of layoff. When using a re-employment list to fill a position in a classification from which layoffs have occurred within the twenty-four (24) month period, the City shall re-employ laid off employees from the list in reverse order of layoff. During the twenty-four (24) month period, no new employee shall be hired for, nor shall any employee be promoted to, a classification from which layoffs have occurred until all employees on layoff status in that classification have been provided the opportunity to return to work.

A laid off employee may be removed from the City re-employment list for any of the following reasons: 1) The expiration of twenty-four (24) months from the date of layoff; or 2) Regular re-employment with the City; or 3) Failure to accept employment with the City; or 4) Failure to appear for a job interview after fourteen (14) days notification by U.S. mail and email of such interview; or 5) Failure to respond within fourteen (14) days of available employment; or 6) Request in writing by the laid off employee to be removed from the list.

It is the responsibility of the laid off employee to advise the City Human Resources Office of any change in mailing and email addresses or phone number.

XI. RESTORATION OF BENEFIT FOR RECALLED EMPLOYEES

Any employee who has been laid off and is hired from a City re-employment list under the terms of this article within twenty-four (24) months from the date of layoff shall be entitled to: 1) Restoration of regular status or for employees who have not completed their probationary period, credit for that portion of service which has been completed; and 2) and Credit for all years of service for the purpose of determining seniority and benefits; and) Placement in the same step of the salary range the employee held at the time of layoff.

XII. ELIGIBILITY OF CITY PROMOTIONAL EXAMINATIONS

In an effort to re-employ laid off employees, the City will temporarily suspend (for a period of twenty-four (24) months from the effective date of layoff) the City's promotional policy in order to allow employees on re-employment list the opportunity to compete in closed, promotional exams. All employees on a re-employment list will receive notice of any promotional opportunity within the City service. Further, during the temporary suspension of this rule, if only one qualified employee on the re-employment list submits an application for the promotional exam, such exam shall remain in-house. If the one promotional applicant

fails the examination, the exam may then be posted as an open recruitment and outside applications invited.

The City shall electronically mail notices of all promotional examination opportunities to employees in a laid off status for a period of twenty-four (24) months or provide other electronic access to promotional job announcements/lists. This provision shall be satisfied by the City emailing copies of the promotional examination announcement no less than twenty-one (21) days prior to the closing date of the application for the promotional examination.

In the event that a laid off employee is appointed to City service through a promotional exam process, that employee shall be hired as a probationary employee and will receive credit for all prior service for purposes of determining seniority and benefits; and the employee shall be placed in the salary range at a step that is closest to the salary that he/she received prior to layoff. In the event that a promotional probationary employee does not satisfactorily complete his/her probation, that employee shall return to his/her previous laid off status defined in these policies.

XIII. APPEAL PROCEDURE

An employee directly affected by the operation of this policy may, within ten (10) working days after notice of layoff is received, request a meeting with his/her department head to review the application of this policy as it affects the employee's status. The employee may be accompanied by the representative of his/her choice.

If the employee is not satisfied with the review provided by his/her department head, a further review of the application of the layoff policy may be requested by the employee with the Human Resources Director. Such review must be requested with the Human Resources Office within ten (10) working days of the meeting with the department head. The determination of the Human Resources Director may be appealed to the City Manager. Such appeal must be filed with the City Manager within three (3) working days of the Human Resources Director's determination.

Appeals shall be limited to the following:

1. Determination of seniority;

2. Interpretations of the employee's right to return to a specific position in the City;

3. The employee's current classification; and

4. Other decisions directly affecting an employee's layoff status under this policy.

XIV. DEFINITIONS

Position – A group of duties and responsibilities assigned to one employee, as defined in the official job description maintained by Human Resources.

Classification – A group of positions with the same job title having similar duties, responsibilities, and qualifications.

Class – This term is used interchangeably with Classification.

Re-Employment List – A list for a specific position or classification containing the names of laid off employees who have reinstatement rights to that classification or position. This list shall be maintained and updated by Human Resources and an updated copy shall be given to the AMPS President within five (5) workdays of any changes.

Laid-Off Employee List – One master list containing the names of all employees who are in a layoff status. This list shall be maintained and updated by Human Resources and an updated copy shall be given to the AMPS President within five (5) workdays of any changes.

Regular Employee – An employee, either full-time or part-time, who occupies an authorized budgeted position.

XV. SIDE LETTER ON FURLOUGHS

The City has the right to reopen on the issue of a mandatory work furlough program during the term of this MOU. In the event that the City exercises the right to reopen on furloughs, the City would provide notice and an opportunity to negotiate prior to moving forward with a mandatory work furlough program.

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Benefit Group	Grade	Position	Step 1 Hourly	Step 1 Monthly	Step 2 Hourly	Step 2 Monthly	Step 3 Hourly	Step 3 Monthly	Step 4 Hourly	Step 4 Monthly	Step 5 Hourly	Step 5 Monthly	Step 6 Hourly	Step 6 Monthly
15	15.1121	Airport Manager	58.1426	10,078	61.0464	10,581	64.0997	11,111	67.3020	11,666	70.6704	12,250	74.2133	12,864
15	15.2015	Accountant Auditor	38.4698	6,668	40.3977	7,002	42.4213	7,353	44.5404	7,720	46.7702	8,107	49.1100	8,512
15	15.1717	Asst Community Development Dir	73.4649	12,734	77.1424	13,371	81.0037	14,041	85.0560	14,743	89.3079	15,480	93.7676	16,253
15	15.5002	Asst PW Director/City Engineer	79.3456	13,753	83.3129	14,441	87.4786	15,163	91.8526	15,921	96.4451	16,717	101.2675	17,553
15	15.5021	Associate Engineer	53.6355	9,297	56.3172	9,762	59.1330	10,250	62.0898	10,762	65.1943	11,300	68.4539	11,865
15	15.3021	Associate Planner	45.3034	7,853	47.5701	8,245	49.9496	8,658	52.4506	9,091	55.0734	9,546	57.8254	10,023
15	15.1532	Business Navigator	43.7899	7,590	45.9835	7,970	48.2822	8,369	50.7024	8,788	53.2360	9,228	55.8988	9,689
15	15.3107	Chief Building Official	65.9998	11,440	69.3016	12,012	72.7695	12,613	76.4037	13,243	80.2281	13,906	84.2436	14,602
15	15.1718	Chief of Planning	73.4649	12,734	77.1424	13,371	81.0037	14,041	85.0560	14,743	89.3079	15,480	93.7676	16,253
15	15.5003	City Engineer	73.4649	12,734	77.1424	13,371	81.0037	14,041	85.0560	14,743	89.3079	15,480	93.7676	16,253
15	15.3104	Code Enforcement Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952
15	15.3031	Community Dev Analyst	43.7899	7,590	45.9835	7,970	48.2822	8,369	50.7024	8,788	53.2360	9,228	55.8988	9,689
15	15.6007	Community Education Manager	45.3242	7,856	47.5977	8,250	49.9789	8,663	52.4761	9,096	55.1061	9,552	57.8608	10,029
15	15.1146	Community Safety Administrator	49.7383	8,621	52.2188	9,051	54.8406	9,506	57.5785	9,980	60.4573	10,479	63.4773	11,003
15	15.6101	Community Services Manager	47.1330	8,170	49.4893	8,578	51.9699	9,008	54.5669	9,458	57.2962	9,931	60.1588	10,428
15	15.2108	Computer Systems Administrator	59.8491	10,374	62.8437	10,893	65.9845	11,437	69.2790	12,008	72.7513	12,610	76.3856	13,240
15	15.5025	Construction Inspection Manager	61.9342	10,735	65.0372	11,273	68.2811	11,835	71.6994	12,428	75.2917	13,051	79.0500	13,702
15	15.5026	Construction Inspector Supv	46.9010	8,130	49.2486	8,536	51.7129	8,964	54.3012	9,412	57.0142	9,882	59.8602	10,376
15	15.4017	Criminalist	58.8046	10,193	61.7508	10,703	64.8310	11,237	68.0764	11,800	71.4872	12,391	75.0558	13,010
15	15.6008	Customer Experience Manager	45.3242	7,856	47.5977	8,250	49.9789	8,663	52.4761	9,096	55.1061	9,552	57.8608	10,029
15	15.5010	Deputy City Engineer	70.3685	12,197	73.8868	12,807	77.5811	13,447	81.4602	14,120	85.5332	14,826	89.8098	15,567
15	15.6102	Deputy Dir. of Library & Comm. Srvcs	69.4047	12,030	72.8750	12,632	76.5187	13,263	80.3447	13,926	84.3619	14,623	88.5800	15,354
15	15.4532	Deputy Fire Marshal	63.7576	11,051	66.9455	11,604	70.2928	12,184	73.8073	12,793	77.4978	13,433	81.3727	14,105
15	15.6001	Deputy Librarian	59.2710	10,274	62.2329	10,787	65.3440	11,326	68.6128	11,893	72.0478	12,488	75.6486	13,112
15	15.5020	Engineering Division Manager	63.8262	11,063	67.0175	11,616	70.3684	12,197	73.8868	12,807	77.5811	13,447	81.4602	14,120
15	15.5382	Facilities Maintenance Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952
15	15.5336	Fleet Maintenance Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952
15	15.5016	GIS Administrator	53.5048	9,274	56.1848	9,739	58.9891	10,225	61.9342	10,735	65.0372	11,273	68.2811	11,835
15	15.3027	Homeless Services Manager	57.5502	9,975	60.4236	10,473	63.4508	10,998	66.6157	11,547	69.9505	12,125	73.4553	12,732
15	15.2101	Information Systems Manager	62.8551	10,895	65.9998	11,440	69.3016	12,012	72.7695	12,613	76.4037	13,243	80.2281	13,906
15	15.3017	Inspection Services Manager	61.9342	10,735	65.0372	11,273	68.2811	11,835	71.6994	12,428	75.2917	13,051	79.0500	13,702
15	15.2111	Integration/Applications Admin	59.8491	10,374	62.8437	10,893	65.9845	11,437	69.2790	12,008	72.7513	12,610	76.3856	13,240
15	15.5384	Maintenance Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952
15	15.4030	Management Analyst	47.3433	8,206	49.7069	8,616	52.1998	9,048	54.8144	9,501	57.5502	9,975	60.4236	10,473
15	15.2106	Network/Sys Administrator	59.8491	10,374	62.8437	10,893	65.9845	11,437	69.2790	12,008	72.7513	12,610	76.3856	13,240
15	15.5423	NPDES Permit Manager	53.5048	9,274	56.1848	9,739	58.9891	10,225	61.9342	10,735	65.0372	11,273	68.2811	11,835
15	15.5301	Park Operations Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952
15	15.3108	Permit Analyst	38.1731	6,617	40.0774	6,947	42.0873	7,295	44.1957	7,661	46.4054	8,044	48.7259	8,446
15	15.3105	Permit Center Coordinator	44.0053	7,628	46.2120	8,010	48.5269	8,411	50.9497	8,831	53.5048	9,274	56.1848	9,739
15	15.3117	Plan Check Engineer	51.4299	8,915	54.0014	9,360	56.7015	9,828	59.5366	10,320	62.5135	10,836	65.6391	11,377
15	15.3001	Planning Manager	61.9342	10,735	65.0372	11,273	68.2811	11,835	71.6994	12,428	75.2917	13,051	79.0500	13,702
15	15.1171	Police Records Coordinator	44.0053	7,628	46.2120	8,010	48.5269	8,411	50.9497	8,831	53.5048	9,274	56.1848	9,739
15	15.1111	Police Services Administrator	57.5502	9,975	60.4236	10,473	63.4508	10,998	66.6156	11,547	69.9505	12,125	73.4553	12,732
15	15.3015	Public Safety Information Officer	44.0222	7,631	46.2232	8,012	48.5344	8,413	50.9611	8,833	53.5092	9,275	56.1848	9,739
15	15.1151	Pub Works Admin Supv	48.5269	8,411	50.9497	8,831	53.5048	9,274	56.1848	9,739	58.9891	10,225	61.9342	10,735
15	15.6105	Recreation-Parks Superintendent	59.2710	10,274	62.2329	10,787	65.3440	11,326	68.6128	11,893	72.0478	12,488	75.6486	13,112
15	15.2016	Senior Accountant	42.3168	7,335	44.4374	7,702	46.6634	8,088	48.9943	8,492	51.4471	8,917	54.0210	9,364
15	15.2021	Senior Buyer	43.3746	7,518	45.5483	7,895	47.8300	8,291	50.2191	8,705	52.7333	9,140	55.3717	9,598
15	15.5011	Senior Civil Engineer	67.0176	11,616	70.3684	12,197	73.8868	12,807	77.5812	13,447	81.4603	14,120	85.5332	14,826
15	15.3111	Sr Code Enforcement Officer	46.9010	8,130	49.2486	8,536	51.7129	8,964	54.3012	9,412	57.0142	9,882	59.8602	10,376
15	15.3013	Sr Community Development Analyst	48.5269	8,411	50.9497	8,831	53.5048	9,274	56.1848	9,739	58.9891	10,225	61.9342	10,735
15	15.6011	Senior Librarian	45.1086	7,819	47.3654	8,210	49.7383	8,621	52.2188	9,051	54.8406	9,506	57.5785	9,980
15	15.3011	Senior Planner	53.5048	9,274	56.1848	9,739	58.9891	10,225	61.9342	10,735	65.0372	11,273	68.2811	11,835
15	15.5451	Street Maintenance Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952
15	15.3102	Supervising Plan Checker	63.8263	11,063	67.0175	11,616	70.3684	12,197	73.8868	12,807	77.5812	13,447	81.4602	14,120
15	15.5446	Supt of Maintenance Services	59.2710	10,274	62.2329	10,787	65.3440	11,326	68.6128	11,893	72.0478	12,488	75.6486	13,112
15	15.5442	Sustainability Analyst	52.1998	9,048	54.8144	9,501	57.5502	9,975	60.4236	10,473	63.4508	10,998	66.6157	11,547
15	15.6006	Technical Services Manager	45.3242	7,856	47.5977	8,250	49.9789	8,663	52.4761	9,096	55.1061	9,552	57.8608	10,029
15	15.5008	Traffic Engineer	61.6438	10,685	64.7218	11,218	67.9577	11,779	71.3590	12,369	74.9266	12,987	78.6767	13,637
15	15.5416	Wastewater Manager	54.0276	9,365	56.7320	9,834	59.5694	10,325	62.5482	10,842	65.6677	11,382	68.9530	11,952

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Benefit Group	Grade	Position	Step 1 Hourly	Step 1 Monthly	Step 2 Hourly	Step 2 Monthly	Step 3 Hourly	Step 3 Monthly	Step 4 Hourly	Step 4 Monthly	Step 5 Hourly	Step 5 Monthly	Step 6 Hourly	Step 6 Monthly
15	15.1121	Airport Manager	59.3055	10,280	62.2673	10,793	65.3817	11,333	68.6480	11,899	72.0838	12,495	75.6976	13,121
15	15.2015	Accountant Auditor	39.2392	6,801	41.2057	7,142	43.2697	7,500	45.4312	7,875	47.7056	8,269	50.0922	8,683
15	15.1717	Asst Community Development Dir	74.9342	12,989	78.6852	13,639	82.6238	14,321	86.7571	15,038	91.0941	15,790	95.6430	16,578
15	15.5002	Asst PW Director/City Engineer	80.9325	14,028	84.9792	14,730	89.2282	15,466	93.6897	16,240	98.3740	17,051	103.2929	17,904
15	15.5021	Associate Engineer	54.7082	9,483	57.4435	9,957	60.3157	10,455	63.3316	10,977	66.4982	11,526	69.8230	12,103
15	15.3021	Associate Planner	46.2095	8,010	48.5215	8,410	50.9486	8,831	53.4996	9,273	56.1749	9,737	58.9819	10,224
15	15.1532	Business Navigator	44.6657	7,742	46.9032	8,130	49.2478	8,536	51.7164	8,964	54.3007	9,412	57.0168	9,883
15	15.3107	Chief Building Official	67.3198	11,669	70.6876	12,253	74.2249	12,866	77.9318	13,508	81.8327	14,184	85.9285	14,894
15	15.1718	Chief of Planning	74.9342	12,989	78.6852	13,639	82.6238	14,321	86.7571	15,038	91.0941	15,790	95.6430	16,578
15	15.5003	City Engineer	74.9342	12,989	78.6852	13,639	82.6238	14,321	86.7571	15,038	91.0941	15,790	95.6430	16,578
15	15.3104	Code Enforcement Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191
15	15.3031	Community Dev Analyst	44.6657	7,742	46.9032	8,130	49.2478	8,536	51.7164	8,964	54.3007	9,412	57.0168	9,883
15	15.6007	Community Education Manager	46.2307	8,013	48.5497	8,415	50.9785	8,836	53.5256	9,278	56.2082	9,743	59.0180	10,230
15	15.1146	Community Safety Administrator	50.7331	8,794	53.2632	9,232	55.9374	9,696	58.7301	10,180	61.6664	10,689	64.7468	11,223
15	15.6101	Community Services Manager	48.0757	8,333	50.4791	8,750	53.0093	9,188	55.6582	9,647	58.4421	10,130	61.3620	10,636
15	15.2108	Computer Systems Administrator	61.0461	10,581	64.1006	11,111	67.3042	11,666	70.6646	12,249	74.2063	12,862	77.9133	13,505
15	15.5025	Construction Inspection Manager	63.1729	10,950	66.3379	11,499	69.6467	12,072	73.1334	12,676	76.7975	13,312	80.6310	13,976
15	15.5026	Construction Inspector Supv	47.8390	8,292	50.2336	8,707	52.7472	9,143	55.3872	9,600	58.1545	10,080	61.0574	10,583
15	15.4017	Criminalist	59.9807	10,397	62.9858	10,918	66.1276	11,462	69.4379	12,036	72.9169	12,639	76.5569	13,270
15	15.6008	Customer Experience Manager	46.2307	8,013	48.5497	8,415	50.9785	8,836	53.5256	9,278	56.2082	9,743	59.0180	10,230
15	15.5010	Deputy City Engineer	71.7759	12,441	75.3645	13,063	79.1327	13,716	83.0894	14,402	87.2439	15,122	91.6060	15,878
15	15.6102	Deputy Dir. of Library & Comm. Srvcs	70.7928	12,271	74.3325	12,884	78.0491	13,529	81.9516	14,205	86.0491	14,915	90.3516	15,661
15	15.4532	Deputy Fire Marshal	65.0328	11,272	68.2844	11,836	71.6987	12,428	75.2834	13,049	79.0478	13,702	83.0002	14,387
15	15.6001	Deputy Librarian	60.4564	10,479	63.4776	11,003	66.6509	11,553	69.9851	12,131	73.4888	12,738	77.1616	13,375
15	15.5020	Engineering Division Manager	65.1027	11,284	68.3579	11,849	71.7758	12,441	75.3645	13,063	79.1327	13,716	83.0894	14,402
15	15.5382	Facilities Maintenance Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191
15	15.5336	Fleet Maintenance Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191
15	15.5016	GIS Administrator	54.5749	9,460	57.3085	9,933	60.1689	10,429	63.1729	10,950	66.3379	11,499	69.6467	12,072
15	15.3027	Homeless Services Manager	58.7012	10,175	61.6321	10,683	64.7198	11,218	67.9480	11,778	71.3495	12,367	74.9244	12,987
15	15.2101	Information Systems Manager	64.1122	11,113	67.3198	11,669	70.6876	12,253	74.2249	12,866	77.9318	13,508	81.8327	14,184
15	15.3017	Inspection Services Manager	63.1729	10,950	66.3379	11,499	69.6467	12,072	73.1334	12,676	76.7975	13,312	80.6310	13,976
15	15.2111	Integration/Applications Admin	61.0461	10,581	64.1006	11,111	67.3042	11,666	70.6646	12,249	74.2063	12,862	77.9133	13,505
15	15.5384	Maintenance Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191
15	15.4030	Management Analyst	48.2902	8,370	50.7010	8,788	53.2438	9,229	55.9107	9,691	58.7012	10,175	61.6321	10,683
15	15.2106	Network/Sys Administrator	61.0461	10,581	64.1006	11,111	67.3042	11,666	70.6646	12,249	74.2063	12,862	77.9133	13,505
15	15.5423	NPDES Permit Manager	54.5749	9,460	57.3085	9,933	60.1689	10,429	63.1729	10,950	66.3379	11,499	69.6467	12,072
15	15.5301	Park Operations Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191
15	15.3108	Permit Analyst	38.9366	6,749	40.8789	7,086	42.9290	7,441	45.0796	7,814	47.3335	8,204	49.7004	8,615
15	15.3105	Permit Center Coordinator	44.8854	7,780	47.1362	8,170	49.4974	8,580	51.9687	9,008	54.5749	9,460	57.3085	9,933
15	15.3117	Plan Check Engineer	52.4585	9,093	55.0814	9,547	57.8354	10,025	60.7273	10,526	63.7638	11,052	66.9519	11,605
15	15.3001	Planning Manager	63.1729	10,950	66.3379	11,499	69.6467	12,072	73.1334	12,676	76.7975	13,312	80.6310	13,976
15	15.1171	Police Records Coordinator	44.8854	7,780	47.1362	8,170	49.4974	8,580	51.9687	9,008	54.5749	9,460	57.3085	9,933
15	15.1111	Police Services Administrator	58.7012	10,175	61.6321	10,683	64.7198	11,218	67.9480	11,778	71.3495	12,367	74.9244	12,987
15	15.3015	Public Safety Information Officer	44.9026	7,783	47.1477	8,172	49.5051	8,581	51.9803	9,010	54.5794	9,460	57.3085	9,933
15	15.1151	Pub Works Admin Supv	49.4974	8,580	51.9687	9,008	54.5749	9,460	57.3085	9,933	60.1689	10,429	63.1729	10,950
15	15.6105	Recreation-Parks Superintendent	60.4564	10,479	63.4776	11,003	66.6509	11,553	69.9851	12,131	73.4888	12,738	77.1616	13,375
15	15.2016	Senior Accountant	43.1631	7,482	45.3261	7,857	47.5967	8,250	49.9742	8,662	52.4760	9,096	55.1014	9,551
15	15.2021	Senior Buyer	44.2421	7,669	46.4595	8,053	48.7866	8,456	51.2235	8,879	53.7880	9,323	56.4791	9,790
15	15.5011	Senior Civil Engineer	68.3580	11,849	71.7758	12,441	75.3645	13,063	79.1328	13,716	83.0895	14,402	87.2439	15,122
15	15.3111	Sr Code Enforcement Officer	47.8390	8,292	50.2336	8,707	52.7472	9,143	55.3872	9,600	58.1545	10,080	61.0574	10,583
15	15.3013	Sr Community Development Analyst	49.4974	8,580	51.9687	9,008	54.5749	9,460	57.3085	9,933	60.1689	10,429	63.1729	10,950
15	15.6011	Senior Librarian	46.0108	7,975	48.3127	8,374	50.7331	8,794	53.2632	9,232	55.9374	9,696	58.7301	10,180
15	15.3011	Senior Planner	54.5749	9,460	57.3085	9,933	60.1689	10,429	63.1729	10,950	66.3379	11,499	69.6467	12,072
15	15.5451	Street Maintenance Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191
15	15.3102	Supervising Plan Checker	65.1028	11,284	68.3579	11,849	71.7758	12,441	75.3645	13,063	79.1328	13,716	83.0894	14,402
15	15.5446	Supt of Maintenance Services	60.4564	10,479	63.4776	11,003	66.6509	11,553	69.9851	12,131	73.4888	12,738	77.1616	13,375
15	15.5442	Sustainability Analyst	53.2438	9,229	55.9107	9,691	58.7012	10,175	61.6321	10,683	64.7198	11,218	67.9480	11,778
15	15.6006	Technical Services Manager	46.2307	8,013	48.5497	8,415	50.9785	8,836	53.5256	9,278	56.2082	9,743	59.0180	10,230
15	15.5008	Traffic Engineer	62.8767	10,899	66.0162	11,443	69.3169	12,015	72.7862	12,616	76.4250	13,247	80.2502	13,910
15	15.5416	Wastewater Manager	55.1082	9,552	57.8666	10,030	60.7608	10,532	63.7992	11,059	66.9811	11,610	70.3321	12,191

July 2028 - 3%														
AMPS														
Benefit Group	Grade	Position	Step 1 Hourly	Step 1 Monthly	Step 2 Hourly	Step 2 Monthly	Step 3 Hourly	Step 3 Monthly	Step 4 Hourly	Step 4 Monthly	Step 5 Hourly	Step 5 Monthly	Step 6 Hourly	Step 6 Monthly
15	15.1121	Airport Manager	61.0847	10,588	64.1353	11,117	67.3432	11,673	70.7074	12,256	74.2463	12,869	77.9685	13,515
15	15.2015	Accountant Auditor	40.4164	7,006	42.4419	7,357	44.5678	7,725	46.7941	8,111	49.1368	8,517	51.5950	8,943
15	15.1717	Asst Community Development Dir	77.1822	13,378	81.0458	14,048	85.1025	14,751	89.3598	15,489	93.8269	16,263	98.5123	17,075
15	15.5002	Asst PW Director/City Engineer	83.3605	14,449	87.5286	15,172	91.9050	15,930	96.5004	16,727	101.3252	17,563	106.3917	18,441
15	15.5021	Associate Engineer	56.3494	9,767	59.1668	10,256	62.1252	10,768	65.2315	11,307	68.4931	11,872	71.9177	12,466
15	15.3021	Associate Planner	47.5958	8,250	49.9771	8,663	52.4771	9,096	55.1046	9,551	57.8601	10,029	60.7514	10,530
15	15.1532	Business Navigator	46.0057	7,974	48.3103	8,374	50.7252	8,792	53.2679	9,233	55.9297	9,694	58.7273	10,179
15	15.3107	Chief Building Official	69.3394	12,019	72.8082	12,620	76.4516	13,252	80.2698	13,913	84.2877	14,610	88.5064	15,341
15	15.1718	Chief of Planning	77.1822	13,378	81.0458	14,048	85.1025	14,751	89.3598	15,489	93.8269	16,263	98.5123	17,075
15	15.5003	City Engineer	77.1822	13,378	81.0458	14,048	85.1025	14,751	89.3598	15,489	93.8269	16,263	98.5123	17,075
15	15.3104	Code Enforcement Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557
15	15.3031	Community Dev Analyst	46.0057	7,974	48.3103	8,374	50.7252	8,792	53.2679	9,233	55.9297	9,694	58.7273	10,179
15	15.6007	Community Education Manager	47.6176	8,254	50.0062	8,668	52.5079	9,101	55.1314	9,556	57.8944	10,035	60.7885	10,537
15	15.1146	Community Safety Administrator	52.2551	9,058	54.8611	9,509	57.6155	9,987	60.4920	10,485	63.5164	11,010	66.6892	11,559
15	15.6101	Community Services Manager	49.5180	8,583	51.9935	9,012	54.5996	9,464	57.3279	9,937	60.1954	10,434	63.2029	10,955
15	15.2108	Computer Systems Administrator	62.8775	10,899	66.0236	11,444	69.3233	12,016	72.7845	12,616	76.4325	13,248	80.2507	13,910
15	15.5025	Construction Inspection Manager	65.0681	11,278	68.3280	11,844	71.7361	12,434	75.3274	13,057	79.1014	13,711	83.0499	14,395
15	15.5026	Construction Inspector Supv	49.2742	8,541	51.7406	8,968	54.3296	9,417	57.0488	9,888	59.8991	10,383	62.8891	10,901
15	15.4017	Criminalist	61.7801	10,709	64.8754	11,245	68.1114	11,806	71.5210	12,397	75.1044	13,018	78.8536	13,668
15	15.6008	Customer Experience Manager	47.6176	8,254	50.0062	8,668	52.5079	9,101	55.1314	9,556	57.8944	10,035	60.7885	10,537
15	15.5010	Deputy City Engineer	73.9292	12,814	77.6254	13,455	81.5067	14,128	85.5821	14,834	89.8612	15,576	94.3542	16,355
15	15.6102	Deputy Dir. of Library & Comm. Srvcs	72.9166	12,639	76.5625	13,271	80.3906	13,934	84.4101	14,631	88.6306	15,363	93.0621	16,131
15	15.4532	Deputy Fire Marshal	66.9838	11,611	70.3329	12,191	73.8497	12,801	77.5419	13,441	81.4192	14,113	85.4902	14,818
15	15.6001	Deputy Librarian	62.2701	10,793	65.3819	11,333	68.6504	11,899	72.0847	12,495	75.6935	13,120	79.4764	13,776
15	15.5020	Engineering Division Manager	67.0558	11,623	70.4086	12,204	73.9291	12,814	77.6254	13,455	81.5067	14,128	85.5821	14,834
15	15.5382	Facilities Maintenance Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557
15	15.5336	Fleet Maintenance Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557
15	15.5016	GIS Administrator	56.2121	9,743	59.0278	10,231	61.9740	10,742	65.0681	11,278	68.3280	11,844	71.7361	12,434
15	15.3027	Homeless Services Manager	60.4622	10,480	63.4811	11,003	66.6614	11,555	69.9864	12,131	73.4900	12,738	77.1721	13,376
15	15.2101	Information Systems Manager	66.0356	11,446	69.3394	12,019	72.8082	12,620	76.4516	13,252	80.2698	13,913	84.2877	14,610
15	15.3017	Inspection Services Manager	65.0681	11,278	68.3280	11,844	71.7361	12,434	75.3274	13,057	79.1014	13,711	83.0499	14,395
15	15.2111	Integration/Applications Admin	62.8775	10,899	66.0236	11,444	69.3233	12,016	72.7845	12,616	76.4325	13,248	80.2507	13,910
15	15.5384	Maintenance Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557
15	15.4030	Management Analyst	49.7389	8,621	52.2220	9,052	54.8411	9,506	57.5880	9,982	60.4622	10,480	63.4811	11,003
15	15.2106	Network/Sys Administrator	62.8775	10,899	66.0236	11,444	69.3233	12,016	72.7845	12,616	76.4325	13,248	80.2507	13,910
15	15.5423	NPDES Permit Manager	56.2121	9,743	59.0278	10,231	61.9740	10,742	65.0681	11,278	68.3280	11,844	71.7361	12,434
15	15.5301	Park Operations Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557
15	15.3108	Permit Analyst	40.1047	6,951	42.1053	7,298	44.2169	7,664	46.4320	8,048	48.7535	8,451	51.1914	8,873
15	15.3105	Permit Center Coordinator	46.2320	8,014	48.5503	8,415	50.9823	8,837	53.5278	9,278	56.2121	9,743	59.0278	10,231
15	15.3117	Plan Check Engineer	54.0323	9,366	56.7338	9,834	59.5705	10,326	62.5491	10,842	65.6767	11,384	68.9605	11,953
15	15.3001	Planning Manager	65.0681	11,278	68.3280	11,844	71.7361	12,434	75.3274	13,057	79.1014	13,711	83.0499	14,395
15	15.1171	Police Records Coordinator	46.2320	8,014	48.5503	8,415	50.9823	8,837	53.5278	9,278	56.2121	9,743	59.0278	10,231
15	15.1111	Police Services Administrator	60.4622	10,480	63.4811	11,003	66.6614	11,555	69.9864	12,131	73.4900	12,738	77.1721	13,376
15	15.3015	Public Safety Information Officer	46.2497	8,017	48.5621	8,417	50.9903	8,838	53.5397	9,280	56.2168	9,744	59.0278	10,231
15	15.1151	Pub Works Admin Supv	50.9823	8,837	53.5278	9,278	56.2121	9,743	59.0278	10,231	61.9740	10,742	65.0681	11,278
15	15.6105	Recreation-Parks Superintendent	62.2701	10,793	65.3819	11,333	68.6504	11,899	72.0847	12,495	75.6935	13,120	79.4764	13,776
15	15.2016	Senior Accountant	44.4580	7,706	46.6859	8,092	49.0246	8,498	51.4734	8,922	54.0503	9,369	56.7544	9,837
15	15.2021	Senior Buyer	45.5694	7,899	47.8533	8,295	50.2502	8,710	52.7602	9,145	55.4016	9,603	58.1735	10,083
15	15.5011	Senior Civil Engineer	70.4087	12,204	73.9291	12,814	77.6254	13,455	81.5068	14,128	85.5822	14,834	89.8612	15,576
15	15.3111	Sr Code Enforcement Officer	49.2742	8,541	51.7406	8,968	54.3296	9,417	57.0488	9,888	59.8991	10,383	62.8891	10,901
15	15.3013	Sr Community Development Analyst	50.9823	8,837	53.5278	9,278	56.2121	9,743	59.0278	10,231	61.9740	10,742	65.0681	11,278
15	15.6011	Senior Librarian	47.3911	8,214	49.7621	8,625	52.2551	9,058	54.8611	9,509	57.6155	9,987	60.4920	10,485
15	15.3011	Senior Planner	56.2121	9,743	59.0278	10,231	61.9740	10,742	65.0681	11,278	68.3280	11,844	71.7361	12,434
15	15.5451	Street Maintenance Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557
15	15.3102	Supervising Plan Checker	67.0559	11,623	70.4086	12,204	73.9291	12,814	77.6254	13,455	81.5068	14,128	85.5821	14,834
15	15.5446	Supt of Maintenance Services	62.2701	10,793	65.3819	11,333	68.6504	11,899	72.0847	12,495	75.6935	13,120	79.4764	13,776
15	15.5442	Sustainability Analyst	54.8411	9,506	57.5880	9,982	60.4622	10,480	63.4811	11,003	66.6614	11,555	69.9864	12,131
15	15.6006	Technical Services Manager	47.6176	8,254	50.0062	8,668	52.5079	9,101	55.1314	9,556	57.8944	10,035	60.7885	10,537
15	15.5008	Traffic Engineer	64.7630	11,226	67.9967	11,786	71.3964	12,375	74.9698	12,995	78.7178	13,644	82.6577	14,327
15	15.5416	Wastewater Manager	56.7614	9,839	59.6026	10,331	62.5836	10,848	65.7132	11,390	68.9905	11,958	72.4421	12,557

File #: ID#26-332, **Version:** 1

..Title
Extension of Agreement for Services for Workers' Compensation Third Party Claims Administrator
..Recommended Action
Approve a Resolution delegating authority to the City Manager to negotiate and execute a three-year extension of the contract between the City of Salinas and CorVel Enterprise Claims, Inc. ("CorVel") for the administration of the City's Workers' Compensation Program in an amount not to exceed $769,634 from July 1, 2026 to June 30, 2029.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **HUMAN RESOURCES**

FROM: **MARINA HORTA-GALLEGOS, HUMAN RESOURCES DIRECTOR**

BY: **VENISSA ROSA, RISK & BENEFITS ANALYST**

TITLE: **EXTENSION OF AGREEMENT FOR SERVICES FOR WORKERS' COMPENSATION THIRD PARTY CLAIMS ADMINISTRATOR**

RECOMMENDED MOTION:

A motion to approve a Resolution delegating authority to the City Manager to negotiate and execute a three-year extension of the contract between the City of Salinas and CorVel Enterprise Claims, Inc. ("CorVel") for the administration of the City's Workers' Compensation Program in an amount not to exceed $769,634 from July 1, 2026 to June 30, 2029.

BACKGROUND:

Workers' compensation coverage is a state law mandated benefit covering employees whose injuries arise out of employment or are caused by employment. Since 2014 the City has contracted with CorVel for workers' compensation Third-Party Administrator (TPA) services. TPA administration for the City's workers' compensation program includes claim intake and evaluation; communication with injured employees; coordination with medical providers, including the City's contracted occupational medical care facilities, Agile Occupational Medicine and ProActive Work Health Services; bill review; utilization review; nurse case management dispatch and care; coordination of benefits and payroll adjustments; and compliance with rules and regulations established by the state of California Division of Industrial Relations, Office of Self-Insurance Plans.

CorVel staffs the City's account with two full-time, City of Salinas-dedicated claims adjusters and additional account personnel that service the City, including an account supervisor, an account manager, a bill review specialist, the vice president of claims, and a case management and utilization review manager, among others. This CorVel team produces detailed monthly reports of open claims by department and communicates daily with City staff, including the Human Resources Department, which oversees the City's workers' compensation program, as well as departmentally with injured employees and their supervisors. On a quarterly basis, CorVel staff travel to the City to provide a presentation to the Human Resources Department and Office of the City Attorney regarding open claims, employee welfare and return to work status, litigation updates, and reviewing losses and projected losses.

The most recent contract extension is set to expire on June 30, 2026. The proposed agreement is to begin no later than July 1, 2026, for a 3-year term extension to June 30, 2029, at an annual rate of $249,000 for the first extension year, $256,470 for the second year, and $264,164 for the third year. This pricing reflects an annual increase of 3%. The proposed rates are competitive and reflect the quality and scope of services provided.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No

STRATEGIC PLAN INITIATIVE:

Approval of the proposed action supports the City Council's 2025 Strategic Goal of City Services by ensuring fiscal responsibility, demonstrating sound financial management, and providing high quality customer service.

DEPARTMENTAL COORDINATION:

The Human Resources Department manages the City's Workers' Compensation program, works closely with the City Attorney's Office on claims review and settlement, and maintains contact with various affected departments regarding work status and accommodations for employees who have filed workers' compensation claims. CorVel serves as the main point of contact for employees throughout the claims process, gathering information, facilitating communication, and ensuring compliance with legal and regulatory requirements.

FISCAL AND SUSTAINABILITY IMPACT:

The proposed agreement spans three fiscal years, with an end date of June 30, 2029. Funding for the first two years of the proposed agreement has been included in the budget for the 2026-2027 & 2027-2028 fiscal years. Funding for the third year shall be included in the budget development process for that fiscal year.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
7103	16.1247-64.4610	Other Charges Workers Comp Admin	$250,000	$249,000

ATTACHMENTS:

Resolution
Agreement – 2014
Amendment 7

Exhibit to Amendment 7

RESOLUTION NO.

A RESOLUTION EXTENDING THE AGREEMENT FOR WORKERS' COMPENSATION CLAIMS THIRD PARTY ADMINISTRATION SERVICES

WHEREAS, The City of Salinas and CorVel Enterprise Claims, Inc ("CorVel") first entered into an Agreement for Professional Services effective July 1, 2014, pursuant to which CorVel agreed to provide professional third-party workers' compensation claims administration services to the City in exchange for compensation, paid by the City (the "Agreement"); and

WHEREAS, CorVel continues to perform those services satisfactorily and to meet the City's workers' compensation claims administration needs; and

WHEREAS, the existing agreement will expire on June 30, 2026; and

WHEREAS, the City and CorVel desire to enter into a contract amendment for three additional one-year renewals. For the first additional one-year renewal authorized hereby, the total annual amount to be paid by the City to CorVel for Claims Administration Services shall be at a rate of $249,000. At the beginning of the second one-year period, this rate shall adjust to $256,470. At the onset of the third and final one-year period, the rate shall adjust to $264,164. The three-year contract extension for the administration of the City's Workers' Compensation Program shall not exceed $769,634.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby authorizes an amended Agreement for three one-year renewals with CorVel for the administration of the City Workers' Compensation Program; and

BE IT FURTHER RESOLVED that the Salinas City Council hereby authorizes the City Manager to sign the amendment between the City of Salinas and CorVel.

PASSED AND APPROVED this 30th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Dennis Donohue, Mayor

ATTEST:

_____
Patricia M. Soratos, City Clerk

AGREEMENT —AMENDMENT NO. 7

BETWEEN

City of Salinas and CorVel Enterprise Claims, Inc.

This Amendment No. 7 to the Agreement for Professional Services (the "Amendment") is entered into this 1st day of July 2026, by and between the City of Salinas, a California charter city and municipal corporation hereinafter referred to as "the City," and CorVel Enterprise Claims, Inc. (f/k/a CorVel Enterprise Comp, Inc.,) hereinafter referred to as "CorVel." City and CorVel may be individually referred to herein as a "Party" and collectively the City and CorVel may be referred to as the "Parties."

RECITALS

WHEREAS, the City and CorVel first entered into an Agreement for Professional Services on May 20, 2014 as amended, pursuant to which CorVel agreed to act as and provide certain services to the City for compensation as amended (the "Agreement"); and

WHEREAS, the City and CorVel desire to renew the Agreement and to reflect a renewal to the Term of the Agreement and a price increase to reflect the revised compensation to be paid to CorVel.

NOW, THEREFORE, in mutual consideration of the terms and conditions set forth below, the Parties agree as follows:

TERMS

1. Section 2 of the Agreement, Term: Completion Schedule, is hereby amended to renew for an additional three (3) year renewal term effective July 1, 2026 through June 30, 2029.

2. Section 3 of the Agreement, Compensation, is hereby amended whereby the City agrees to opt for an additional three (3) year renewal term and both parties agree that the attached Exhibit A to this Amendment replaces pricing in its entirety as defined thereunder.

3. All other covenants, terms, and conditions set forth in the Agreement and not amended by this Amendment shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the undersigned, as authorized representatives of the City and CorVel have entered into this Agreement as of the date first written above.

CITY OF SALINAS	**CORVEL ENTERPRISE CLAIMS, INC.**
BY:_____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

APPROVED AS TO FORM:

BY:_____

Name: _____

Title: _____

Date: _____

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EXHIBIT A

1) Fees during Renewal Term Effective July 1, 2026 through June 30, 2029 as follows:

Workers' Compensation Claims Administration

Service Name	Year 1	Year 2	Year 3
Life of Contract: Flat Annual[d]			
Up to 72 Indemnity Claims Annually, 50 Medical Only Claims Annually, 0 Indemnity and 0 Medical Only Tail Claims	$249,000	$256,470	$264,164
Per claim Fee after maximum number of claims:			
Medical Only	$184	$190	$195
Indemnity Premium States(CA, TX, FL, NY)[b]	$1,660	$1,710	$1,761
Employer's Liability	$1,579	$1,626	$1,675
Report Only - Per Incident	$0.00	$0.00	$0.00

Program Management

Service Name	Year 1	Year 2	Year 3
Administration Fee - Per Annum[i]		Waived	
CareMC Access[j]			
First 5 Full Access Users - Per Annum		Waived	
Each User over 5 - Per User, Per Year	$1,092	$1,125	$1,158
State Fund Oversight (OH, WA)		50% of standard fees, based on service level	

Account Management and Technical Support

Service Name	Year 1	Year 2	Year 3
Account Management Staff		Included for duration of contract	
Electronic Data Transmission - Per Month, Based on Frequency			
Monthly File	$0	$0	$0
Weekly File	$0	$0	$0
Daily File	$0	$0	$0
Training – Onsite and Online		Included for duration of contract	
Technical Support		Included for duration of contract	
State EDI Files		Included for duration of contract	
Monthly Reporting		Included for duration of contract	
Ad hoc Report Programming - Per Hour	$212	$218	$225
Communication Materials/Posters		Pass through printing cost	
Annual Banking Fees		One account included	
Additional Account(s) - Per Account	$1,060	$1,092	$1,125
Carrier TPA Oversight Fees[K]		Bill from Carrier to Client	

Intake and Immediate Intervention Services

Service Name	Year 1	Year 2	Year 3
Claim Intake (includes one FNOL distribution) - Per Intake	$0.00	$0.00	$0.00
Advocacy 24/7 - Per Call	$119	$123	$127

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Legal Services

Service Name	Year 1	Year 2	Year 3
Subrogation[l]		25.0% of Recoveries	
Indexing and OFAC Compliance - Per Index	$21.00	$21.63	$22.28

Bill Review

Service Name	Year 1	Year 2	Year 3
Bill Review: Includes Standard Fee Schedule[z] and UCR - Per Bill[o]	$26.00	$26.78	$27.58
+ Network Solutions Includes: Clinical Review, Implant Analysis, Line Item Bill Review, Negotiations, PPO Network Access, Substantive Denials, Technical Evaluation			
Minimum Transaction Fee[p]	$26.00	$26.78	$27.58
Maximum Transaction Fee			
State EDI, Scanning/OCR, Initial 1099 Provider Notification Letter		Included for duration of contract	

WC/Liability Provider and Nurse Review Services

Service Name	Year 1	Year 2	Year 3

Patient Management

Service Name	Year 1	Year 2	Year 3
Telephonic Case Management, Field Case Management and Return to Work Coordinator[2] - Per Hour			
Alaska, California, Hawaii and New York	$169	$174	$179
All Other States[q]	$135	$139	$143
Specialty Services: Catastrophic, Life Care Plan, Bilingual, Critical Incident Stress Debriefing, Medicare Conditional Payment, Medicare Set Aside – per hour	$206	$212	$219
Nurse Utilization Review - Per Review	$135	$139	$143
Physician Utilization Review - Per Review	$250	$258	$266
UR Authorization Only (Adjuster Review) - CA - Per Review	$25	$26	$27

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Pharmacy Solutions

Service Name	Year 1	Year 2	Year 3
Retail Pharmacies			
Brand		AWP -10.00% + $7.47 dispensing fee	
Generic		AWP -35.00% + $7.47 dispensing fee	
Mail Order			
Brand		AWP -10.00% + $5.15 dispensing fee	
Generic		AWP -35.00% + $5.15 dispensing fee	
Clinical Modeling and Pharmacy Interventions			
Integration of Pharmacy Data, Calculation/Display in CareMC, Certified Pharmacy Technician, Rx Nurse		Included for duration of contract	
Nurse Management		Case Management hourly rate	
Pharmacy Review - Per Review	$376	$388	$399
Cognitive Behavioral Therapy - Per Hour	$258	$265	$273
Medication Review - Per Hour	$206	$212	$219
Drug Testing/Monitoring		State Fee Schedule[z]	

Ancillary Care Solutions

Service Name	Year 1	Year 2	Year 3
Medical Imaging Services, Independent Medical Exam, Physical and Occupational Therapy, Durable Medical Equipment, IME Peer Review, Transportation, Translation		Varies by State and Specialty	

Medicare Agent Reporting

Service Name	Year 1	Year 2	Year 3
Implementation - One Time Fee	$0		
Monthly Query/Quarterly Reporting	$0	$0	$0

California Lien Program

Service Name	Year 1	Year 2	Year 3
Set up fee/minimum fee - Per Lien[u]	$53	$55	$56
Percent of savings off Fee Schedule[z]		20.00% of Savings	
Lien Cap	$3,180	$3,275	$3,374
Per Cost Petitioner/Medical Legal Dispute	$400 Flat Fee	$412 Flat Fee	$424 Flat Fee
Lien Conference	$530	$546	$562
Lien Trial - Half Day/Full Day	$530/$795	$546/$819	$562/$843
Litigation Support	$250	$258	$265
Case in Chief Services	$400	$412	$424
Additional Service Menu for Liens and Case in Chief Services		Average Client Savings off Defense Firms = 40%	

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State Certified Managed Care Networks

Service Name	Year 1	Year 2	Year 3
Implementation, Filing, Setup - One Time Fee[v]			
Standard Network - CA MPN, TX HCN, IL PPP, KY MCO, NY Certified	$2,250 per network		
Standard Network - CA MPN and CA Kaiser	$3,510 per network		
Custom Network (CA MPN)	$5,724 per network		
Administration[w]			
CA MPN, TX HCN:	+ $4.50/bill	+ $4.64/bill	+ $4.77/bill
KY MCO:	+ $2.00/bill	+ $2.06/bill	+ $2.12/bill
Optional Services (Appointment Scheduling, Training, Panel Creation, etc)		Varies by State	

California MPN Optional Services

Service Name	Year 1	Year 2	Year 3
MPN Provider Appointment Scheduling	$89.00 per MPN provider appointment	$91.67 per MPN provider appointment	$94.42 per MPN provider appointment
MPN On-Site or Webinar Training	$150 per hour	$154 per hour	$159 per hour

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Appendix

Workers' Compensation Claims Administration	
Indemnity/Medical Only (All Other States)[a]	Claim fee applies to All Other States with the exception of premium states (CA, HI, AK, NY, TX, FL, OH)
Indemnity Premium States[b]	CA, NY, TX, FL
Flat Annual Fee[d]	If expected losses occur at a rate greater than expected, we will propose a fee adjustment if we have to increase our resource commitment
Program Management	
Administration Fee[i]	Includes assistance with Self-Insured Data for State Reports, State Statistical Reporting and All State Filing Requirements
CareMC Access[j]	Includes Executive Dashboard, Claim Details, Claims Summary Screen and Claims Reporting
Account Management and Technical Support	
Carrier TPA Oversight Fees[k]	Fees charged by the carrier (Oversight fees, Tail Claim transfer / takeover fees, etc.) are the responsibility of the client and will be billed directly to the client by the carrier or by CorVel should CorVel be invoiced for such fees
Legal Services	
Subrogation[l]	A minimum fee of $550 and/or 25% of the gross recovery potential, whichever is less, shall be charged if subrogation dollars are waived to resolve an underlying workers' compensation claim that has been developed for recovery. CorVel's fee shall never exceed $50k
Bill Review Services	
Bill Review[o]	Includes bill intake, document imaging, file upload, state EDI's, and initial 1099 provider notification
Minimum Transaction Fee[p]	Minimum transaction fee per bill transaction. Applied per transaction if all other applicable fees do not meet the minimum transaction fee. Applies to all transactions, including but not limited to, Specialty Bills, Duplicate Bills, and bills sent for Re-consideration or Re-evaluation. Maximum fee per bill of
Patient Management	
Case Management All Other States[q]	Fee applies to all states with the exception of premium states (CA, HI, AK, and NY)
Prevailing IRS Mileage Rate applies	
Each invoice for Case Management Services shall include an additional professional service fee billed to the Customer in the amount of $39	
Pharmacy Solutions	
Customer agrees to pay CorVel the Pharmacy Solutions Pricing outlined in this Agreement or in accordance with the official medical fee schedule as established, and as amended from time to time, by the applicable state's Workers Compensation board, whichever is lessor. In the event that medical fee schedule is lower than CorVel's acquisition cost, except when Massachusetts' jurisdiction is applicable, Customer agrees to pay CorVel's acquisition cost plus 10%	
California Lien Program	
Set up fee/minimum fee - Per Lien[u]	Deducted from total fee if over $100
State Certified Managed Care Networks	
Implementation, Filing, Setup (one-time fee)[v]	Implementation and administration for all other Managed Care Organizations (MCOs) — (AR MCO, CT MCO, FL MCA, GA MCO, MN MCO, NE MCO, NH MCO, NJ MCO, OK CMP and WV MHCP) — are included in bill review fees
Administration[w]	Additional bill fee is applied to all Bill Review transactions relating to the applicable state regardless of the bill's network utilization
Standard Fee Schedule	
Fee Schedule[z]	Annual Rate schedules are available upon request

The above pricing per claim is based on handling of all claims that occur and are reported during the agreement period. If life of contract pricing is selected, claims will be handled until closed or until the end of the agreement period, whichever comes first. If life of claim pricing is selected, claims will be handled until closed.

Any service not identified in this proposal will be provided at a later time.

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RESOLUTION NO. 20557 (N.C.S.)

RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A PROFESSIONAL SERVICES AGREEMENT WITH CORVEL ENTERPRISE COMP, INC. FOR THE ADMINISTRATION OF THE CITY'S WORKERS' COMPENSATION PROGRAM.

BE IT RESOLVED BY THE CITY COUNCIL OF SALINAS that the City Manager is authorized and directed for and on behalf of the City of Salinas to sign the attached Professional Services Agreement between the City of Salinas, a municipal corporation, and CorVel Enterprise Comp, Inc., for workers' compensation third party administrative services from July 1, 2014 until June 30, 2017.

PASSED AND ADOPTED this 20th day of May 2014, by the following vote:

AYES: Councilmembers: Castañeda, Craig, De La Rosa, Lutes, McShane, and Mayor Gunter

NOES: None

ABSENT: Councilmember Barrera

ABSTAIN: None

APPROVED:

Joe Gunter, Mayor

ATTEST:

Patricia Barajas, City Clerk

AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND CORVEL ENTERPRISE COMP, INC.

This Agreement for Professional Services (the "Agreement") is made and entered into this 20th day of May, 2014, by and between the **CITY OF SALINAS**, a California charter city and municipal corporation (hereinafter "City"), and **CORVEL ENTERPRISE COMP, INC.**, a Delaware corporation, (hereinafter "CorVel").

RECITALS

WHEREAS, CorVel represents that it is specially trained, experienced, and competent to perform the special services which will be required by this Agreement; and

WHEREAS, CorVel is willing to render such professional services, as hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, City and CorVel agree as follows:

TERMS

1. Description of Project and Scope of Service. The scope of services to be provided by CorVel through the term of this Agreement are described in **Exhibit A**, attached hereto and incorporated herein by reference. All terms and conditions described in Exhibit A (the "Scope of Work") are incorporated into this Agreement by reference, except that in the event of any conflict between the Agreement and the Scope the terms and conditions of this Agreement shall control.

2. Term; Completion Schedule. This Agreement shall commence on July 1, 2014, and shall terminate on June 30, 2017, unless extended in writing by either party upon thirty (30) days written notice. This Agreement may be extended only upon mutual written consent of the parties, and may be terminated only pursuant to the terms of this Agreement. CorVel shall fully comply with all timelines for performance of its consulting services set forth in **Exhibit A.**

3. Compensation. City hereby agrees to pay CorVel for services competently and satisfactorily rendered pursuant to this Agreement as follows:

(A) **Payment of Compensation.** The City shall compensate CorVel pursuant to this section on a monthly basis per the City's fiscal year, which is measured from July 1 through June 30.

(B) **Claims Administration.** For Claims Administration services provided to the City pursuant to this Agreement the City shall compensate CorVel as follows:

Year One: For the first year of this Agreement, the total amount of compensation to be paid by the City to CorVel for Claims Administration services shall be one hundred ninety-eight thousand two hundred sixty-seven dollars ($198,267).

Year Two: For the second year of this Agreement, the total amount of compensation to be paid by the City to CorVel for Claims Administration services shall be two hundred four thousand two hundred fifteen dollars ($204,215).

Year Three: For the third year of this Agreement, the total amount of compensation to be paid by the City to CorVel for Claims Administration services shall be two hundred ten thousand three hundred forty one dollars ($210,341).

If at the end of the initial term the City opts to extend the Agreement for an additional two (2) year term, CorVel may increase its fee. However, such compensation shall not exceed three (3%) each year.

(C) **Bill Review.** For Bill Review services the City shall compensate CorVel a fee of twenty dollars ($20.00) per bill reviewed (includes all bill types "Medical Bill Review Services" and pharmacy fees as described hereunder in Exhibit B "Fees"). Said fee is inclusive of actual bill review, State EDI, Scanning/OCR and check writing. This will be the maximum compensation allowed for bill review, no other fees will be allowed. CorVel will provide a monthly bill review summary and savings report.

(D) **Reduction in Compensation for Cause.** In addition to those remedies set forth elsewhere in this Agreement, any violation of the terms and conditions of this Agreement shall be identified in writing by the City. After a thirty (30) day resolution period, commencing date of mailing of the written notice, if CorVel has not cured to the satisfaction of City such violation(s), and/or continued violations by CorVel shall result in a 10% monthly reduction fees until the condition is resolved to the satisfaction of the City.

(E) **Data Transfer Fees.** The City shall not be subject to any data transfer fees, implementation costs, or other related fees or costs.

4. **Billing.** CorVel shall submit to City an itemized invoice, prepared in a form satisfactory to City, describing its services and costs for the period covered by the invoice. Except as specifically authorized by City, CorVel shall not bill City for duplicate services performed by more than one person. CorVel's bills shall include the following information to which such services cost or pertain:

a. A brief description of services performed;
b. The date the services were performed;
c. A brief description of any costs incurred; and
d. The signature of an authorized representative of CorVel.

Any such invoices shall be in full accord with any and all applicable provisions of this Agreement.

City shall make payment on each such invoice within thirty (30) days of receipt; provided, however, that if CorVel submits an invoice which is incorrect, incomplete, or not in accord with the provisions of this Agreement, City shall not be obligated to process any payment to CorVel until thirty

(30) days after a correct and complying invoice has been submitted by CorVel. The City shall process undisputed portion immediately.

5. **Additional Copies.** If City requires additional copies of reports, or any other material which CorVel is required to furnish as part of the services under this Agreement, CorVel shall provide such additional copies as are requested, and City shall compensate CorVel for the actual costs related to the production of such copies by CorVel.

6. **Responsibility of CorVel.** In addition to those services identified in **Exhibit A**, CorVel shall have the following responsibilities with respect to this Agreement:

(A) By executing this Agreement, CorVel agrees that the services to be provided and work to be performed under this Agreement shall be performed in a fully competent manner. By executing this Agreement, CorVel further agrees and represents to City that CorVel possesses, or shall arrange to secure from others, all of the necessary professional capabilities, experience, resources, and facilities necessary to provide the City the services contemplated under this Agreement and that City relies upon the professional skills of CorVel to do and perform CorVel's work. CorVel further agrees and represents that CorVel shall follow the current, generally accepted practices in this area to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding the projects for which the services are rendered under this Agreement.

(B) CorVel shall assign a single Project Director to have overall responsibility for the execution of this Agreement . Michael Saverien, is hereby designated as the Project Director for CorVel. Any changes in the Project Director designee shall be subject to the prior written acceptance and approval of the City Manager and/or designee.

(C) **Additional Services and Fees.** Upon request of the City, CorVel may from time to time provide or secure services to the City in addition to those services otherwise specified in this Agreement. The general terms and conditions of those additional services are as follows. The costs for such additional services shall be as mutually agreed upon by the City and by CorVel.

Safety and Health Consulting Services;
Industrial Hygiene Services;
Field Investigation and Outside Services/Field Case Management;
Special or Additional Computer Information;
Immediate Field Intervention Program; and
Medical Management/Utilization Review Services.

7. **Performance Criteria.** CorVel's performance under this Agreement, and the compensation to be paid by the City to CorVel for services rendered, shall be subject to the following performance criteria and the performance criteria set forth in **Exhibit A**. CorVel's failure to fully comply with the following performance criteria shall be considered a material breach of this Agreement for which the City may be justified in withholding compensation or in terminating this Agreement pursuant to Section 15.

(A) Staffing. Throughout the entire term of this Agreement, and any renewal hereof, CorVel shall maintain staffing levels of sufficient experience to adequately perform its obligations under this Agreement and for which the City is paying compensation. The account team to be made available to the City pursuant to this Agreement shall at a minimum include owners of CorVel, an IT Manager (Data Processing Manager), the Account Manager, Claims Manager, Claims Supervisor, two Senior Claims Examiners, and a Claims Assistant. CorVel further agrees to allow the City to be involved in the selection of staff assignments to the City's claims Handling Team. Including the reasonable right of the City to refuse a proposed assignment. The City shall have the right to review the service provided by the examiner and to require a new examiner if the service provided is unacceptable to the City. The caseload of each Claims Examiner assigned to the City's account shall not exceed one hundred fifty (150) open indemnity claims.

(B) Timely Filing. CorVel shall timely perform all of its obligations under this Agreement including, but not limited to, timely filings required under the Workers' Compensation laws. The City and CorVel therefore expressly agree that (i) any penalties, interest, and fines arising under the Workers' Compensation laws caused by the failure of CorVel to the extent of its negligence, errors or omissions to perform its obligations under this Agreement shall be the responsibility of and shall be paid by CorVel or shall be reimbursed to the City within 90 days of the City's payment; and (ii) any penalties, interest, and fines arising under the Workers' Compensation laws caused by the failure of the City to the extent of its negligence, errors or omissions to perform its obligations under this Agreement, or by late filings made or other act or omission of CorVel taken at the direction of the City, shall be paid by the City.

(C) Notice of Penalties. CorVel agrees to use its best efforts to promptly notify the City of situations it discovers which may result in fines, interest, or penalties being assessed.

(D) Customer Service. CorVel shall at a minimum communicate with the City's Human Resources staff once per week, with an understanding that communication may need to occur on a daily basis. Further, CorVel agrees that it shall respond to written or verbal communications from the City within eight (8) business hours of receipt. At a minimum, CorVel supervisors will attend a 90-day quarterly meeting in which all active claims for all City departments are discussed. CorVel agrees to provide training workshops to review and update the City on Workers' Compensation benefits, rules and regulations, and legislative issues up to a maximum of twenty-five (25) hours per year at no cost as part of this agreement.

(E) Staff Training. CorVel shall ensure that all staff members assigned to the City's Claims Administration account are properly and sufficiently trained and knowledgeable to work on the City's account and further agrees that all such staff members assigned to the City's account shall receive annual training to ensure the maintenance of their knowledge and skill to perform the work and to provide the services for which the City has agreed to compensate CorVel.

(F) Electronic Access to Reports. Upon the execution of CorVel's stand alone CareMC License Agreement, CorVel shall provide the City up to five users with on-line access to all reports and summaries prepared on its behalf through CorVel's CareMC Application. The electronic database or reports and summaries shall be updated on no less than a monthly basis.

(G) Storage of Claims. CorVel agrees to store for a period of five (5) years after claims are closed and/or settled pursuant to California statutes . Storage beyond that (a) if City requests to be stored for additional time will be billed at the current storage rate of the storage vendor with no additional mark-up by CorVel. or; (b) City will make the determination whether to have the closed or settled claims destroyed or to have the closed and/or settled claims stored electronically at the cost to be billed at the vendor's rate with no additional mark-up by CorVel, or to have the claims stored at the City. CorVel shall notify the City of stored claims that are older than state statute requirements.

8. Responsibility of City. To the extent appropriate to the projects to be completed by CorVel pursuant to this Agreement, City shall:

(A) Assist CorVel by placing at his disposal all available information pertinent to this Agreement, including but not limited to, previous reports and any other data relative to this Agreement. Nothing contained herein shall obligate City to incur any expense in connection with completion of any work or acquisition of information not otherwise in the possession of City.

(B) The City Manager or his/her designee, shall act as City's representative with respect to the work to be performed under this Agreement. Such person shall have the complete authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to materials, equipment, elements, and systems pertinent to CorVel's services. City may unilaterally change its representative upon notice to CorVel.

(C) Give prompt written notice to CorVel whenever City observes or otherwise becomes aware of any failure to perform.

(D) Promptly report all employee injuries and forward to CorVel the City's Report of Occupational Injury or Illness, all letters, correspondence, or any other information, oral or written, received by the city which is or could be relevant to the efficient and proper handling of any reported injury.

(E) Maintain or participate in a pooled or trust account which shall at all times maintain sufficient funds to enable CorVel to make timely payments of claims, allocated loss expenses, and all other amounts which CorVel is authorized or required to make pursuant to this Agreement or otherwise on behalf of the City.

9. Indemnification and Hold Harmless. CorVel shall indemnify, defend, and hold City and its officers, employees, and agents harmless from and against any and all third party liabilities, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to any property, or violation of any relevant federal, state or municipal law or ordinance, or other cause in connection with the negligent, recklesness or intentional acts or omission of CorVel, its employees, subcontractors or agents, or on account of the performance or character of the work, except for any such claim arising from the negligence or willful misconduct of the City, its officers, employees or agents. Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CorVel from liability under this indemnification and hold harmless clause.

This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

Conditions. The parties' indemnification obligations under this Section 9 are contingent upon: (i) the indemnified party giving prompt written notice to the indemnifying party of any claim under this Section (provided, however, that failure to give such notification shall not affect the indemnification provided hereunder except to the extent, and only to the extent, that the indemnifying party shall have been actually prejudiced as a result of such failure), (ii) the indemnifying party having the right, but not the obligation, to assume sole control of the defense or settlement of the claim, and (iii) at the indemnifying party's request and expense, the indemnified party cooperating in the investigation and defense of such claim(s). If the indemnifying party assumes the defense of any claim hereunder, the indemnified party shall be entitled to participate in (but not control) such defense and to retain its own counsel, at its own expense. The indemnifying party shall not settle or consent to an adverse judgment in any such claim that adversely affects the rights or interests of the indemnified party or imposes additional obligations on the indemnified party, without the prior express written consent of the indemnified party.

CorVel shall reimburse the City for all costs and expenses (including, but not limited to reasonable fees and charges of attorneys and other professionals, in addition to court costs) incurred by the City in enforcing the provisions of this section.

The provisions of this Section 10 shall survive any termination of this Agreement.

10. Insurance.

(A) CorVel shall, throughout the duration of this Agreement, maintain comprehensive general liability and property insurance covering all operations of CorVel, its agents and employees, performed in connection with this Agreement including but not limited to premises and automobile.

(B) CorVel shall maintain the following limits:

a. General Liability

i. Combined Single Limit Per Occurrence.....$1 million, or the maximum limits of coverage under the policy, whichever is greater

ii. General Aggregate.....$2 million, or the maximum limits of coverage under the policy, whichever is greater

iii. (The policy shall cover on an occurrence or an accident basis, and not on a claims made basis.)

b. Automobile Liability

i. Combined Single Limit Per Occurrence.....$1 million, or the maximum limits of coverage under the policy, whichever is greater

ii. (The policy shall cover on an occurrence or an accident basis, and not on a claims made basis.)

c. *Workers' Compensation.....Full Liability Coverage*

d. *Professional Errors and Omissions.....$1 million (no more than $100,000 deductible), or the maximum limits of coverage under the policy, whichever is greater*

i. ***(Consultant shall not disclaim responsibility or avoid liability for the acts or omissions of its subcontractors or other professional consultants. The retroactive date of the policy must be shown and must be before the date of the Agreement.)***

(C) All insurance companies with the exception of "Workers' Compensation" and "professional errors and omissions" affording coverage to CorVel shall be required to add the City of Salinas, its officers, employee, and agents as additional "insured" by endorsement under the insurance policy and shall stipulate that this insurance policy will operate as primary insured for the work performed under this Agreement and that no other insurance affected by the City or other named insured will be called upon to contribute to a loss covered thereunder. The policy shall contain no special limitations on the scope of protection afforded to City, its officers, employees or agents.

(D) All insurance companies affording coverage to CorVel shall be insurance organizations authorized by the Insurance Commissioner to transact the business of insurance in the State of California.

(E) All insurance companies affording coverage shall provide thirty (30) days written notice by certified or registered mail to the City of Salinas should the policy be canceled or reduced in coverage before the expiration date. For the purpose of this notice requirement, any material change prior to expiration shall be considered cancellation.

(F) CorVel shall provide evidence of compliance with the insurance requirements listed above by providing a certificate of insurance, in a form satisfactory to the City, concurrently with the submittal of this Agreement. A statement on the insurance certificate which states that the insurance company "will endeavor" to notify the certificate holder, "but failure to mail such notice shall impose no obligation or liability of any kind upon CorVel, its agents or representatives" does not satisfy the requirements of this subsection. CorVel shall ensure that the authorized representative of the insurance company strikes the above quoted language from the certificate.

(G) CorVel shall provide a substitute certificate of insurance no later than ten (10) days prior to the policy expiration date. Failure by CorVel to provide such a substitution and extend the policy expiration date shall be considered default by CorVel. In the event CorVel is unable to provide a substitute certificate of insurance within the time prescribed in this subsection, CorVel shall provide written confirmation of renewal, in a form satisfactory to the City, to act as proof of insurance only until such time as a certificate of insurance has been received by the City.

(H) Maintenance of insurance by CorVel as specified in this Agreement shall in no way be interpreted as relieving CorVel of any responsibility whatever and CorVel may carry, at its own expense, such additional insurance as it deems necessary.

11. Access to Records. CorVel shall maintain all preparatory books, records, documents, accounting ledgers, and similar materials including but not limited to calculation and survey notes relating to work performed for the City under this Agreement on file for at least three (3) years following the date of final payment to CorVel by City. Any duly authorized representative(s) of City shall have access to such records for the purpose of inspection, audit, and copying at reasonable times during CorVel's usual and customary business hours. CorVel shall provide proper facilities to City's representative(s) for such access and inspection.

12. Assignment. It is recognized by the parties hereto that a substantial inducement to City for entering into this Agreement was, and is, the professional reputation and competence of CorVel. This Agreement is personal to CorVel and shall not be assigned by it without express written approval of the City.

13. Changes to Scope of Work. City may at any time, and upon a minimum of ten (10) days written notice, seek to modify the scope of services to be provided pursuant to this Agreement. CorVel shall, upon receipt of said notice, determine the impact on both time and compensation of such change in scope and notify City in writing. Rate of compensation shall be based upon the compensation rates set forth in Section 3 of this Agreement. Upon agreement between City and CorVel as to the extent of said impacts to time and compensation, an amendment to this Agreement shall be prepared describing such changes. Execution of the amendment by City and CorVel shall constitute CorVel's notice to proceed with the changed scope.

14. Notice to Proceed; Progress; Completion. Approval of this Agreement by both parties shall be authorization to CorVel to render the services contemplated herein.

15. Termination.

(A) City shall have the authority to terminate this Agreement, upon written notice to CorVel, as follows:

1. If in the City's opinion the conduct of CorVel is such that the interest of the City may be impaired or prejudiced, upon no less than thirty (30) days' written notice, and CorVel has not cured such conduct to the satisfaction of City within that thirty (30) day period; or

2. For any reason whatsoever, upon no less than ninety (90) days' written notice.

(B) CorVel shall have the authority to terminate this Agreement, upon written notice to City, as follows:

1. If the City is delinquent in payment for undisputed service fees, CorVel may upon no less than thirty (30) days written notice to City terminate the Agreement if City does not cure such breach of non-payment to the satisfaction of CorVel.

(C) Upon termination, CorVel shall be entitled to payment of such amount as fairly compensates CorVel for all work satisfactorily performed up to the date of termination based upon the rates of compensation set forth in Section 3 of this Agreement, except that:

1. In the event of termination by the City for CorVel's default, City shall deduct from the amount due CorVel the total amount of additional expenses incurred by City as a result of such default. Such deduction from amounts due CorVel are made to compensate City for its actual additional costs incurred in securing satisfactory performance of the terms of this Agreement, including but not limited to, costs of engaging another consultant(s) for such purposes. In the event that such additional expenses shall exceed amounts otherwise due and payable to CorVel hereunder, CorVel shall pay City the full amount of such expense.

(D) In the event that this Agreement is terminated by City for any reason, CorVel shall:

1. Upon receipt of written notice of such termination promptly cease all services on this project, unless otherwise directed by City; and

2. Deliver to City all documents, data, reports, summaries, correspondence, photographs, computer software output, video and audio tapes, and any other materials provided to CorVel or prepared by or for CorVel or the City in connection with this Agreement. Such material is to be delivered to City in completed form; however, notwithstanding the provisions of Section 11 herein, City may condition payment for services rendered to the date of termination upon CorVel's delivery to the City of such material.

(E) In the event that this Agreement is terminated by City for any reason, City is hereby expressly permitted to assume the projects and complete them by any means, including but not limited to, an agreement with another party.

(F) The rights and remedy of the City and CorVel provided under this Section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other section of this Agreement.

16. <u>Audit and Examination of Accounts</u>.

(A) CorVel shall keep and will cause any assignee under this Agreement to keep accurate books of record in account, in accordance with sound accounting principles, which records pertain to services to be performed under this Agreement.

(B) Any audit conducted of books and records and accounts shall be in accordance with generally accepted professional standards and guidelines for auditing.

(C) All records provided for in this section are to be maintained and made available throughout the performance of this Agreement and for a period of not less than three (3) years after full completion of services hereunder, except that any and all such records which pertain to actual disputes, litigation, appeals or claims shall be maintained and made available for a period of not less than five (5) years after final resolution of such disputes, litigation, appeals or claims.

17. **Compliance with Laws, Rules, and Regulations.** Services performed by CorVel pursuant to this Agreement shall be performed in accordance and full compliance with all applicable federal, state, and City laws and any rules or regulations promulgated thereunder.

18. **Exhibits Incorporated.** All exhibits referred to in this Agreement and attached to it are hereby incorporated in it by this reference. In the event there is a conflict between any of the terms of this Agreement and any of the terms of any exhibit to the Agreement, the terms of the Agreement shall control the respective duties and liabilities of the parties.

19. **Independent Contractor.** It is expressly understood and agreed by both parties that CorVel, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the City. CorVel expressly warrants not to represent, at any time or in any manner, that CorVel is an employee or servant of the City.

20. **Integration and Agreement.** This Agreement represents the entire understanding of City and CorVel as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters contained herein. This Agreement may not be modified or altered except by amendment in writing signed by both parties.

21. **Jurisdiction.** This Agreement shall be administered and interpreted under the laws of the State of California. Jurisdiction of litigation arising from this Agreement shall be in the State of California, in the County of Monterey, or in the appropriate federal court with jurisdiction over the matter.

22. **Severability.** If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall continue to be in full force and effect.

23. **Notices.**

(A) Written notices to the City hereunder shall, until further notice by City, be addressed to:

City Manager
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

With a Copy to:

City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

(B) Written notices to CorVel shall, until further notice by CorVel, be addressed to:

CorVel Corporation
2010 Main Street Suite 600
Irvine, CA 92614
Attn: Sharon O'Connor, Director of Legal Services

(C) The execution of any such notices by the City Manager, or his/her designee of the City shall be effective as to CorVel as if it were by resolution or order of the City Council, and CorVel shall not question the authority of the City Manager to execute any such notice.

(D) All such notices shall either be delivered personally to the other party's designee named above, or shall be deposited in the United States Mail, properly addressed as aforesaid, postage fully prepaid, and shall be effective the day following such deposit in the mail.

24. Nondiscrimination. During the performance of this Agreement, CorVel shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability. CorVel shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability.

25. Conflict of Interest. CorVel warrants and declares that it presently has no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, in any manner or degree which will render the services required under the provisions of this Agreement a violation of any applicable local, state or federal law. CorVel further declares that, in the performance of this Agreement, no subcontractor or person having such an interest shall be employed. In the event that any conflict of interest should nevertheless hereinafter arise, CorVel shall promptly notify City of the existence of such conflict of interest so that City may determine whether to terminate this Agreement. CorVel further warrants its compliance with the Political Reform Act (Government Code section 81000 et seq.) and Salinas City Code Chapter 2A that apply to CorVel as the result of CorVel's performance of the work or services pursuant to the terms of this Agreement.

26. Headings. The section headings appearing herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of this Agreement.

27. Attorney's Fees. In case suit shall be brought to interpret or to enforce this Agreement, or because of the breach of any other covenant or provision herein contained, the prevailing party in such

action shall be entitled to recover their reasonable attorneys' fees in addition to such costs as may be allowed by the Court. City's attorneys' fees, if awarded, shall be calculated at the market rate.

28. **Non-Exclusive Agreement.** This Agreement is non-exclusive and both City and CorVel expressly reserves the right to contract with other entities for the same or similar services, with the exception of the claims administration services and the bill review services.

29. **Rights and Obligations Under Agreement.** By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

30. **Licenses.** If a license of any kind, which term is intended to include evidence of registration, is required of CorVel, its representatives, agents or subcontractors by federal, state or local law, CorVel warrants that such license has been obtained, is valid and in good standing, and that any applicable bond posted in accordance with applicable laws and regulations.

31. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

32. **Legal Representation.** Each party affirms that it has been represented by legal counsel of its own choosing regarding the preparation and the negotiation of this Agreement and the matters and claims set forth herein, and that each of them has read this Agreement and is fully aware of its contents and its legal effect. Neither party is relying on any statement of the other party outside the terms set forth in this Agreement as an inducement to enter into this Agreement.

33. **Joint Representation.** The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any party. No presumptions or rules of interpretation based upon the identity of the party preparing or drafting the Agreement, or any part thereof, shall be applicable or invoked.

34. **Warranty of Authority.** Each party represents and warrants that it has the right, power, and authority to enter into this Agreement. Each party further represents and warrants that it has given any and all notices, and obtained any and all consents, powers, and authorities, necessary to permit it, and the persons entering into this Agreement for it, to enter into this Agreement.

35. **No Waiver of Rights.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement. The failure to provide notice of any breach of this Agreement or failure to comply with any of the terms of this Agreement shall not constitute a waiver thereof. Failure on the part of either party to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision or any other provision. A waiver by the City of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date first written above.

CITY OF SALINAS

Ray E. Corpuz, Jr., City Manager — Date: 5-21-14

APPROVED AS TO FORM:

Christopher A. Callihan, City Attorney — Date: 5/15/2014

CorVel Enterprise Comp, Inc.

By: Richard Schwapp
Its: Director, Secretary
Richard Schwapp

By:
Its:

Date

Date

Date

EXHIBIT A – SCOPE OF WORK

Workers' Compensation Claims Management Services

Terms and Conditions

I. DESCRIPTION OF WORKERS' COMPENSATION CLAIMS MANAGEMENT SERVICES

(a) Customer shall promptly notify CorVel of all incidents subject to the services described in this Agreement.

(b) First report of loss services involve gathering pertinent information related to a work injury and reporting such information to the appropriate state industrial accident board or commission as required by law, and is used to facilitate CorVel's initial review of the claim to determine whether the claim is likely to be medical-only or lost time and to help guide the initial determination of Services that may be required ("First Report Services").

(c) CorVel's Workers' Compensation Claims Management services provide Customer with a process to comply with Customer's workers' compensation issues in the applicable jurisdiction. CorVel shall provide workers' compensation claims management services set forth herein to Customer on behalf of employees that sustain work related injuries ("Injured Employees"). CorVel may subcontract with a third party to provide some portion of its claims management services obligations hereunder with the prior written consent of Customer.

II. DELIVERY OF FIRST REPORT OF LOSS SERVICES

(a) CorVel shall provide First Report Services to Customer upon receipt by CorVel of specific requests from Customer. Prior to the implementation of CorVel First Report Services and as required during the Term of this Agreement, Customer may provide CorVel with instructions regarding the scope and extent of the First Report to be performed by CorVel. Absent such instruction, CorVel First Report Services shall be performed as described below.

(b) Customer shall initiate First Report Services by (i) entering such information online through CareMC, (ii) calling CorVel via a toll free number provided by CorVel, or (iii) faxing such information to the CorVel intake specialist. Customer or the Customer representative entering such information on CareMC, making such calls, or faxing such information shall provide CorVel with all information required to complete the First Report of Loss form required by the applicable state ("Required Information"). Required Information generally includes the following: name/address of claimant, date of incident, description of injuries, social security number, date of birth, employer, salary, and other descriptive information reasonably required by CorVel, and may include information required by applicable statute (e.g., employer TIN). CorVel shall (i) provide sufficient staff to handle all incoming calls, and (ii) be prepared to complete First Report of Loss forms for all applicable states.

(c) Once the Required Information is validated and confirmed by a CorVel representative,

First Report of Loss forms will be made available to Customer through the CareMC Application. CorVel will, upon request of Customer, provide a hard copy of the completed First Report of Loss form to the Customer. An electronic copy shall be available to Customer via CareMC. To the extent permitted by the applicable state industrial accident board or commission, the Required Information shall be transmitted electronically.

(d) To the extent required by applicable statute or otherwise agreed in writing by CorVel, CorVel will file additional reports on earlier-filed First Reports of Loss ("Subsequent Reports").

(e) Unless agreed to otherwise in writing by the parties, any questions or concerns from an industrial accident board or commission concerning First Reports of Loss forms completed by CorVel hereunder will be handled directly by CorVel. All such inquiries will receive an initial response within the next business day following CorVel's receipt of the inquiry. CorVel will keep Customer apprised of any inquiries it receives and the response thereto. CorVel will send a written response to the inquiry within five (5) business days outlining the nature of the inquiry and the resolution of same by CorVel. A copy of such response will also be sent to the attention of the designated Customer representative if requested in writing by Customer. Customer shall have the right, but not the obligation, at any time and at Customer's expense, to interject itself into the inquiry between CorVel and the industrial accident board or commission, and in connection therewith to resolve the inquiry in a manner acceptable to Customer at its sole discretion, in which case Customer shall defend, indemnify and hold harmless CorVel from and against any claim, liability, damages or costs arising from Customer's handling of such inquiry or the resolution thereof.

III. DELIVERY OF CLAIMS MANAGEMENT SERVICES

(a) Customer shall arrange so that all claims and all related bills of any type, as well as all other correspondence that Customer receives relating to such claims, are sent directly to CorVel. CorVel shall perform all of the following "Claims Services" in connection with each portion of a Claim related to Workers' Compensation benefit payments for lost income (each an "Indemnity Claim") and one or more of such Claims Services with respect to that portion of a Claim related to Workers' Compensation benefits other than payments for lost income (each a "Non-Indemnity Claim"). All Claims Services provided by CorVel under this Agreement shall be performed in accordance with the guidelines set forth in Sections II-IV of this Exhibit A:

(i) CorVel shall immediately assign each new Indemnity Claim and Non-Indemnity Claim to CorVel's designated claims professional.

(ii) Utilizing CorVel's CareMC Application or other applicable CorVel Online System, CorVel shall maintain a chronological record of all Claims Services performed by CorVel.

(iii) CorVel shall make all filings related to Indemnity Claims and Non-Indemnity Claims with the appropriate state Workers' Compensation regulatory authorities.

(iv) CorVel shall maintain a complete and accurate claim file for each Indemnity Claim and Non-Indemnity Claim.

(v) CorVel shall perform reasonable and necessary administrative and clerical work including, without limitation, the following:

(A) Investigate all Indemnity Claims and Non-Indemnity Claims. .

(B) Determine and evaluate any coverage and/or compensability issues and provide Customer with appropriate recommendations and advice regarding the same.

(C) Adjust, handle, or settle to a conclusion those Indemnity Claims and Non-Indemnity Claims that CorVel believes the Customer is legally obligated to pay under applicable state law and regulations, and in accordance with the authority granted to CorVel by Customer under the Agreement.

(D) Prepare checks for payments of Indemnity claims, Non-Indemnity Claims and Allocated Loss Adjustment Expenses.

(E) Prepare documents as necessary to close out Indemnity Claims and Non-Indemnity Claims.

(b) CorVel shall process claims and process the disbursement of benefit payments to claimants and providers entitled to such payments from Customer. Funding for the payment of all benefits to claimants, providers, vendors and "allocated loss adjustment expenses" (as defined below) is the sole responsibility of Customer and Customer agrees to be liable for and fund all proper claims processed by CorVel. Such payment shall be made through a bank account established by CorVel. There shall be one account established for claims relating to both First Reports of Loss arising on or after July 1, 2014 and for claims relating to First Reports of Loss that arose prior to July 1, 2014 that were administered by JT2 (the "bank account"), if applicable (*i.e.*, if CorVel is assuming responsibility for providing Claims Administration services for claims occurring prior to the effective date of the Agreement). CorVel shall provide Customer with a check register in a mutually agreed format for each checkrun drawn on a bank account prior to mailing of the checks. CorVel also will provide Customer information as necessary for Customer to prepare periodic bank account reconciliation reports. Customer agrees to pay into the bank account funds sufficient to pay approved claims and to maintain the advance deposit set forth below and to provide CorVel with such authorizations as shall be necessary to make the required instruments valid claims against Customer. Notwithstanding the other provisions of this Agreement, if payments are not made when due, Customer shall be in default and subject to immediate termination without notice, and CorVel shall have no liability for claims, penalties or other damages arising out of or relating to any such failures on the part of Customer.

(i) Customer shall make an initial advance deposit into the bank account in an amount equal to Five Hundred Thousand Dollars ($500,000).

(ii) "Allocated loss adjustment expenses" or "ALAE" shall mean claim adjustment costs and expenses incurred by CorVel or its subcontractor and allocated by

CorVel to the investigation, adjustment and settlement or defense of a claim for benefits, including, without limitation, attorneys' fees and disbursements, pre and post judgment interest, court reporter services and transcripts, deposition charges and transcripts, fees for service of process, court costs, courier/express mail, long distance, appeal bonds, printing costs related to trials and appeals, witness and expert fees, medical examination and review, laboratory costs, engineering, independent adjuster fees, surveillance, photography, and similar costs and expenses reasonably incurred and related to the investigation and defense of claims or the protection and collection of subrogation rights of the Customer.

(c) CorVel shall provide Customer with payment services through Check Writing services in accordance with specifications mutually agreed by Customer and CorVel.

(i) The checks referred to in Section II(d) will be drawn on CorVel's account at Wells Fargo Bank, Portland, Oregon or CorVel's account at such other bank as the parties of this Agreement may mutually accept, as evidenced by a letter or written document signed by both parties (hereafter, the "Bank"), with Customer identified on each check as the insurer or any insurance carrier as such may be required. Check Writing services shall also include IRS form 1099 filing and associated follow-up, bank reconciliation, and bank fees specifically related to such processing if Customer is using CorVel's bank account. Otherwise, such services will be subject to an additional fee.

(d) CorVel agrees to provide the following services to Customer relating to the processing and payment of claims:

(i) to receive claims and process payment of benefits in accordance with applicable State(s) program guidelines required for the payment of workers' compensation claims;

(ii) to correspond with the claimants, providers of services and vendors if additional information is deemed necessary to complete the processing of claims;

(iii) to determine the amount of benefits payable;

(iv) to provide notice to claimants as to the reason(s) for denial of benefits (when such are denied) and to provide for the review of such denied claims;

(v) to receive and process for payment claims for benefits incurred prior to the Effective Date in consideration for the separate fees established in Exhibit B; and

(vi) at Customer's request, to provide specified additional services for such fees as the parties mutually agree;

(e) Subject to applicable law, all claims files, data, systems and records and associated documents and notices regarding the administration of claims and provision of services pursuant to this Agreement and the payment of claims and allocated loss adjustment expenses, may be audited, examined, and copied by Customer, its representatives, excess carriers, reinsurers or any state insurance department or other regulatory body

that so requires, at Customer's expense, at any time or times during CorVel's normal business hours and with not less than thirty (30) days advance notice; and notwithstanding anything to the contrary contained in this Agreement.

(f) CorVel is and shall remain an independent contractor with respect to the services being performed hereunder and shall not for any purpose be deemed an employee of Customer, nor shall CorVel and Customer be deemed partners, joint venturers or governed by any legal relationship other than that of independent contractor as set forth herein. CorVel does not assume any responsibility for the adequacy of the funding of benefits or any act or omission or breach of duty by Customer.

(g) CorVel is not in any way to be deemed an insurer, underwriter or guarantor with respect to any benefits payable under Customer's workers' compensation program.

(h) CorVel may rely on instructions received from such person or persons as Customer may from time to time designate in writing, provided that no such instruction may vary the terms of this Agreement.

(i) Unless otherwise directed by Customer or precluded by law, CorVel shall seek subrogation recoveries on behalf of Customer and shall provide Customer with any recoveries obtained, minus the attorneys' fees and costs incurred in obtaining such recoveries. Customer represents and warrants that its workers' compensation program provides for rights of subrogation. Customer delegates and/or assigns these subrogation rights and third party recovery rights to CorVel as its agent for purposes of subrogation only. Customer shall assist CorVel in its subrogation efforts by providing requested information and documentation. CorVel may engage the services of a subrogation management firm to assist with the identification and management of subrogation cases. The fees charged by the subrogation management firm will be deducted from any recovery. In those cases where the subrogation recovery efforts of the claimant's attorney should be compensated, Customer delegates to CorVel full authority to act on behalf of the Customer to negotiate reasonable attorneys' fees. In those instances where Customer's subrogation lien, in the opinion of CorVel, should be compromised or abandoned, Customer delegates to CorVel full authority to act on behalf of Customer to compromise or abandon the lien. Any determination by CorVel with respect to subrogation liens shall be final and conclusive, unless overturned by order of a limited arbitrary and capricious standard of review.

(j) CorVel shall consult and cooperate with Customer with respect to any loss or claim resulting in a lawsuit being instituted against Customer. Nothing in this paragraph shall be construed in any way as a waiver by CorVel of any attorney/client, work product or other applicable privilege with respect to any materials or documents prepared by CorVel or its counsel in anticipation of litigation.

(k) CorVel shall assist, cooperate and participate with Customer, carriers and reinsurers in connection with claim reviews and audits and catastrophic injury claim analysis and excess claim related reporting.

IV. SERVICE CRITERIA, STANDARDS AND GUIDELINES

(a) Assignments: Customer will notify CorVel, either via CareMC, telephone or facsimile,

that Customer's employee has sustained a work related injury. All new Lost Time claims will be acknowledged and established by CorVel within the next business day following such notice. The acknowledgement will included the name and contact information of the assigned Adjuster.

(b) Contacts: As warranted, and always with regard to lost time, or anticipated lost time claim situations, initial contact with the injured employee will be made within the next business day following receipt of a new assignment claim. Contact with the Physician, and employer, if required will be made by the next business day.

(c) Investigation: Completed and documented within 30 days from date of assignment.

EXHIBIT B
Fees

(1) During Initial Term. Fees during the Initial Term of this Agreement shall be as follows:

Claims Administration*

Description	Pricing
Flat Annual Fee –Year One (option #1) Up to 50 new MO 72 new IND claims annually Per claim fee after maximum number of claims: Medical-Only Indemnity	$198,267.00 $ 175.00 $ 1,495.00
First Notice of Loss Intake Submitted via Care[MC]	No Charge
Incident Only Reporting Submitted via Care[MC]	No Charge
24/7 Nurse Triage	No Charge
Data Conversion	No Charge
CareMC User IDs (online claim system access) Up to 5 Users	No Charge
Annual Banking Fees	One Wells Fargo Account
Subrogation	25% of Recoveries
Indexing	$10.00 per Index

**All existing open claims are included in the flat annual fee above. The above pricing per claim is based on handling of all claims that occur and are reported during the agreement period. They will be handled until closed or until the end of the agreement period, whichever comes first. Pricing is valid for first year of contract. After year 1, all flat rate fees are subject to 3 % annual increase dating from contract inception*

Medical Bill Review Services*

Description	Pricing
Bill Review	$20.00 per bill
State EDI	Included
Scanning/OCR	Included
PPO, Enhanced Bill Review, Professional Review & Pharmacy (CCRX)	Included
Checkwriting	Included
Initial 1099 provider notification letter	Included

Clinical Pain Management

Description	Pricing
Medication Review Services	$ 200.00 per hour
Physician Case Management	$ 300.00 per hour*

*Physician Case Management Administration rate at $50 per hour.

Patient Management

Type of Case Management	Pricing
Telephonic Case Management	$ 110.00 per hour
Field Case Management*	$ 110.00 per hour
Utilization Review	$ 110.00 per review
Peer Review	$ 230.00 per hour

* *Prevailing IRS mileage rate.*

CA MPN

Description	Pricing
State Filing of MPN application Contract	Included
Employee notification Employee enrollment and education material MPN posting notices	$1.00/employee Pass through cost Pass through cost

(2) Fees During Renewal Terms: CorVel shall increase the Fees associated with the above Services annually on the effective date of the Renewal Term. Such increase shall be equal to the greater of: (i) three percent (3%) or (ii) the percentage increase in "CPI" for the immediately available preceding twelve (12) month period plus two percent (2%). For the purposes of this Agreement, "CPI" means the Consumer Price Index U.S. City Average for Urban Wage Earners and Clerical Workers, All Items, of the United States Bureau of Labor Statistics (1982-1984=100). If the manner in which such CPI as determined by the Bureau of Labor Statistics is substantially revised, an adjustment will be made in such revised index which would produce results equivalent, as nearly as possible, to those which would have been obtained had the CPI not been so revised. If the 1982-1984 average is no longer used as the index of 100, such change shall constitute a substantial revision.

(3) Fees for Additional Professional Services: If Customer requires any additional professional services from CorVel relating to the Services or the CareMC Application, including but not limited to integration of the CareMC Application with EDI or other Customer systems, Customer shall submit a written request to CorVel for such services. CorVel shall, in good faith, consider providing such services at its then-current professional services fee rate and standard terms and conditions.

(4) Fees Adjustments for Regulatory Changes: If, at any time during the Term of this Agreement, regulatory or legislative changes impact CorVel's business operations and add to CorVel's costs of providing the Services, CorVel may (a) increase its fees for one or more Services upon written notice to Customer, or (b) terminate this Agreement upon ninety (90) days written notice to Customer.

CORVEL ENTERPRISE COMP, INC.
CAREMC LICENSE AGREEMENT

This CareMC License Agreement (this "License Agreement") is entered into as of May 13, 2014 (the "Effective Date") by and between CorVel Enterprise Comp, Inc., a wholly-owned subsidiary of CorVel Corporation ("CorVel"), 2010 Main Street, Suite 600, Irvine, CA 92614 ("CorVel") and City of Salinas, a California charter city and municipal corporation ("Customer").

RECITALS

WHEREAS, CorVel has developed a proprietary software solution (the "CareMC Application") which is accessible via the CorVel web site located at URL www.caremc.com (the "CareMC Site"), through which CorVel provides its customers with the option of utilizing certain Managed Care Services, including certain Bill Review Services, online (such automated and online components of CorVel's Managed Care Services, "Online Services"); and

WHEREAS, CorVel provides its customers with the option of accessing certain Managed Care Services by means of CorVel's proprietary software solution (the "CareMC Application") via the CorVel web site located at the URL "www.caremc.com" (the "CareMC Site"); and

WHEREAS, CorVel and Customer have entered into the Agreement for Professional Services; and

WHEREAS, Customer desires to be provided with access to and use of the CareMC Application by means of an Internet browser under the terms and conditions set forth in this License Agreement.

NOW, THEREFORE, in consideration of the premises set forth above, the promises made herein, and other good and valuable consideration the receipt which is hereby acknowledged, the parties agree as follows:

1. ACCESS TO THE CAREMC APPLICATION

A. Terms of Use. The parties acknowledge and agree that the terms and conditions under which particular Managed Care Services are provided by CorVel and the terms and conditions under which Customer may access and use the CareMC Application in order to utilize the online and automated components of such Managed Care Service (the "Online Services") shall be governed by the terms and conditions of this License Agreement.

B. Registration Information. Prior to accessing the CareMC Application, Customer shall provide CorVel with certain registration information requested therein ("Registration Information"). Customer represents and warrants that (i) the Registration Information Customer provides is true, accurate, current and complete, and (ii) the Registration Information will be updated as necessary to keep such data true, accurate, current and complete.

C. Passwords and Levels of Access. As soon as practicable after the execution of this License Agreement, CorVel shall provide a master password to Customer that allows Customer initial access to the Online Services (the "Master Password"). Customer shall then designate two groups of Authorized Users. The first group of Authorized Users ("Restricted Users") shall have access to all data available on the CareMC Site except data that constitutes or contains "protected health information" ("PHI Data") as such term is defined in 45 CFR Section 164.501 of the regulations promulgated by the U.S. Department of Health and Human Services under the Health Insurance Portability and Accountability Act of 1996, Public Law 104-191 ("HIPAA"). Each Restricted User shall initially access the Online Services by means of the Master Password, then shall be required to choose his/her own unique password (each, a "Restricted Password") for all future access. The second group of Authorized Users ("Non-Restricted Users") shall have access to all data available through the CareMC Application, including PHI Data, but shall only have access to PHI Data to the extent necessary for Customer to render payment on a claim, and then only to those portions or amounts of PHI Data that are determined by CorVel, in its sole discretion, to be the minimum necessary for Customer to render payment on such claim. Each Non-Restricted User will be required to choose a second unique password (each, a "Non-Restricted Password") which will enable his/her to access PHI Data on the foregoing terms.

D. Non-Restricted Users. Customer represents and warrants to CorVel that each Non-Restricted User who accesses PHI Data will do so solely in order for Customer to render payment on the applicable claim.

E. Security of Passwords. Customer acknowledges and agrees that it shall be solely responsible for (i) selecting Authorized Users, (ii) assigning the various levels of authority and access each Authorized User may have to the CareMC Application, Online Services and Customer Data, including by determining which Authorized Users shall be Non-Restricted Users, (iii) ensuring that only Authorized Users have access to the Master Password, only Restricted Users have access to the Restricted Passwords and only Non-Restricted Users have access to Non-Restricted Passwords, (iv) implementing a system to control, track and account for all Restricted Passwords and Non-Restricted Passwords, (v) strictly maintaining the confidentiality and integrity of the Master Password, Restricted Passwords and Non-Restricted Passwords and levels of authority among Authorized Users, and (iv) ensuring that Authorized Users shall at all times comply with the terms and conditions of this License Agreement. Customer further agrees that it shall notify CorVel immediately in writing if the security or integrity of a password has been compromised.

F. Customer Data. Responsibility for ensuring that the content and data input into the CareMC Application by Customer or Authorized Users ("Customer Data") is accurate, reflects Customer's requirements and is entered correctly lies solely with Customer. All data generated by and through Customer's use of the CareMC Application and Online Services shall reside on

This document contains confidential and proprietary information of the Parties and may not be disclosed or duplicated without the prior written consent of the Parties.

CorVel's server. CorVel reserves the right to temporarily suspend access to any Customer Data that it determines, in its sole discretion, violates the terms and conditions of this License Agreement or any applicable laws.

G. Use of Customer Data. CorVel shall have the right to use Customer Data to fulfill its obligations under this License Agreement. Further, nothing shall prohibit CorVel from using aggregate, non-identifying, statistical data generated through its customers', including Customer, use of the CareMC Application, Online Services and CareMC Site for marketing purposes, provided that CorVel shall not use or disclose any such data or information in a manner that would reveal the identity of, or other confidential information concerning, Customer. Such aggregate, non-identifying statistical data could include, without limitation, statistics regarding the usage of, number of case referrals generated by and/or efficiencies gained by CorVel customers through their use of the CareMC Application, Online Services and/or CareMC Site.

H. Changes to the CareMC Application. CorVel reserves the right, at any time in its sole discretion and without liability to Customer, to delete or change features of the CareMC Application, CareMC Site or Online Services provided such changes do not materially alter the functionality, efficiency or performance of the CareMC Application.

2. LICENSE AND RESTRICTIONS

A. Limited License. Subject to the terms and conditions of this License Agreement, CorVel grants to Customer during the License Term (as defined in Section 8A below) a limited, non-exclusive, non-transferable, non-sublicensable license to access and use, and allow Authorized Users to access and use, the CareMC Application via the CareMC Site solely for Customer's own internal business use and operations. Customer shall access and use the CareMC Application in accordance with the user's guides and online instruction provided to Customer by CorVel ("Documentation") and all applicable laws, statutes, rules and regulations.

B. Restrictions. Customer shall not, and shall not allow Authorized Users or any third party to (i) rent, lease, re-license or otherwise provide access to the CareMC Application or Online Services to any third party, (ii) alter, modify or create derivative works of the CareMC Application, (iii) use any reverse compilation, decompilation or disassembly techniques or similar methods to determine any design structure, concepts and construction method of the CareMC Application or replicate the functionality of the CareMC Application for any purpose, or (iv) copy the CareMC Application or any content, materials, information and other data provided by CorVel on the CareMC Site or used in providing the Online Services ("CorVel Content") and/or Documentation without CorVel's prior written consent.

C. Third Parties. Customer shall not allow any third party to have access to the CareMC Application or Online Services without prior written consent of CorVel and ensuring that (i) such third party enters into a legally enforceable written agreement with CorVel, or (ii) such third party enters into a legally enforceable written agreement with Customer consistent with the terms of this License Agreement and which shall include terms at least as protective of CorVel as the following Sections of this License Agreement: Sections 1B, 1D, 1E, 1H, 2B, 2D, 3B, 3I , 4A-4C and 9.

D. Ownership. CorVel owns and shall retain all right, title and interest in and to the CareMC Application, Documentation, CareMC Site, Online Services, CorVel Content and any intellectual property rights inherent therein or arising therefrom. In addition to CorVel's rights in the individual elements of the CorVel Content, CorVel owns a copyright in the selection, coordination, arrangement and enhancement of the CorVel Content. Neither Customer nor any Authorized User shall obtain any ownership rights, express or implied, or any other rights other than those expressly set forth herein in the CareMC Application, Documentation or CorVel Content.

E. Compliance Monitoring and Audits. CorVel may monitor and, at its expense, perform an audit of Customer's use of the CareMC Application and CareMC Site to verify that Customer and Authorized Users are using the CareMC Application in compliance with the terms of this License Agreement. CorVel reserves the right to temporarily suspend Customer's or any Authorized User's access to the CareMC Application in the event Customer or such Authorized User engages in, or CorVel in good faith suspects is engaged in, any unauthorized conduct. CorVel shall use reasonable efforts to immediately notify Customer in writing of its suspension in services, the reasons for such suspension, including the facts and circumstances it believes constitute Customer's unauthorized conduct and shall agree to a reasonable time to conduct the review of the suspension in access. To the extent CorVel requires access to Customer's facilities to conduct an audit hereunder, such access shall be made upon reasonable notice and conducted during Customer's regular business hours. If an audit conducted during any portion of the Term in which Customer is required to pay fees under this Agreement reveals that Customer has underpaid fees to CorVel or is using the CareMC Application beyond the license restrictions and/or any terms of this Agreement, Customer will be invoiced for any such underpaid fees and will pay CorVel's reasonable expenses associated with such audit. The foregoing remedies shall be in addition to, and shall not limit CorVel's ability to terminate this Agreement based on material breach or pursue damages or other remedies available under law and equity.

3. INFRASTRUCTURE, MAINTENANCE AND SUPPORT

A. CorVel Infrastructure Obligations. Subject to Customer's compliance with the terms and conditions of this License Agreement, CorVel shall be responsible for providing and maintaining the hardware, software and other equipment required to host the CareMC Application for Customer ("CareMC Infrastructure"). The CareMC Infrastructure is subject to modification by CorVel from time to time for purposes such as adding new functionality, maximizing operating efficiency and upgrading hardware, provided such modifications shall not in the aggregate degrade the performance of the Online Services utilized by Customer. Customer understands and acknowledges that such modifications may require changes to Customer's Internet access

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and/or telecommunications infrastructure to maintain Customer's desired level of performance. CorVel shall give Customer reasonable prior written notice of any such modifications.

B. Customer Infrastructure Obligations. Except for the CareMC Infrastructure, which will be provided by CorVel, Customer shall be responsible for obtaining and maintaining all hardware, software, equipment, Internet access and/or telecommunications services and other items or services furnished by third party venders or providers ("Third Party Providers") required to enable Customer to access and use the CareMC Application and CareMC Site as contemplated hereunder.

C. Support. CorVel will provide general support regarding questions on the CareMC Application and CareMC Site via email and by telephone from Monday through Friday between the hours of 5:00 a.m. and 6:00 p.m. Pacific Standard Time, excluding holidays.

D. Scheduled Maintenance. CorVel will use reasonable efforts to (i) perform any scheduled downtime outside of Customer's normal business hours, (ii) notify Customer of all scheduled downtimes at least seventy-two (72) hours in advance, and (iii) perform software updates to the CareMC Application with minimal disruption to Customer's use of the Online Services.

E. System Monitoring. CorVel will use reasonable efforts to continuously monitor its web servers and database servers to ensure that they are functioning properly.

F. Security. CorVel will implement and use reasonable efforts to maintain secure systems through the use of firewalls, virtual private networks (VPN), and other security technologies. CorVel will use reasonable efforts to immediately report to Customer any security violations that affect the data of Customer.

G. Disaster Recovery and Backup. CorVel will use reasonable efforts to perform nightly backups of essential data on its web servers and database servers. CorVel has implemented third party backup and restoration technology to enable high speed recovery of data. CorVel utilizes redundant load balanced Win 2000 servers for 24x7, 365 day access, except for regularly scheduled system maintenance and upgrade processes. SQL Server databases are hosted on clustered servers offering fall-over capability, redundant communication links, and load balanced application servers. Backup tapes are restored into a test environment not less than quarterly to confirm validity of backups. The CareMC Site has redundant inbound Internet and Intranet connectivity.

H. Professional Managed Care Services. If Customer requires any additional professional services relating to the CareMC Application or Online Services from CorVel including but not limited to integration with Customer's electronic data interfaces (EDIs) or other Customer systems, Customer shall submit a written request to CorVel for such services. CorVel shall, in good faith, consider providing such services at its then-current professional services fee rate and standard terms and conditions.

4. REPRESENTATIONS AND WARRANTIES

A. Customer Representations. Customer represents that (i) it has the legal authority to provide the Customer Data to CorVel hereunder, and (ii) it is fully aware and knowledgeable of and shall comply with its duties and responsibilities with respect to the privacy and confidentiality of medical records and protected health information under applicable federal and state laws, including but not limited to those imposed by HIPAA. Upon written notice to Customer, CorVel may modify or temporarily suspend Customer's access to and use of the CareMC Application, Online Services and/or CareMC Site as necessary to comply with any law or regulation.

B. CorVel Warranties. CorVel warrants that (i) it shall use commercially reasonable professional practices and good workmanship in providing the CareMC Application, and (ii) Customer support will be performed consistent with generally accepted industry standards. These warranties extend only to Customer.

C. Exclusive Remedy. For any breach of the foregoing warranties, CorVel's entire liability and Customer's exclusive remedy will be the correction of the problems or errors that cause the breach of warranty, if feasible, or termination of the Agreement.

5. DISCLAIMERS AND LIMITATIONS OF LIABILITY

A. Disclaimers. TO THE EXTENT ALLOWED BY APPLICABLE LAW, EXCEPT FOR THE LIMITED WARRANTIES DESCRIBED IN SECTION 4B ABOVE, CORVEL MAKES NO OTHER WARRANTIES, EXPRESS, IMPLIED OR STATUTORY, AND EXPRESSLY DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, GOOD TITLE, SATISFACTORY QUALITY AND NONINFRINGEMENT. CUSTOMER SPECIFICALLY ACKNOWLEDGES AND AGREES AS FOLLOWS:

(i) Internet Usage. Customer acknowledges that the Internet is essentially an unregulated, insecure and unreliable environment, and that the ability of Customer to access and use the CareMC Application is dependent on the Internet and hardware, software and services provided by various Third Party Providers. CORVEL SHALL NOT BE RESPONSIBLE FOR CUSTOMER'S INABILITY TO ACCESS OR USE THE CAREMC APPLICATION TO THE EXTENT SOLELY CAUSED BY FAILURES OR INTERRUPTIONS OF ANY HARDWARE, SOFTWARE OR SERVICES PROVIDED BY CUSTOMER OR THIRD PARTY PROVIDERS.

(ii) CareMC Application. CUSTOMER ACKNOWLEDGES AND AGREES THAT CORVEL DOES NOT WARRANT THAT THE CAREMC APPLICATION OR ONLINE SERVICES ARE ERROR FREE, THAT CUSTOMER WILL BE ABLE TO ACCESS OR USE THE CAREMC APPLICATION OR ONLINE SERVICES WITHOUT

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PROBLEMS OR INTERRUPTIONS, OR THAT THE CAREMC SITE AND CAREMC APPLICATION ARE NOT SUSCEPTIBLE TO INTRUSION, ATTACK OR COMPUTER VIRUS INFECTION.

(iii) Network Intrusions. CUSTOMER AGREES THAT CORVEL WILL NOT BE LIABLE FOR DAMAGES ARISING FROM ANY BREACH, UNAUTHORIZED ACCESS TO, MISUSE OF, OR INTRUSION INTO, CUSTOMER DATA RESIDING ON CORVEL'S SERVER(S) OR ANY NETWORK USED BY CUSTOMER TO THE EXTENT SUCH DAMAGES WERE BEYOND CORVEL'S REASONABLE CONTROL.

B. Exclusion of Damages.

(i) Exclusion of Damages. NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, INDIRECT, INCIDENTAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES (INCLUDING BUT NOT LIMITED TO LOST PROFITS OR LOST REVENUES) UNDER THIS AGREEMENT, WHETHER OR NOT FORESEEABLE AND REGARDLESS OF WHETHER CLAIMS UNDER THIS AGREEMENT ARE BROUGHT UNDER TORT, CONTRACT OR ANY OTHER LEGAL OR EQUITABLE THEORY.

(iii) Acknowledgment. The parties acknowledge that the limitations and disclaimers set forth in this Agreement were an essential element in setting consideration under this Agreement.

6. INDEMNIFICATION

A. Mutual Indemnification. Subject to section 6D below, each party shall defend any third party claim against the other party arising from the death of or physical injury to any person or damage to the indemnified party's property to the extent proximately caused by the negligence of the indemnifying party or its agents or employees, and indemnify and hold harmless the other party and its respective officers, directors and employees from and against damages, liabilities and reasonable costs and expenses, including reasonable legal fees ("Losses") incurred in connection therewith.

B. Indemnification by CorVel. Subject to Section 6D below, CorVel shall defend any third party suit or action against Customer to the extent such suit or action is based on a claim that Customer's permitted use of the CareMC Application under this Agreement constitutes an infringement of a United States patent, trademark, trade name, trade secret, copyright or other United States intellectual property right, and CorVel will pay those Losses finally awarded against Customer in any monetary settlement or final, non-appealable judgment of such suit or action which are specifically attributable to such claim. This indemnity does not apply to any claims based on Customer's use of the CareMC Application (i) in violation of this Agreement or the Documentation (as defined in the CareMC License Agreement), (ii) in combination with any other software, hardware, network or system where the alleged infringement relates to such combination, or (iii) based on CorVel's compliance with Customer's instructions, designs or specifications where the alleged infringement relates to such compliance. If any portion of the CareMC Application becomes, or in CorVel's opinion is likely to become, the subject of a claim of infringement, then CorVel may, at its option and expense, procure for Customer the right to continue using the CareMC Application or replace or modify the affected portion of the CareMC Application so that it becomes non-infringing. If neither alternative is reasonably available, CorVel may terminate this Agreement. THE FOREGOING STATES CORVEL'S ENTIRE LIABILITY AND CUSTOMER'S SOLE REMEDY FOR INFRINGEMENT CLAIMS.

C. Customer Indemnification. Subject to Section 6D below, Customer shall defend, indemnify and hold harmless CorVel from Losses arising out of or relating to (i) Customer's misuse of, modification to, rejection of or failure to implement on a timely basis any of CorVel's recommendations made hereunder, (ii) acts or omissions by CorVel that were undertaken at the express direction of Customer, (iii) Customer's use of the CareMC Application in violation of the terms of the CareMC License Agreement, (iv) data or content included in or omitted from Customer Data (as defined in the CareMC License Agreement), (v) subject to Section 6A above, any claim by an employee of Customer or Customer's insureds brought against CorVel due to the recommendations made by CorVel hereunder and not caused by a breach by CorVel of its obligations hereunder in providing such recommendations, and (vi) any claim described in Section 6B(i)-(iii) above.

D. Conditions. The parties' indemnification obligations under this Section 6 are contingent upon: (i) the indemnified party giving prompt written notice to the indemnifying party of any claim under this Section (provided, however, that failure to give such notification shall not affect the indemnification provided hereunder except to the extent, and only to the extent, that the indemnifying party shall have been actually prejudiced as a result of such failure), (ii) the indemnifying party having the right, but not the obligation, to assume sole control of the defense or settlement of the claim, and (iii) at the indemnifying party's request and expense, the indemnified party cooperating in the investigation and defense of such claim(s). If the indemnifying party assumes the defense of any claim hereunder, the indemnified party shall be entitled to participate in (but not control) such defense and to retain its own counsel, at its own expense. The indemnifying party shall not settle or consent to an adverse judgment in any such claim that adversely affects the rights or interests of the indemnified party or imposes additional obligations on the indemnified party, without the prior express written consent of the indemnified party.

7. INSURANCE

A. CorVel Insurance. CorVel, at its sole expense, agrees to maintain, at all times during the term of the Agreement, the required professional liability, errors and omissions, workers' compensation, general, and auto liability insurance coverages as set forth on the Certificate of Insurance provided with the executed Service Agreement.

This document contains confidential and proprietary information of the Parties and may not be disclosed or duplicated without the prior written consent of the Parties.

B. Customer Insurance. Customer, at its sole expense, agrees to keep in force comprehensive general liability insurance and professional liability insurance with coverage limits in accordance with acceptable industry standards for the term of this Agreement. Upon request by CorVel, Customer shall furnish CorVel with a certificate of such insurance. Customer shall provide CorVel with prior written notice of any cancellation, non-renewal or material change to any such insurance coverages pursuant to its insurance ppolicies. It is agreed that Customer shall be deemed in compliance with this Section 7B by being self-insured under terms and conditions and with sufficient reserves as is customary within the industry for companies of comparable size and operations.

8. LICENSE TERM AND TERMINATION

A. Term. This License Agreement shall run-co-terminous with the Professional Services Agreement between CorVel and Customer unless terminated pursuant to Section 8B or 8C.

B. Termination for Convenience. Either party shall have the right to terminate this License Agreement for any reason or for no reason, upon ninety (90) days written notice to the other party.

C. Termination for Cause. This License Agreement may be terminated by either party for cause as follows: (i) upon thirty (30) days written notice if the other party breaches or defaults under any material provision of this Agreement and does not cures such breach prior to the end of such thirty (30) day period, (ii) effective immediately and without notice if the other party ceases to do business, or otherwise terminates its business operations, except as a result of an assignment, as permitted under the terms and conditions of this License Agreement, or (iii) effective immediately and without notice if the other party becomes insolvent or seeks protection under any bankruptcy, receivership, trust deed, creditors arrangement, composition or comparable proceeding, or if any such proceeding is instituted against the other (and not dismissed within ninety (90) days).

D. Effect. Except to the extent expressly provided to the contrary herein, any right of action for breach of the License Agreement prior to termination, and the following provisions shall survive the termination of this License Agreement: Sections 1G, 2D, 4, 5 and 6. Additionally, upon termination or expiration of the License Agreement (i) CorVel shall provide Customer with any proprietary data belonging to Customer, in the current format in which it is stored at CorVel at the termination of the License Agreement, (ii) all licenses granted under this License Agreement shall terminate immediately, (iii) all rights to use the CareMC Application and Online Services shall cease immediately, and (iv) each party shall promptly return all information, documents, manuals and other materials belonging to the other party related to this License Agreement, whether in printed or electronic form, except as otherwise provided in this License Agreement, including without limitation all confidential information of the other party then currently in its possession.

E. Funding Out Clause. This agreement depends on continued availability of appropriated funds and expenditure authority from the Legislature for this purpose. If for any reason the Legislature fails to appropriate funds or grant expenditure authority, or funds become unavailable by operation of law or federal funds reductions, this Agreement will be terminated by Customer upon a thirty (30) day prior written notice. Termination for any of these reasons is not a default by the Customer nor does it give rise to a claim against Customer.

9. CONFIDENTIALITY

A. Definition of Confidential Information. "Confidential Information" shall mean any non-public data, information and other materials regarding the products, services or business of a party (and/or, if either party is bound to protect the confidentiality of any third party's information, of a third party) provided to either party by the other party where such information is marked or otherwise communicated as being "proprietary" or "confidential" or the like, or where such information should, by its nature, be reasonably considered to be confidential and/or proprietary. Without limiting the foregoing, the parties agree that (i) the CareMC Application, Documentation, CorVel Content (as defined in the in the CareMC License Agreement) and all software, source code, source documentation, inventions, know-how, and ideas, updates and any documentation and information relating thereto constitutes Confidential Information of CorVel, (ii) the Customer Data (as defined in the CareMC License Agreement) constitute Confidential Information of Customer, and (iii) this Agreement, the Exhibits and Schedules attached hereto, and the terms and conditions set forth herein and therein are Confidential Information of both parties.

B. Disclosure and Use of Confidential Information. The Confidential Information disclosed by either party ("Disclosing Party") to the other ("Receiving Party") constitutes the confidential and proprietary information of the Disclosing Party and the Receiving Party agrees to treat such Confidential Information in the same manner as it treats its own similar proprietary information, but in no case will the degree of care be less than reasonable care. The Receiving Party shall use the Confidential Information of the Disclosing Party only in performing under this Agreement and shall retain the Confidential Information in confidence and not disclose it to any third party (except as authorized under this Agreement) without the Disclosing Party's express written consent. The Receiving Party shall disclose the Disclosing Party's Confidential Information only to those employees and contractors of the Receiving Party who have a need to know such information for the purposes of this Agreement, and such employees and contractors must be bound by this Agreement or have entered into agreements with the Receiving Party containing confidentiality provisions covering the Confidential Information with terms and conditions at least as restrictive as those set forth herein.

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C. Exceptions. Notwithstanding the foregoing, the parties' confidentiality obligations hereunder shall not apply to information which: (i) is already known to the Receiving Party prior to disclosure by the Disclosing Party, (ii) becomes publicly available without fault of the Receiving Party, (iii) is rightfully obtained by the Receiving Party from a third party without restriction as to disclosure, (iv) is approved for release by written authorization of the Disclosing Party, (v) is developed independently by the Receiving Party without use of or access to the Disclosing Party's Confidential Information, or (v) is required to be disclosed by law, rule, regulation, court of competent jurisdiction or governmental order, provided, however, that the Receiving Party shall advise the Disclosing Party of the Confidential Information required to be disclosed promptly upon learning thereof in order to afford the Disclosing Party a reasonable opportunity to contest, limit or assist the Receiving Party in crafting the disclosure, and then such disclosure shall be made only to the extent necessary to satisfy such requirements.

D. Use of Data. Nothing shall prohibit CorVel from using aggregate, non-identifying, statistical data generated through its customers', including Customer, use of the CareMC Application and Online Services for analytical purposes, provided that CorVel shall not use or disclose any such data or information in a manner that would reveal the identity of, or other confidential information concerning, Customer. Such aggregate, non-identifying statistical data could include, without limitation, statistics regarding usage of the CareMC Application and Online Services, the number of case referrals generated through the CareMC Application and Online Services and the efficiencies gained by CorVel customers through their use of the CareMC Application and Online Services.

10. GENERAL PROVISIONS

A. Choice of Law. This Agreement shall be governed by and construed under the laws of the State of California and the United States without regard to conflicts of laws provisions thereof. The parties expressly agree that the United Nations Convention on Contracts for the International Sale of Goods is specifically excluded from application to this Agreement. The parties submit to the jurisdiction of the United States federal courts for the Northern District of California and agree, that said courts have the sole and exclusive jurisdiction over any cause of action arising under or in connection with this Agreement.

B. Compliance with Laws. Both parties shall comply with all federal, state, and local laws, regulations, ordinances, guidelines, permits and requirements applicable to providing services pursuant to this Agreement, and will be solely responsible for obtaining current information on such requirements.

C. Contacts for Notices. All written notice required or permitted hereunder shall be in writing and shall be sufficient if personally delivered or sent by facsimile or internationally recognized delivery service to the address or fax number set forth below, unless such address or fax number is changed by notice, to the other party, as permitted hereunder. Any notices shall be deemed given on the date received, as indicated (i) by receipt of electronic answer back in the case of facsimile, or (ii) the records of the delivery service, if by courier.

If to CorVel:

CorVel Corporation
2010 Main Street, Suite 600
Irvine, California 92614
Attn: Director, Legal Services
Phone: (949) 851-1473
Fax: (866) 434-2469
Email: Corporate_Legal@corvel.com

If to Customer:

City Manager
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901

with a copy to:

City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, CA 93901

D. Assignment. Neither this Agreement nor any rights, licenses or obligations hereunder, may be assigned by either party without the prior written consent of the non-assigning party. Notwithstanding the foregoing, CorVel may assign this Agreement to any acquiror of all or of substantially all of CorVel's equity securities, assets or business related to the subject matter of this Agreement. Any attempted assignment in violation of this Agreement shall be void and without effect.

E. Severability. Should any term of this Agreement be declared void or unenforceable by any arbitral tribunal or court of competent jurisdiction, such declaration shall have no effect on the remaining terms hereof, which shall continue in full force and effect.

F. Waiver. The failure of either party to enforce any rights granted hereunder or to take action against the other party in the event of any breach hereunder shall not be deemed a waiver by that party as to subsequent enforcement of rights or subsequent actions in the event of future breaches.

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G. Relationship of the Parties. The relationship of CorVel and Licensee established by this Agreement is that of independent contractors, and nothing contained in this Agreement shall be construed (i) to give either party the power to direct or control the day-to-day activities of the other, or (ii) to constitute the parties as partners, franchisee-franchiser, joint venturers, co-owners or otherwise as participants in a joint or common undertaking, or otherwise give rise to fiduciary obligations between the parties.

H. Force Majeure. Except for the obligation to make payments, nonperformance by either party shall be excused to the extent that performance is rendered impossible by war, acts of terrorism, strikes, fire, flood, governmental acts or orders or restrictions, failure of suppliers, or any other reason where failure to perform is beyond the control of the non-performing party.

I. Entire Agreement. This Agreement constitutes the entire, final, complete and exclusive agreement between the parties and supersedes all previous agreements or representations, oral or written, relating to the subject matter of this Agreement. This Agreement may not be modified or amended except in writing signed by a duly authorized representative of each party. Both parties acknowledge having read the terms and conditions set forth in this Agreement and all attachments hereto, understand all terms and conditions, and agree to be bound thereby.

J. Counterparts. This Agreement may be executed in two counterparts, each of which shall be an original and together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties by their duly authorized representatives have executed this Agreement as of the Effective Date set forth above.

CORVEL ENTERPRISE COMP, INC.

By: Richard Schwapp

Name: Richard Schwapp

Title: Director Secretary

Date: 5/12/14

CITY OF SALINAS

By:

Name: Ray Corpuz

Title: City Manager

Date: 5-21-14

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REPORT TO THE CITY COUNCIL
City of Salinas, California

DATE: May 20, 2014

FROM: Jim Pia, Assistant City Manager

BY: Marina Horta-Gallegos, Senior Human Resources Analyst

SUBJECT: **WORKERS' COMPENSATION THIRD PARTY ADMINISTRATOR (TPA) PROFESSIONAL SERVICES AGREEMENT**

RECOMMENDATION:

It is recommended that the City Council adopt the attached Resolution authorizing the City Manager to sign a Professional Services Agreement (PSA) with CorVel Enterprise Comp, Inc. for the administration of the City's Workers' Compensation Program.

DISCUSSION:

Since 1979 the City has been self-insured for Workers' Compensation (WC) liabilities. The self-insured program is administered by the Human Resources Division and funding is provided through an Internal Service Fund (ISF). The City utilizes a third-party administrator (TPA) for claims administration services that also serves in an advisory role to City staff by making recommendations on the appropriate disposition (settlement or denial) of claims. TPAs have personnel with specialized skills and certifications required to effectively and efficiently handle workers' compensation case loads. TPAs assist with WC claims management, mandatory reporting requirements, management information system, claims processing, medical management, utilization review, bill review, and return to work programs.

Since 2001 the City has contracted with JT2 Integrated Resources (JT2) for claims administration. In January 2014, Human Resources issued a Request for Proposal (RFP) for workers' compensation third-party administration. The RFP was published locally and was issued to 15 firms. The RFP assessed: 1) claims handling philosophies; 2) risk management information system; 3) medical management; 4) return to work and safety programs; and 5) pricing. Nine firms responded to the RFP.

Human Resources impaneled an RFP review team to evaluate four finalists: CorVel, Intercare Holdings, JT2 Integrated Resources, and TriStar. The RFP review panel consisted of the City Attorney, Human Resources Analyst, Deputy Police Chief, an outside Risk Manager, and the City's Insurance broker. Following the panel interviews of March 12, 2014, CorVel was selected as the top candidate to assume handling of the City's workers' compensation program. CorVel demonstrated superior skills and experience in all matters concerning claims administration and medical management. The proposed claims handling team is experienced and familiar with public sector

claims administration. The review team believes CorVel best matches the needs of the departments and the interests of the City. Overall, CorVel ranked highest and provided the most competitive pricing at $198,267 for year one of claims handling, with the second lowest bid at $229,605 per year.

The new rate for services will decrease 15% ($32,383) from the current annual fee of $230,550 to $198,267 in year one. The Professional Services Agreement provides annual price increases of 3% in years two and three.

ISSUE:

Should the City Council approve the attached Resolution authorizing the City Manager to sign the Professional Services Agreement between the City and CorVel for workers' compensation third party administration services?

FISCAL IMPACT:

The recommended action will allow the City and CorVel to enter into a Professional Services Agreement for a three (3) year term, effective July 1, 2014 with a provision for an extension of up to two years by agreement of the parties.

This contract will decrease the City's current annual claims handling fees from $230,550 to $198,267 (15%) in year one. Subsequent year increases will be as follows:

Year 2 $204,215
Year 3 $210,241
Year 4 $219,564
Year 5 $230,550

In addition, the Agreement provides for significant cost containment savings in bill review fees at a flat fee of $20.00 per bill reviewed. The new rate for bill review fees represents a decrease of 49% compared to the current bill review fee of $39.00 per bill. Human Resources anticipates annual savings of approximately $50,000 in bill review fees.

TIME CONSIDERATIONS:

The existing contract with JT2 expires on June 30, 2014.

ALTERNATIVES:

1. The Council may adopt the attached Resolution and approve the Agreement for third party administration services with CorVel for a three-year term as proposed.

2. The City Council may request staff to extend the contract with JT2 Integrated Resources for a one year term and continue to review other options for third party administration. This action is not recommended.

3. The Council may choose to require that other vendors be considered for workers' compensation TPA services. This action is not recommended at this time.

CITY COUNCIL GOALS:

Approval of the agreement with CorVel supports the Council's goal of Organizational Effectiveness by maintaining continuity of the claims handling procedures within the City.

CONCLUSIONS:

The current TPA contract expires June 30, 2014. As a result of a thorough RFP process, CorVel has been identified by the review team as the top candidate from the nine (9) firms submitting proposals. CorVel has extensive experience administering municipal workers' compensation claim programs. CorVel currently contracts with the City of San Mateo, City of Stockton, County of Santa Barbara, and the County of Tulare, among various other agencies in California.

Staff recommends that the City Council approve the professional services agreement with CorVel for third-party workers' compensation claims administration services for a three (3)-year term; and authorize the City Manager to execute the attached Professional Services Agreement.

Distribution
City Council
City Manager
City Attorney
Department Directors

Back-Up Pages:
Resolution
Professional Services Agreement

RESOLUTION NO. _____ (N.C.S.)

RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A PROFESSIONAL SERVICES AGREEMENT WITH CORVEL ENTERPRISE COMP, INC. FOR THE ADMINISTRATION OF THE CITY'S WORKERS' COMPENSATION PROGRAM.

BE IT RESOLVED BY THE CITY COUNCIL OF SALINAS that the City Manager is authorized and directed for and on behalf of the City of Salinas to sign the attached Professional Services Agreement between the City of Salinas, a municipal corporation, and CorVel Enterprise Comp, Inc., for workers' compensation third party administrative services from July 1, 2014 until June 30, 2017.

PASSED AND ADOPTED this 20th day of May 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Joe Gunter, Mayor

ATTEST:

_____
Patricia Barajas, City Clerk

File #: ID#26-336, **Version:** 1

..Title
Appointments to the Salinas Valley Groundwater Sustainability Agency Board of Directors
..Recommended Action
Approve a Resolution appointing Mayor Dennis Donohue to serve as the City's primary representative, and Councilmember Jose Luis Barajas as alternate to serve on the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) Board of Directors JPA.

CITY OF SALINAS
COUNCIL STAFF REPORT

DATE: **JUNE 30, 2026**

DEPARTMENT: **ADMINISTRATION**

BY: **RENE MENDEZ, CITY MANAGER**

FROM: **PATRICIA M. SORATOS, CITY CLERK**

TITLE: **APPOINTMENTS TO THE SALINAS VALLEY GROUNDWATER SUSTAINABILITY AGENCY BOARD OF DIRECTORS**

RECOMMENDED MOTION:

A motion to approve a Resolution appointing Mayor Dennis Donohue to serve as the City's primary representative, and Councilmember Jose Luis Barajas as alternate, on the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) JPA Board of Directors.

EXECUTIVE SUMMARY:

The City of Salinas is a member entity of the Salinas Valley Basin Groundwater Sustainability Agency JPA Agreement. The governance model was approved by the City Council on December 13, 2016, and the City of Salinas has the responsibility for appointing a representative seat and an alternate to represent the City on the JPA Board. Mayor Dennis Donohue has expressed interest in serving as the primary representative and Councilmember Barajas as the alternate representative. The appointment term runs from July 1, 2026, to June 30, 2029.

BACKGROUND:

In 2014, the California legislature adopted, and then-Governor Brown signed into law, three bills (SB 1168, AB 1739, and SB 1319) collectively referred to as the "Sustainable Groundwater Management Act" (SGMA). The stated purpose of SGMA is to provide for the sustainable management of groundwater basins at a local level by providing local groundwater agencies with the authority, and technical and financial assistance, necessary to sustainably manage groundwater. SGMA also required the designation of a Groundwater Sustainability Agency (GSA) for the purpose of achieving groundwater sustainability through the adoption and the implementation of Groundwater Sustainability Plans for all medium and high priority basins as designated by the California Department of Water Resources.

In accordance with the JPA Agreement and the governance model that was approved by the City Council on December 13, 2016, the City of Salinas has the responsibility for appointing a

representative seat and an alternate to represent the City on the JPA Board. Councilmember Barajas was appointed to this seat with Mayor Donohue as an alternate to complete the three-year term set to expire June 30, 2026. The new term commences on July 1, 2026 and expires on June 30, 2029. Mayor Dennis Donohue has expressed interest in serving as the primary representative and Councilmember Barajas as the alternate representative.

This action requires City Council approval through formal appointment of the primary representative and the alternate representative in accordance with the JPA's Joint Exercise of Powers Agreement.

CEQA CONSIDERATION:

Not a Project. The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378).

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

This action aligns with the City Council's goal of Environmental Sustainability and Climate Resiliency (City of Salinas Strategic Plan 2025-2028).

DEPARTMENTAL COORDINATION:

The activities of the GSA generally do not involve other City departments; however, from time-to-time issues come up which require the attention and the coordination of the Administration Department, City Attorney's Office, and Public Works Department.

FISCAL AND SUSTAINABILITY IMPACT:

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
N/A	N/A	N/A	N/A	N/A

ATTACHMENTS:
Resolution

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION FOR APPOINTMENTS TO THE SALINAS VALLEY GROUNDWATER SUSTAINABILITY AGENCY BOARD OF DIRECTORS

WHEREAS, the City of Salinas in accordance with the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) JPA has responsibility for appointing a representative seat and an alternate to represent the City on the JPA Board of Directors; and

WHEREAS, the primary Board member representing the City of Salinas is currently Councilmember Jose Luis Barajas and the alternate Board member Mayor Dennis Donohue; and

WHEREAS, the afore mentioned appointments will expire on June 30, 2026 and thus must be reappointed; and

WHEREAS, the Salinas City Council desires to appoint Mayor Dennis Donohue to serve on the JPA Board as the primary representative and Councilmember Jose Luis Barajas to serve as the alternate.

NOW, THEREFORE, BE IT RESOLVED by the Council of Salinas that Mayor Dennis Donohue is hereby appointed as the Board member representing the City of Salinas and Councilmember Jose Luis Barajas is hereby appointed as the alternate Board member to the SVBGSA Board of Directors for the term commencing on July 1, 2026 and ending June 30, 2029.

PASSED AND APPROVED this 30th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____

Dennis Donohue, Mayor

ATTEST:

_____

Patricia M. Soratos, City Clerk

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Tentative Agreement

Representatives of the City of Salinas and the Association of Management Personnel of Salinas (AMPS) tentatively agree to the following changes to their existing Memorandum of Understanding, subject to AMPS membership ratification and Council approval.

SECTION 1 - NO ABROGATION OF RIGHTS

The parties acknowledge that the City rights and employee rights as indicated under Municipal Code Chapter 25, Sections 31 and 32, other applicable State or Municipal laws, and City Personnel Rules and Regulations, and the rights of the City Council are neither abrogated nor made subject to the meet and confer process by the adoption of this Memorandum of Understanding. Further, the City reserves all the rights, powers, and authority customarily exercised by the City except as otherwise specifically designated or modified by express provisions of this Memorandum of Understanding.

SECTION 2 - PAST PRACTICES

The parties agree that this Memorandum of Understanding supersedes any past practices covered by this Memorandum of Understanding and any other written agreement between the parties not addressed in this Memorandum of Understanding.

SECTION 3 - NO DISCRIMINATION

The City and the Association will cooperate in pursuing a policy of no discrimination. Unit employees shall have the right to form, join and participate in the activities of employee organizations of their own choosing of the purpose of representation on all matters of employer-employee relations, including wages, hours, and other items and conditions of employment. No such employee shall be interfered with, restrained, coerced, or discriminated against by the City or the Association because of his/her exercise of the rights established by law.

SECTION 4 - RECOGNITION MATTERS

The Association has been recognized pursuant to the provisions and limitations of Government Code Sections 3500 through 3510 and the City Ordinance No. 2000 and Resolution No. 12542 as the recognized employee organization for regular employees assigned to certain classifications designated on the salary schedule maintained by the Human Resources Department.

The Association shall have the right to represent said employees in all matters relating to employment conditions and employer-employee relations, including, but not limited to, wages, hours and other terms and conditions of employment except that such right does not extend to meeting and conferring or consideration of the merits, necessity, or organization of any service or activity provided by law or executive order.

SECTION 5 - PAY RATES AND PRACTICES

A. Wages

Salaries of classifications represented by this Association shall be increased on the salary

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schedule as follows:

1. FourSix percent (4%6%) on the salary schedule, plus $1,200 off-salary-schedule pay (for members in the Association as of October 11, 2023), effective with the first full pay period following ratification and City Council approval of this Memorandum of Understanding ("MOU") or July 6, 2026, whichever is later.

2. TwoFour percent (2%4%) on the salary schedule effective with the first full pay period in July 2027 4.

3. ThreeTwo percent (32%) on the salary schedule effective with the first full pay period of July 2028 5.

B. Bilingual Premium/Stipend

A premium of five percent (5%) of base salary shall be paid to an employee who, prior to January 1, 2017, was assigned by management to speak and use a language other than English in the course of the employee's duties.

On and after January 1, 2017, any employee assigned by the City Manager, City Attorney, or a Department Director to routinely and consistently speak a language other than English during the course of his/her duties (including routine and consistent translation services provided to other City employees to assist them in the fulfillment of their duties) shall receive a stipend of $75 per pay period. The City may require an employee demonstrate proficiency in the subject language through the use of generally accepted testing procedures; these tests shall be conducted at the City's expense, and shall be considered to be working hours for the employee. The City shall establish minimum standards and test scores for an employee to be considered to be qualified to receive this stipend. The City shall initiate the payment of the stipend in the first full pay period after the employee passes the City-sponsored test; no retroactive stipend will be paid.

In the event that the Department Director determines that it is no longer necessary for an employee to perform the duties described above, he/she shall notify the employee in writing, with a copy to the Human Resources Director. In this event, or in the event of an involuntary reclassification, the employee shall continue to receive the stipend for a 60-day period following the notification or reclassification. If the employee is voluntarily reclassified, transferred, or promoted into a new position that does not require these services, the stipend shall terminate immediately. If the employee has taken and passed a City-sponsored test demonstrating proficiency, it shall not be necessary for the employee to take any further tests.

This section is subject to administrative direction (Administrative Memorandum 89-03), except as provided above.

C. Longevity Pay

Employees who have completedattained twenty (20) years of regular service with the City of Salinas shall permanently receive a longevity pay incentive of an additional five percent (5%) base salary in recognition of their time in service.

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D. Educational Achievement Pay

1. The City will compensate any full-time employee who holds a bachelor's degree from an accredited college or university with a two and one-half percent (2.5%) incentive pay to base salary.

2. The City will compensate any full-time employee who holds a graduate degree from an accredited college or university, that is determined to be job related by the Department Director, with a two and one-half percent (2.5%) incentive pay to base salary.

~~E. Supervisor Premium~~

~~Effective in the first full pay period following ratification and Council approval of this MOU, the City will eliminate the Supervisor Premium and increase the base pay of AMPS classifications by 2.5% for the positions below.~~

~~Airport Manager~~
~~Assistant Community Development Director~~
~~Chief Building Official~~
~~City Engineer~~
~~Code Enforcement Manager~~
~~Community Education Manager~~
~~Community Safety Administrator~~
~~Community Services Manager~~
~~Criminalist~~
~~Deputy City Engineer~~
~~Deputy Librarian~~
~~Facilities Maintenance Manager~~
~~Fleet Maintenance Manager~~
~~GIS Administrator~~
~~Homeless Services Manager~~
~~Information Systems Manager~~
~~Inspection Services Manager~~
~~Maintenance Manager~~
~~NPDES Permit Manager~~
~~Park Operations Manager~~
~~Permit Center Coordinator~~
~~Planning Manager~~
~~Police Records Coordinator~~
~~Police Services Administrator~~
~~Public Works Administrative Supervisor~~
~~Recreation-Parks Superintendent~~
~~Senior Buyer~~
~~Senior Civil Engineer~~
~~Senior Code Enforcement Officer~~
~~Senior Community Development Analyst~~
~~Senior Librarian~~
~~Senior Plan Check Engineer~~

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~~Senior Planner~~
~~Street Maintenance Manager~~
~~Superintendent of Maintenance Services~~
~~Technical Services Manager~~
~~Traffic Engineer~~
~~Wastewater Manager~~

E~~F~~. Temporary Upgrade Pay

An employee who is assigned by the Department Director to perform all the duties of a vacant position in a higher classification for a limited duration (up to 960 hours each fiscal year), during recruitment for a regular appointment to the vacant position, while relieved of the duties of the employee's current position, shall receive temporary upgrade pay while performing those duties. Such pay shall start on the first day of assignment and amount to ten percent (10%) of the employee's base rate of pay. Request for temporary upgrade pay must be submitted to the Human Resources Director within the pay period in which the assignment was worked.

F. Wellness Dog Premium

Effective July 6, 2026, the City will pay a Canine (Wellness Dog) Premium of $150.00 per week to a member of AMPS who is routinely and consistently assigned as a Wellness Dog handler. The City and the Association reasonably approximate that the Wellness Dog handler will spend four (4) hours per workweek, while otherwise off duty, walking, grooming/cleaning, feeding, training, and otherwise caring for and maintaining the canine. This compensation is intended to compensate for all off-duty care of the canine and related activity; payment will be processed automatically upon placement of the canine with the handler. Additionally, a Wellness Dog handler may be authorized to flex up to eight (8) hours per pay period for wellness dog activities outside the handler's regular schedule, subject to supervisor approval based on operational needs. In the event of a medical emergency or other unusual circumstance requiring extraordinary care for the canine, the handler must notify a supervisor as soon as possible of any additional time required. In addition, veterinarian fees, food costs, and other reasonable expenses for the upkeep of the Wellness Dog are reimbursed upon proper request for reimbursement.

G. Additional Duties Pay

Special Assignment Pay While Performing Additional Responsibilities. An employee who is assigned by the Department Director a significant increase in duties and responsibility within or outside of his/her current classification may receive a ten percent (10%) Special Assignment Pay. Such pay is authorized on recommendation of the Department Director with prior approval of the Human Resources Director. It may be paid for special assignments of not less than two (2) weeks nor more than three (3) months duration. The City Manager may approve additional special assignment pay beyond three (3) months for exceptionally difficult long-range assignments.

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SECTION 6 - BENEFITS

A. Health, Dental, and Vision Plan

1. Dental and Vision Premiums

   a. The City will pay the full amount of premiums for dental and vision plans for the employee and eligible dependents for full-time employees.

   b. The City will pay the full amount of premiums for dental and vision plans for the employee only for employees working in budgeted regular part-time positions.

   c. Dental coverage shall include coverage for orthodontic treatment.

2. Health Premiums

~~The City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 95% of the cost of the premium for the PERS Platinum health plan.~~

~~Beginning in the first full pay period of January 2025,~~The City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 90% of the cost of the premium for the PERS Platinum health plan.

~~Beginning in the first full pay period of January 2026, City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 85% of the cost of the premium for the PERS Platinum health plan.~~

~~Beginning in the first full pay period of January 2027, City will contribute toward monthly health benefits premiums, for regular, full-time employees (based on level of coverage selected by the employee) and regular, part-time employees (with employee only coverage), an amount equal to 95% of the premium for the plan selected, up to a maximum of 80% of the cost of the premium for the PERS Platinum health plan.~~

The employee shall pay for premium costs above the City's contribution, as indicated above, through payroll deductions.

3. Optional Declination of Health Care ("Cafeteria Plan")

An employee may elect to decline health care, dental, and vision coverage and instead receive a cash payment from the City. This cash payment shall be paid monthly and shall equal $684.11. The City shall have the right to request information from the

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employee to demonstrate that exercising this option would not cause the City or the employee to violate the Affordable Care Act or any other State or Federal Law.

B. Long Term Disability

The City shall contribute to the City sponsored Long Term Disability Plan the full cost of the 60% - No maximum monthly benefit program.

C. Life Insurance

The City shall provide term life insurance in an amount equal to the ~~employee's annualized base salary or a minimum~~ policy of $50,000~~, whichever is greater,~~ for each regular employee represented in the Association.

D. Professional Development

A full-time employee who is in an AMPS classification shall be allowed up to two~~one~~ thousand dollars ($2~~1~~,000) per fiscal year for the following professional development expenses on a reimbursement basis and with prior approval by the Department Director.

1. Academic courses of study, seminars, workshops, conferences, training, software, and associated expenses (including incidental travel expenses) directly related to the employee's profession.

2. Professional memberships, subscriptions, publications, books, and associated expenses (including incidental shipping and taxes) directly related to the employee's profession.

E. Retirement Benefits

1. New York Life

Employees enrolled in the City's New York Life Retirement Program shall pay four and one-half percent (4.5%) of salary as the "employee-paid" contribution to the City's New York Life Retirement Program. The City shall pay all contributions in excess of the employee-paid contribution. Retirement calculation will be based upon the single highest year of earnings.

2. CalPERS

a. Classic Employees

Employees enrolled in the California State Public Employees' Retirement System (CalPERS) shall pay seven percent (7%) as the employee-paid contribution. Employees enrolled in PERS retirement are eligible for the 2% at age 55 formula. Retirement calculation will be based upon the single highest year of earnings.

b. New Members

The formulas above do not apply to persons who are defined as "new members" under the

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Public Employees' Pension Reform Act of 2013 ("PEPRA"). New members under PEPRA are subject to all applicable PEPRA provisions, including the 2% @ 62 formula. Each new member will contribute 50% of the normal cost of his/her benefit as determined by CalPERS.

F. Boot Allowance

The City shall pay a footwear allowance of two hundred fifty dollars ($250), per calendar year, to each employee in a classification that is listed on the Human Resource Director's list of authorized classifications, to be used for the purchase of footwear approved by the department. The footwear allowance shall be prorated for the year.

SECTION 7 - LEAVE PROVISIONS

A. Holidays

1. **Fixed Holidays** — **Date**

New Year's Day	January 1
Martin Luther King	Third Monday in January
Lincoln's Birthday	February 12
President's Day	Third Monday in February
Cesar Chavez Day	March 31
Memorial Day	Last Monday in May
Juneteenth	June 19
Independence Day	July 4th
Labor Day	First Monday in September
Veteran's Day	November 11
Thanksgiving Day	Fourth Thursday in November
Friday after Thanksgiving	Day after Thanksgiving
Christmas Eve	December 24
Christmas Day	December 25

2. Every day appointed by the President or Governor for a public day of mourning, Thanksgiving, or holiday, when ratified by the Mayor or the Salinas City Council.

34. Holidays shall be calculated at eight (8) hours per day.

B. Annual Leave

1. Annual Leave shall be as provided below and accrues incrementally over the course of the year, based on an employee's years of regular employment with the City of Salinas as follows:

1st through 5th year	9.54 hours per pay period
6th through 10th year	11.08 hours per pay period
11th through 15th year	11.69 hours per pay period
16th through 17th year	12.00 hours per pay period
18th through 19th year	12.31 hours per pay period
20th through 24th year	12.62 hours per pay period
25th through retirement	12.92 hours per pay period

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2. The maximum annual leave accrual cap per employee shall be 700 hours. An employee who reaches the maximum annual leave accrual cap will not accrue additional annual leave until the annual leave balance is below the maximum accrual cap.

3. Employees may cash out up to 120~~80~~ hours of accrued annual leave per calendar year during employment; any accrued unused annual leave will be paid at separation. An irrevocable election for such payment may be made with notice to Human Resources no later than November 30 (for payment in February), provided that the employee has taken at least 80 hours of annual leave during the prior year (December 1 to November 30).

C. Bereavement Leave

An employee represented by the Association shall be entitled to four (4) days of leave with pay for a death of a family member, plus one unpaid day.

Up to five (5) days of leave with pay may be authorized to an employee who travels out of the state to attend the funeral of the deceased family member. All provisions of the Personnel Manual consistent with this MOU regarding Bereavement Leave shall apply.

Family member includes:

Husband	Mother-in-Law	Grandparent
Wife	Father-in-Law	Grandchild
Father	Sister-in-Law	Legal Guardian
Mother	Brother-in-Law	Aunt
Child	Step-Child	Uncle
Brother	Step-Father	Step Brother/Sister
Sister	Step-Mother	Step Father-in-Law
		Step Mother-in-Law
		Registered Domestic Partner

D. Family & Medical Leave

In accordance with the California Family Rights Act and the Federal Family and Medical Leave Act, the City of Salinas Family & Medical Leave Policy is detailed in the Administrative Memorandum 94-1, as amended.

SECTION 8 - WORKING CONDITIONS

A. Grievance/Disciplinary Action Appeals Procedure

The Grievance/Disciplinary Action Appeals Procedure for employees in this Association is set forth in the Personnel Rules and Regulations. No employee shall suffer retaliation resultant from use of this procedure.

B. Flex-Time Program

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The City shall maintain a flex-time program in which all Association members can participate. Individual participation in the program ~~will~~ may be subject to the review and approval of the ~~Department Director~~direct supervisor. Use of flex-time must be approved in advance. ~~The flex-time program shall be limited to flexing hours within each pay period.~~

C. Emergency Call Back

When an employee is called back to work on other than a scheduled basis, such employee shall be compensated at straight time for the hours worked, but in no event for less than two (2) hours~~ and no more than eight (8) hours per twenty-four (24) hour work period~~. Compensation for emergency call back shall be provided only for hours worked in addition to the employee's normal work schedule.

SECTION 9 - MISCELLANEOUS

A. Deferred Compensation Committee

The City's Deferred Compensation Committee may include one (1) employee designated by the Association. The designated employee must be a participant in the City's Deferred Compensation Program.

B. Layoff Policy

Any layoff of employees represented by the AMPS bargaining unit shall be done in accordance with the provisions of the attached Layoff Policy (Appendix A). The parties agree that the attached layoff policy satisfies any meet and confer obligations on the subject of the impacts and effects of layoffs, except as noted in the policy.

SECTION 10 - TERM

The term of this Memorandum of Understanding shall commence July 1, 2026~~3~~ and shall expire June 30, 2029~~6~~, except as otherwise provided in this Memorandum of Understanding.

DATED_____	DATED_____
CITY OF SALINAS	ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS
BY: _____	BY: _____
René Mendez~~Jim Pia~~, ~~Interim~~ City Manager	Juliane Sharpe~~Kristen Parker~~, President

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APPENDIX A

CITY OF SALINAS
LAYOFF POLICY FOR THE
ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS

I. POLICY

The City of Salinas, at its sole discretion, may layoff an employee due to the lack of work or lack of funds. The City shall inform affected employees and the Association of Management Personnel (AMPS) regarding potential layoffs in a timely manner when the City becomes aware of potential layoffs.

II. PROCEDURE

In the event of a reduction in work force in a department, the City shall designate the classification(s) and position(s) to be eliminated. The City shall provide affected employees and AMPS with a current seniority list for the positions affected, the reason for proposed layoffs, the effective date of layoffs, and a copy of this policy no later than sixty (60) days prior to the effective date of the layoffs. Additionally, affected employees shall be provided a summary of all accrued benefits at least sixty (60) days prior to the effective date of layoffs.

Layoffs shall be made among all representation unit employees in the same classification within a City department in the following order:

1. Temporary employees;
2. Probationary new employees (excluding promotional probationary employees);
3. Regular employees.

No regular employee within a department shall be laid off in any classification if there are temporary employees in an active status in the same classification within that department.

III. SENIORITY DEFINED

For purposes of layoff, seniority shall be defined as the length of service in all regular positions within the City as determined by City personnel records. Continuous service for purposes of determining seniority shall be defined to include work related injury leave of up to one (1) year's duration or as otherwise required by law. In the event that two (2) or more employees with equal seniority have to be laid off from the same classification, the determination of seniority shall be made by lottery.

IV. LAYOFF BY CLASSIFICATION

Layoffs shall be accomplished solely within individual departments, except as noted in Section V below. The order of layoff within a classification shall be based exclusively on seniority, with the least senior employee being the first to be laid off.

V. PREVIOUSLY HELD POSITIONS

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In the event that an employee is laid off, that employee shall have the right to return to ("bump") any specific position in the City in which the employee has served in regular status with due consideration to reclassifications, job descriptions and changes in titles of the position previously held. The laid off employee's base salary shall be set within the range and step available (to include sixth step) for the lower classification at a step that would result in the least possible reduction in base salary with due consideration to reclassifications, job descriptions, and changes in title of the position(s) previously held. An employee must notify the City within ten (10) working days after receipt of written notice of layoff of his/her desire to return to that classification.

VI. JOB COUNSELING AND OUTPLACEMENT SERVICES

It is the City's intent to assist laid off employees through the transition from City service. To that extent, employees whose positions are proposed for reduction may schedule a meeting with a representative of the Human Resources Office. In addition to providing job counseling to employees facing layoff, the Human Resources Office will function as a clearinghouse for resources, information and referrals on outside employment, training opportunities, and potential re-employment opportunities with the City of Salinas.

VII. SEVERANCE PAY

Each laid off employee shall receive severance pay based on the following:

Years of employment	Severance Pay
Less than 6 years	1 week per year
6 - 10 years	6 weeks
11 years and over	8 weeks

In addition, if for any reason the City requests an employee to leave before the sixty (60) day notice period has passed, the City shall pay the employee the remainder of his/her salary and benefits for the sixty (60) day period.

VIII. HEALTH INSURANCE

Each employee is eligible to continue group health insurance benefits under the provisions of the Consolidated Omnibus Budget Reconciliation Act (COBRA) with City's group health plan. For laid off employees, the City will pay the full premium amount for the level of health insurance coverage in force on the date of separation for a period of six months. COBRA sets the standards for continued health benefit coverage.

For purposes of this policy, health insurance is defined to be inclusive of City health, vision, dental, and the Employee Assistance Program (EAP).

IX. ACCRUED TIME

At the time of separation, each laid off employee shall be paid in full for all accrued paid time

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earned during the course of employment to include 100 percent of accrued leave balances. Any employee receiving notice of layoff who has previously received a benefit under the management leave program shall under no circumstances be required to reimburse the City for the benefit already paid/used.

X. RE-EMPLOYMENT OF EMPLOYEES LAID OFF

The names of persons laid off under these procedures shall be maintained on a City re-employment list for the classification from which the employee was laid off and for those specific positions that an employee previously held in regular City service for a period of up to twenty-four (24) months from the date of layoff. When using a re-employment list to fill a position in a classification from which layoffs have occurred within the twenty-four (24) month period, the City shall re-employ laid off employees from the list in reverse order of layoff. During the twenty-four (24) month period, no new employee shall be hired for, nor shall any employee be promoted to, a classification from which layoffs have occurred until all employees on layoff status in that classification have been provided the opportunity to return to work.

A laid off employee may be removed from the City re-employment list for any of the following reasons: 1) The expiration of twenty-four (24) months from the date of layoff; or 2) Regular re-employment with the City; or 3) Failure to accept employment with the City; or 4) Failure to appear for a job interview after fourteen (14) days notification by U.S. mail and email of such interview; or 5) Failure to respond within fourteen (14) days of available employment; or 6) Request in writing by the laid off employee to be removed from the list.

It is the responsibility of the laid off employee to advise the City Human Resources Office of any change in mailing and email addresses or phone number.

XI. RESTORATION OF BENEFIT FOR RECALLED EMPLOYEES

Any employee who has been laid off and is hired from a City re-employment list under the terms of this article within twenty-four (24) months from the date of layoff shall be entitled to: 1) Restoration of regular status or for employees who have not completed their probationary period, credit for that portion of service which has been completed; and 2) and Credit for all years of service for the purpose of determining seniority and benefits; and) Placement in the same step of the salary range the employee held at the time of layoff.

XII. ELIGIBILITY OF CITY PROMOTIONAL EXAMINATIONS

In an effort to re-employ laid off employees, the City will temporarily suspend (for a period of twenty-four (24) months from the effective date of layoff) the City's promotional policy in order to allow employees on re-employment list the opportunity to compete in closed, promotional exams. All employees on a re-employment list will receive notice of any promotional opportunity within the City service. Further, during the temporary suspension of this rule, if only one qualified employee on the re-employment list submits an application for the promotional exam, such exam shall remain in-house. If the one promotional applicant fails the examination, the exam may then be posted as an open recruitment and outside applications invited.

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The City shall electronically mail notices of all promotional examination opportunities to employees in a laid off status for a period of twenty-four (24) months or provide other electronic access to promotional job announcements/lists. This provision shall be satisfied by the City emailing copies of the promotional examination announcement no less than twenty-one (21) days prior to the closing date of the application for the promotional examination.

In the event that a laid off employee is appointed to City service through a promotional exam process, that employee shall be hired as a probationary employee and will receive credit for all prior service for purposes of determining seniority and benefits; and the employee shall be placed in the salary range at a step that is closest to the salary that he/she received prior to layoff. In the event that a promotional probationary employee does not satisfactorily complete his/her probation, that employee shall return to his/her previous laid off status defined in these policies.

XIII. APPEAL PROCEDURE

An employee directly affected by the operation of this policy may, within ten (10) working days after notice of layoff is received, request a meeting with his/her department head to review the application of this policy as it affects the employee's status. The employee may be accompanied by the representative of his/her choice.

If the employee is not satisfied with the review provided by his/her department head, a further review of the application of the layoff policy may be requested by the employee with the Human Resources Director. Such review must be requested with the Human Resources Office within ten (10) working days of the meeting with the department head. The determination of the Human Resources Director may be appealed to the City Manager. Such appeal must be filed with the City Manager within three (3) working days of the Human Resources Director's determination.

Appeals shall be limited to the following:

1. Determination of seniority;

2. Interpretations of the employee's right to return to a specific position in the City;

3. The employee's current classification; and

4. Other decisions directly affecting an employee's layoff status under this policy.

XIV. DEFINITIONS

Position – A group of duties and responsibilities assigned to one employee, as defined in the official job description maintained by Human Resources.

Classification – A group of positions with the same job title having similar duties, responsibilities, and qualifications.

Class – This term is used interchangeably with Classification.

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Re-Employment List – A list for a specific position or classification containing the names of laid off employees who have reinstatement rights to that classification or position. This list shall be maintained and updated by Human Resources and an updated copy shall be given to the AMPS President within five (5) workdays of any changes.

Laid-Off Employee List – One master list containing the names of all employees who are in a layoff status. This list shall be maintained and updated by Human Resources and an updated copy shall be given to the AMPS President within five (5) workdays of any changes.

Regular Employee – An employee, either full-time or part-time, who occupies an authorized budgeted position.

XV. SIDE LETTER ON FURLOUGHS

The City has the right to reopen on the issue of a mandatory work furlough program during the term of this MOU. In the event that the City exercises the right to reopen on furloughs, the City would provide notice and an opportunity to negotiate prior to moving forward with a mandatory work furlough program.

TENTATIVE AGREEMENT

DATED 6/15/2026 | 2:19 PM PDT *DATED* _____

CITY OF SALINAS

BY: DocuSigned by: Che Johnson
7E829C97CE1E420...
Che Johnson, Lead Negotiator

ASSOCIATION OF MANAGEMENT PERSONNEL OF SALINAS

BY: _____
Juliane Sharpe, President

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AGREEMENT
FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF SALINAS AND E2
CONSULTING ENGINEERS, INC.

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AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF SALINAS AND E2 CONSULTING ENGINEERS, INC.

This Agreement for Professional Services (the "Agreement" and/or "Contract") is made and entered into this 10 day of June, 2025, between the **City of Salinas**, a California Charter city and municipal corporation (hereinafter "City"), and **E2 Consulting Engineers, Inc.**, a California corporation (hereinafter "Consultant").

RECITALS

WHEREAS, Consultant represents that he, she, or it is specially trained, experienced, and competent to perform the special services which will be required by this Agreement; and

WHEREAS, Consultant is willing to render such professional services, as hereinafter defined, on the following terms and conditions.

NOW, THEREFORE, City and Consultant agree as follows:

TERMS

1. Scope of Service. The project contemplated and the scope of Consultant's services are described in Exhibit B, attached hereto and incorporated herein by reference.

2. Term; Completion Schedule. This Agreement shall commence on June 10, 2025, and shall terminate on June 30, 2026, unless extended in writing by either party upon (30) days written notice. This Agreement may be extended only upon mutual written consent of the parties, and may be terminated only pursuant to the terms of this Agreement.

3. Compensation. City hereby agrees to pay Consultant for services rendered the City pursuant to this Agreement on a time and materials basis according to the rates of compensation as set forth in Exhibit B. The total amount of compensation to be paid under this Agreement shall not exceed one hundred ninety-seven thousand four hundred thirteen dollars ($197,413).

4. Billing. Consultant shall submit to City an itemized invoice, prepared in a form satisfactory to City, describing its services and costs for the period covered by the invoice. Except as specifically authorized by City, Consultant shall not bill City for duplicate services performed by more than one person. Consultant's bills shall include the following information to which such services cost or pertain:

(A) A brief description of services performed;

(B) The date the services were performed;

(C) The number of hours spent and by whom;

(D) A brief description of any costs incurred; and

(E) The Consultant's signature.

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Any such invoices shall be in full accord with any and all applicable provisions of this Agreement.

City shall make payment on each such invoice within thirty (30) days of receipt; provided, however, that if Consultant submits an invoice which is incorrect, incomplete, or not in accord with the provisions of this Agreement, City shall not be obligated to process any payment to Consultant until thirty (30) days after a correct and complying invoice has been submitted by Consultant. The City shall process undisputed portion immediately.

5. Meet & Confer. Consultant agrees to meet and confer with City or its agents or employees with regard to services as set forth herein as may be required by the City to ensure timely and adequate performance of the Agreement.

6. Additional Copies. If City requires additional copies of reports, or any other material which Consultant is required to furnish as part of the services under this Agreement, Consultant shall provide such additional copies as are requested, and City shall compensate Consultant for the actual costs related to the production of such copies by Consultant.

7. Responsibility of Consultant. By executing this Agreement, Consultant agrees that the services to be provided and work to be performed under this Agreement shall be performed in a fully competent manner. By executing this Agreement, Consultant further agrees and represents to City that the Consultant possesses, or shall arrange to secure from others, all of the necessary professional capabilities, experience, resources, and facilities necessary to provide the City the services contemplated under this Agreement and that City relies upon the professional skills of Consultant to do and perform Consultant's work. Consultant further agrees and represents that Consultant shall follow the current, generally accepted practices in this area to the profession to make findings, render opinions, prepare factual presentations, and provide professional advice and recommendations regarding the projects for which the services are rendered under this Agreement.

8. Responsibility of City. To the extent appropriate to the projects to be completed by Consultant pursuant to this Agreement, City shall:

(A) Assist Consultant by placing at its disposal all available information pertinent to the projects, including but not limited to, previous reports and any other data relative to the projects. Nothing contained herein shall obligate City to incur any expense in connection with completion of studies or acquisition of information not otherwise in the possession of City.

(B) Examine all studies, reports, sketches, drawings, specifications, proposals, and other documents presented by Consultant, and render verbally or in writing as may be appropriate, decisions pertaining thereto within a reasonable time so as not to delay the services of Consultant.

(C) City Manager, or his designee, shall act as City's representative with respect to the work to be performed under this Agreement. Such person shall have the complete authority to transmit instructions, receive information, interpret and define City's policies and decisions with respect to materials, equipment, elements, and systems pertinent to Consultant's services. City may unilaterally change its representative upon notice to the Consultant.

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(D) Give prompt written notice to Consultant whenever City observes or otherwise becomes aware of any defect in a project.

9. Acceptance of Work Not a Release. Acceptance by the City of the work to be performed under this Agreement does not operate as a release of Consultant from professional responsibility for the work performed.

10. Indemnification and Hold Harmless.

Pursuant to the full language of California Civil Code §2782, design Consultant agrees to indemnify, including the cost to defend, City and its officers, officials, employees, and volunteers from and against any and all claims, demands, costs, or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of design Consultant and its employees or agents in the performance of services under this contract, but this indemnity does not apply to liability for damages arising from the sole negligence, active negligence, or willful acts of the City; and does not apply to any passive negligence of the City unless caused at least in part by the design Consultant. The City agrees that in no event shall the cost to defend charged to the design Consultant exceed that professional's proportionate percentage of fault. This duty to indemnify shall not be waived or modified by contractual agreement or acts of the parties.

11. Insurance. Consultant shall procure and maintain for the duration of this Agreement insurance meeting the requirements specified in Exhibit A hereto.

12. Access to Records. Consultant shall maintain all preparatory books, records, documents, accounting ledgers, and similar materials including but not limited to calculation and survey notes relating to work performed for the City under this Agreement on file for at least three (3) years following the date of final payment to Consultant by City. Any duly authorized representative(s) of City shall have access to such records for the purpose of inspection, audit, and copying at reasonable times during Consultant's usual and customary business hours. Consultant shall provide proper facilities to City's representative(s) for such access and inspection.

13. Non-Assignability. It is recognized by the parties hereto that a substantial inducement to City for entering into this Agreement was, and is, the professional reputation and competence of Consultant. This Agreement is personal to Consultant and shall not be assigned by it without express written approval of the City.

14. Changes to Scope of Work. City may at any time, and upon a minimum of ten (10) days written notice, seek to modify the scope of services to be provided for any project to be completed under this Agreement. Consultant shall, upon receipt of said notice, determine the impact on both time and compensation of such change in scope and notify City in writing. Upon agreement between City and Consultant as to the extent of said impacts to time and compensation, an amendment to this Agreement shall be prepared describing such changes. Execution of the amendment by City and Consultant shall constitute the Consultant's notice to proceed with the changed scope.

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15. Ownership of Documents. Title to all final documents, including drawings, specifications, data, reports, summaries, correspondence, photographs, computer software (if purchased on the City's behalf), video and audio tapes, software output, and any other materials with respect to work performed under this Agreement shall vest with City at such time as City has compensated Consultant, as provided herein, for the services rendered by Consultant in connection with which they were prepared. City agrees to hold harmless and indemnify the Consultant against all damages, claims, lawsuits, and losses of any kind including defense costs arising out of any use of said documents, drawings, and/or specifications on any other project without written authorization of the Consultant.

16. Termination.

(A) City shall have the authority to terminate this Agreement, upon ten days written notice to Consultant, as follows:

(1) If in the City's opinion the conduct of the Consultant is such that the interest of the City may be impaired or prejudiced, or

(2) For any reason whatsoever.

(B) Upon termination, Consultant shall be entitled to payment of such amount as fairly compensates Consultant for all work satisfactorily performed up to the date of termination based upon the Consultant's rates shown in Exhibit B and/or Section 3 of this Agreement, except that:

(1) In the event of termination by the City for Consultant's default, City shall deduct from the amount due Consultant the total amount of additional expenses incurred by City as a result of such default. Such deduction from amounts due Consultant are made to compensate City for its actual additional costs incurred in securing satisfactory performance of the terms of this Agreement, including but not limited to, costs of engaging another consultant(s) for such purposes. In the event that such additional expenses shall exceed amounts otherwise due and payable to Consultant hereunder, Consultant shall pay City the full amount of such expense.

(C) In the event that this Agreement is terminated by City for any reason, Consultant shall:

(1) Upon receipt of written notice of such termination promptly cease all services on this project, unless otherwise directed by City; and

(2) Deliver to City all documents, data, reports, summaries, correspondence, photographs, computer software output, video and audio tapes, and any other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement. Such material is to be delivered to City in completed form; however, notwithstanding the provisions of Section 15 herein, City may condition payment for services rendered to the date of termination upon Consultant's delivery to the City of such material.

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(D) In the event that this Agreement is terminated by City for any reason, City is hereby expressly permitted to assume the projects and complete them by any means, including but not limited to, an agreement with another party.

(E) The rights and remedy of the City and Consultant provided under this Section are not exclusive and are in addition to any other rights and remedies provided by law or appearing in any other section of this Agreement.

17. Compliance with Laws, Rules, and Regulations. Services performed by Consultant pursuant to this Agreement shall be performed in accordance and full compliance with all applicable federal, state, and City laws and any rules or regulations promulgated thereunder.

18. Exhibits Incorporated. All exhibits referred to in this Agreement and attached to it are hereby incorporated in it by this reference. In the event there is a conflict between any of the terms of this Agreement and any of the terms of any exhibit to the Agreement, the terms of the Agreement shall control the respective duties and liabilities of the parties.

19. Independent Contractor. It is expressly understood and agreed by both parties that Consultant, while engaged in carrying out and complying with any of the terms and conditions of this Agreement, is an independent contractor and not an employee of the City. Consultant expressly warrants not to represent, at any time or in any manner, that Consultant is an employee or servant of the City.

20. Integration and Entire Agreement. This Agreement represents the entire understanding of City and Consultant as to those matters contained herein. No prior oral or written understanding shall be of any force or effect with respect to those matters contained herein. This Agreement may not be modified or altered except by amendment in writing signed by both parties.

21. Jurisdiction and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of California, County of Monterey, and City of Salinas. Jurisdiction of litigation arising from this Agreement shall be in the State of California, in the County of Monterey or in the appropriate federal court with jurisdiction over the matter.

22. Severability. If any part of this Agreement is found to be in conflict with applicable laws, such part shall be inoperative, null and void insofar as it is in conflict with said laws, but the remainder of the Agreement shall continue to be in full force and effect.

23. Notices.

(A) Written notices to the City hereunder shall, until further notice by City, be addressed to:

City Manager
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

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With a copy to:

City Attorney
City of Salinas
200 Lincoln Avenue
Salinas, California 93901

(B) Written notices to the Consultant shall, until further notice by the Consultant, be addressed to:

Vinod M. Badani, P.E.
E2 Consulting Engineers, Inc.
2100 Powell Street, Suite 850
Emeryville, CA 94608

(C) The execution of any such notices by the City Manager shall be effective as to Consultant as if it were by resolution or order of the City Council, and Consultant shall not question the authority of the City Manager to execute any such notice.

(D) All such notices shall either be delivered personally to the other party's designee named above, or shall be deposited in the United States Mail, properly addressed as aforesaid, postage fully prepaid, and shall be effective the day following such deposit in the mail.

24. Nondiscrimination. During the performance of this Agreement, Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability. Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, ancestry, creed, sex, national origin, familial status, sexual orientation, age (over 40 years) or disability.

25. Conflict of Interest. Consultant warrants and declares that it presently has no interest, and shall not acquire any interest, direct or indirect, financial or otherwise, in any manner or degree which will render the services required under the provisions of this Agreement a violation of any applicable local, state or federal law. Consultant further declares that, in the performance of this Agreement, no subcontractor or person having such an interest shall be employed. In the event that any conflict of interest should nevertheless hereinafter arise, Consultant shall promptly notify City of the existence of such conflict of interest so that City may determine whether to terminate this Agreement. Consultant further warrants its compliance with the Political Reform Act (Government Code section 81000 et seq.) and Salinas City Code Chapter 2A that apply to Consultant as the result of Consultant's performance of the work or services pursuant to the terms of this Agreement.

26. Headings. The section headings appearing herein shall not be deemed to govern, limit, modify, or in any manner affect the scope, meaning or intent of the provisions of this Agreement.

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27. Attorneys' Fees. In case suit shall be brought to interpret or to enforce this Agreement, or because of the breach of any other covenant or provision herein contained, the prevailing party in such action shall be entitled to recover their reasonable attorneys' fees in addition to such costs as may be allowed by the Court. City's attorneys' fees, if awarded, shall be calculated at the market rate.

28. Non-Exclusive Agreement. This Agreement is non-exclusive and both City and Consultant expressly reserves the right to contract with other entities for the same or similar services.

29. Rights and Obligations Under Agreement. By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

30. Licenses. If a license of any kind, which term is intended to include evidence of registration, is required of Consultant, its representatives, agents or subcontractors by federal, state or local law, Consultant warrants that such license has been obtained, is valid and in good standing, and that any applicable bond posted in accordance with applicable laws and regulations.

31. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

32. Legal Representation. Each party affirms that it has been represented, if it so chose, by legal counsel of its own choosing regarding the preparation and the negotiation of this Agreement and the matters and claims set forth herein, and that each of them has read this Agreement and is fully aware of its contents and its legal effect. Neither party is relying on any statement of the other party outside the terms set forth in this Agreement as an inducement to enter into this Agreement.

33. Joint Representation. The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any party. No presumptions or rules of interpretation based upon the identity of the party preparing or drafting the Agreement, or any part thereof, shall be applicable or invoked.

34. Warranty of Authority. Each party represents and warrants that it has the right, power, and authority to enter into this Agreement. Each party further represents and warrants that it has given any and all notices, and obtained any and all consents, powers, and authorities, necessary to permit it, and the persons entering into this Agreement for it, to enter into this Agreement.

35. No Waiver of Rights. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement. The failure to provide notice of any breach of this Agreement or failure to comply with any of the terms of this Agreement shall not constitute a waiver thereof. Failure on the part of either party to enforce any provision of this Agreement shall not be construed as a waiver of the right to compel enforcement of such provision or any other provision. A waiver by the City of any one or more of the conditions of performance under this Agreement shall not be construed as waiver(s) of any other condition of performance under this Agreement.

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IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date first written above.

CITY OF SALINAS

DocuSigned by:
Rene Mendez
49009F9344B6488...

René Mendez, City Manager

APPROVED AS TO FORM:

Signed by:
Rhonda Combs
47E1DC47F6EE4DD...

□ Christopher A. Callihan, City Attorney, or
□ Rhonda Combs, Assistant City Attorney

CONSULTANT

DocuSigned by:
Vinod Badani
F13E28E0F0974D5...

By (Printed Name): Vinod Badani
Its (Title): Vice President

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Insurance Requirements

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder and the results of that work by the Consultant, his agents, representatives, employees, or subcontractors. With respect to General Liability and Professional Liability, coverage should be maintained for a minimum of five (5) years after Agreement completion.

MINIMUM SCOPE AND LIMIT OF INSURANCE

Coverage shall be at least as broad as:

(A) Commercial General Liability ("CGL"): Insurance Services Office Form ("ISO") CG 00 01 covering CGL on an occurrence basis, including products and completed operations, property damage, bodily injury, and personal & advertising injury with limits no less than **$1,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

(B) Automobile Liability: ISO Form CA 0001 covering any auto, or if Consultant has no owned autos, hired and non-owned, with limits no less than **$1,000,000** per accident for bodily injury and property damage.

(C) Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than **$1,000,000** per accident for bodily injury or disease.

(D) Professional Liability (also known as Errors and Omissions) insurance appropriate to the work being performed, with limits no less than **$1,000,000** per occurrence or claim, **$2,000,000** aggregate per policy period of one year.

If the Consultant maintains broader coverage and/or higher limits than the minimums shown above, the City of Salinas requires and shall be entitled to the broader coverage and/or higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

OTHER INSURANCE PROVISIONS

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

The City of Salinas, 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 the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10, CG 11 85, or **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used).

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Primary Coverage
For any claims related to this Agreement or the project described within this Agreement, the **Consultant's insurance coverage shall be primary coverage** at least as broad as ISO Form CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

Notice of Cancellation
Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

Waiver of Subrogation
Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect 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.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City of Salinas for all work performed by the Consultant, its employees, agents, and subcontractors.

Self-Insured Retentions
Self-insured retentions must be declared by Consultant to and approved by the City. At the option of the City, Consultant shall provide coverage to reduce or eliminate such self-insured retentions as respects the City, its officers, officials, employees, and volunteers; or the consultant shall provide evidence satisfactory to the City guaranteeing payment of losses and related investigations, claim administrations, and defense 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 this Agreement or the beginning of Agreement work.
2. Insurance must be maintained and evidence of insurance must be provided ***for at least five (5) years after completion of the Agreement of work.***
3. If coverage is canceled or non-renewed, and not ***replaced with another claims-made policy form with a Retroactive Dat***e prior to the Agreement effective date, the Consultant must purchase "extended reporting" coverage for a minimum of ***five (5)*** years after completion of Agreement work.
4. A copy of the claims reporting requirements must be submitted to the City for review.

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Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable insurance language effecting coverage required by this Agreement. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall 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.

Subcontractors

Consultant shall require and verify that all sub-consultants and/or subcontractors maintain insurance meeting all the requirements stated herein, and Consultant shall ensure that Entity is an additional insured on insurance required from such sub-consultants and/or subcontractors.

Special Risks or 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.

Maintenance of Insurance

Maintenance of insurance by Consultant as specified shall in no way be interpreted as relieving Consultant of its indemnification obligations or any responsibility whatsoever and the Consultant may carry, at its own expense, such additional insurance as it deems necessary.

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June 9, 2025
Mr. David Jacobs, PE, LS
Director of Public Works and Project Manager
City of Salinas Public Works Department
200 Lincoln Avenue
Salinas, CA 93901

Project: Salinas Stormwater Grant Programs – TP1 and IWTF Facilities Improvements Project Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements – Phase 2A Project

Subject: Engineering and Construction Management Support Services

Dear David,

As per your request, E2 Consulting Engineers, Inc. (E2) has developed engineering costs to support City of Salinas (COS) for following Tasks:

1. Engineering costs associated with Stormwater Hydraulic Modeling.
2. Rehabilitation of Existing 33-inch IWW pipeline.
3. Material Testing (Soils and Concrete), re-bar inspection.
4. On-Call Construction Management Support Services as requested by COS- Construction Manager.

The scope of services to be provided under this Agreement are summarized below:

Task 1 – Stormwater Hydraulic Modeling

Background: During the preliminary design phase for this project, it was observed that 48-inch stormwater pipeline at TP1 site had a negative gradient and the City requested to coordinate design of Trash Capture Facility with City's ongoing stormwater master planning study efforts. Wallace Group was conducting Stormwater Master Plan Study. Wallace Group had developed a stormwater hydraulic model for the Stormwater Master Plan Study. The City will provide the Stormwater Hydraulic Model to E2 and E2 will use this model to evaluate the impact and modify the design of the proposed Tash Capture Facility.

The Scope of Work is summarized below:

Task 1.1 – Hydraulic Evaluation: (Design Phase)

Review hydraulic model prepared by Wallace Group and modify as required to evaluate its impact on the proposed Trash Capture Facilities. Initial cursory review indicated that some modifications will be required either to the selection of Trash Capture Device or to the Diversion structure.

E2 Consulting Engineers, Inc. | 2100 Powell Street, Suite 850 | Emeryville, CA 94608
510.652.1164 main | 510.355.3611 fax | www.e2.com

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Task 1.2 – Modifications to Trash Capture Facilities. (Design Phase)

Based on the analysis performed under Task 1.1, Modify the design for the proposed Trash Capture Facilities. It is anticipated based on initial cursory review of the hydraulic model that modifications will be required for the Diversion Structure at Trash Capture Unit.

Subtask 1.2.1 Prepare Project Plans, Project Manual and Construction Cost Estimate.

a. Prepare and/or modify the drawings to incorporate new elements into the design documents.

b. Prepare and/or modify project manual to incorporate new elements into the project manual.

c. Prepare construction cost estimate to incorporate new elements to the project.

Task 1.3 – Bidding Period Services: No additional Funding is requested.

Task 1.4 – Engineering Services During Construction. No additional Funding is requested.

Task 2 - Rehabilitation of Existing 33-inch IWW Pipeline

Background: Condition assessment of existing 33-inch IWW pipeline, owned by the City of Salinas, was conducted by Pipe and Plant Solution, Inc. under the agreement with Monterey One Water (M1W). Reports, photographs and videos taken during the condition assessment were provided by M1W to E2 and the City. These documents identified required rehabilitation of the existing 33-inch Pipeline.

Scope of Work for this task is developed based upon the review of these documents and is summarized below:

Task 2.1 – Review of Condition Assessment Documents- Reports, Photographs and Videos (Design Phase)

Review Reports, Videos and Photographs prepared by Pipe and Plant Solution, Inc. and provided by M1W. Identify the rehabilitation work required and summarize in a Technical Memorandum the short-term and long-term rehabilitation required for the 33-inch IWW Pipeline.

Task 2.2 – Prepare Contract Documents – Plans and Technical Specifications

Prepare construction documents (Plans and Specifications) in accordance with the standards established for this Project.

Task 2.3 – Bid Phase Services

Bid Phase services will be provided with the Phase 2A Project. No additional compensation will be required.

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Task 2.4 – Engineering Services During Construction (ESDC)

ESDC phase services to be provided will include the following sub-tasks:

Subtask 2.4.1 Request for Information (RFIs)

Provide Written response to Contractor's requests for clarification and interpretation of the Contract Documents.

Subtask 2.4.2 Submittal Review

Review detailed shop drawings, erection drawings, material test reports, samples, equipment, O&M Manuals and other required submittals submitted by the Contractor for general compliance with the intent of the plans and specifications. Review only for general conformance with the design concept and general compliance with the Contract Documents.

Subtask – 2.4.3 – Testing and Start-Up

Verify that equipment tests and systems start-up and operating and maintenance instructions are conducted as required by the Contract Documents and in the presence of required personnel, and that the Contractor maintains adequate records thereof; observe, record, interpret, and report appropriate details relative to the test procedures and start-ups.

Instruct City operations personnel in the design concepts and operating parameters of the completed facility.

Subtask2.4.4– Project Completion and Close-out

Observe mechanical/electrical/instrumentation equipment testing required by the Contract Documents. Observe the final operational tests as required by the Contract Documents. Assist the RE/City in the final inspection of the work in the company of City and Contractor. Assist the RE/City in the preparation of the Final Punch List.

Subtask 2.4.5 – As-Built Drawings

At the time of issuing Certification of Substantial Completion, gather appropriate information from the Contractor and revise the original Contract Drawings based upon information provided by the Contractor, clarification drawings, and all Change Orders issued for the work. Submit Record Drawings with three (3) sets of full-sized prints and one (1) set of reduced-size (approximately half-sized) prints; and one electronic copy to the City within thirty (30) days after Final Completion of the Construction Contract.

Task 3 – Material Testing Services

a. **Soil Compaction Services**: Pacific Crest Engineering Inc. (PCE) to perform on-site soil testing during the construction of the Project. 80 hours are budgeted for Compaction Testing which includes preparation of compaction curves.
b. **Concrete Testing:** PCE will take concrete samples in the field during concrete pouring operations, take concrete slump measurements and will transport

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concrete samples to a testing laboratory for strength testing. A minimum 4-samples will be taken for each concrete pouring event, Sample 1-to be tested at 7 days; Samples 2 and 3 – to be tested at 28-days and Sample 4 – will be a spare sample if additional testing is required. 40 hours for concrete observation and sampling are budgeted. Certified test results will be submitted for any action that may require and/or for record purposes.

c. **Rebar Inspection:** PEC will perform field inspection of rebars installed by the Contractor prior to concrete any pour. An acceptance certification will be issued prior to pouring concrete for the project elements. 40 hours are budgeted for this task.

d. **Project Management and Reports**
Provide effective project management to maintain project construction schedule and provide written reports for all testing and inspection services.

Task 4 - On-Call CM Support Services

On-Call services will be provided as requested by the City of Salinas Construction Manager (CM) for this Project. Total construction duration for this project is estimated at 20 Months (600 calendar days).

On-Call support will be requested by CM as necessary and will not include services included in the current Scope of Work for providing Engineering Services During Construction (ESDC).

Engineering costs to provide On-Call support are based on an average of 8 hours/month, total of 160 hours. Engineering costs for these services are budgeted at $43,160.

Estimated engineering costs to provide the above listed tasks are provided in Attachment A, included with this letter.

Schedule of Professional rates for E2, Pacific Crest Engineering Inc. and Frisch Engineering are provided in Exhibits B-1, B-2 and B-3 respectively.

Thank you very much. If you need additional information, please contact me on 510-754-6560.

Sincerely

Vinod Badani

Vinod M. Badani, P.E.

Vice President and Project Manager

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ATTACHMENT A

City of Salinas Stormwater Grant Program - Construction Management Support Services for Trash Capture and Segregated Stormwater Diversion and WTP Electrical Improvements Project Phase 2A -

ESTIMATE OF ENGINEERING SERVICES FEES - CONSTRUCTION MANAGEMENT SUPPORT SERVICES

Task No.	Task Description	Hourly Rate	Project Manager-Reed $ 283.00	Technical Director - Zak Roadarmel $ 256.00	Principal Engineer - Loan and Glass $ 256.00	Surveyor III $ 145.00	Surveyor II - Price $ 90.00	Total Labor Hours	Total E2 Labor Cost	Sub-Consultant Total	Other Direct Costs	Total Cost E2 + SWT (1)	Principal Engineer $250.00	Senior Engineer $238.00	Senior Designer $205.00	Junior Designer $183.00	Associate Designer $146.00	Total Labor Hours	Total Labor Cost	Other Direct Costs	Total Cost	Total Cost E2 + Prime (1)
1	**Stormwater Hydraulic Model and Modification to Trash Capture Facilities**																					
	1.1 - Hydraulic Evaluation							2	$ 512	$ 5,000	$ -	$5,500	0	0	0	0	0	0	$0	$ -	$ 5,500	
	1.2 - Modifications to Trash Capture Facilities	24	0	0	80	0	104	$ 17,680	$ 6,160	$ -	$17,680	22	0	19	0	0	24	$9,395	$ -	$9,395	$ 27,835	
	1.2.a - Prepare/Modify Drawings	24			80		0	$ 17,600		$ -	$17,600	14		15			12	$6,575	$ -	$ 6,575	$ 24,033	
	1.2.b - Prepare/Modify Project Manual						2	$ -		$ -	$0	8		4			12	$2,820	$ -	$ 2,820	$ 3,110	
	1.2.c - Prepare Construction Cost Estimate						0	$ -		$ -	$0						0	$0	$ -	$ -	$ -	
	1.3 Bid Phase Services	0	0	0	0	0	0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -	
	1.4 - Engineering Services During Construction	0	0	0	0	0	0	$ -		$ -	$0	0	0	0	0	0	0	$0	$ -	$ -	$ -	
	Total for Task 1	**24**	**0**	**0**	**80**	**0**	**104**	**$ 17,680**		**$ 11,160**	**$ -**	**$29,898**	**22**	**0**	**19**	**0**	**0**	**24**	**$9,395**	**$ -**	**$9,395**	**$ 40,233**
2	**Rehabilitation of 33-inch RWF Pipeline**																					
	2.1 - Review Condition Assessment Documents	16			52			$ 15,440		$ -	$15,440							0	$0	$ -	$ 15,440	
	2.2 - Prepare Contract Documents	16	0		36	80	0	22,800		$ -	$22,800							0	$0	$ -	$ 22,800	
	2.3 - Bid Phase Services	8			28	8	0	$ 7,160			$7,160											
	a. Respond to Bidders Inquiries	4			8			$ 2,600		$ -	$2,600							0	$0	$ -	$ 2,600	
	b. Prepare Addenda	2			8			$ 2,100		$ -	$2,100							0	$0	$ -	$ 2,100	
	c. Prepare Conformed Documents	2			4	8		$ 2,460		$ -	$2,460							0	$0	$ -	$ 2,460	
	2.4 - Engineering Services During Construction	16	0	0	56	24	0	$ 16,680	$ -	$ -	$ 16,680	8	0	0	0	0	0	0	$ -	$ -	$ 16,680	
	2.4.1 - Request for Information	4			8			$ 2,600		$ -	$2,600										$ 2,600	
	2.4.2 - Submittal Reviews	4			24			$ 5,600		$ -	$5,600										$ 5,600	
	2.4.3 - Testing and Start-up				8			$ 1,600		$ -	$1,600										$ 1,600	
	2.4.4 - Project Completion and Close-out	4			8			$ 2,600		$ -	$2,600										$ 2,600	
	2.4.5 - As-Built Drawings	4			8	24		$ 6,080		$ -	$6,080										$ 6,080	
	Total for Task 2	**56**	**0**	**184**	**112**	**0**	**104**	**$ 64,880**	**$ -**	**$ -**	**$ 64,880**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**	**$ -**	**$ 64,880**	
3	**Material Testing**																					
	a. Soil Compaction Testing	4			8			$ 2,600		$ 18,000	$ -	$20,400						0	$0	$ -	$ 20,400	
	b. Concrete Testing	8						$ 2,000		$ 7,000	$ -	$9,700						0	$0	$ -	$ 9,700	
	c. Re-Bar Inspection	12						$ 3,000		$ 7,000	$ -	$10,700						0	$0	$ -	$ 10,700	
	d. PM and Report	8						$ 2,000		$ 4,900	$ 250	$7,200						0	$0	$ -	$ 7,200	
	Total for Task 3	**32**	**0**	**0**	**8**	**0**	**0**	**$ 9,600**	**$ -**	**$ 36,900**	**$ 250**	**$ 50,000**	**0**	**0**	**0**	**0**	**0**	**0**	**$0**	**$ -**	**$ 50,000**	
4	**On-Call CM Support Services**																					
	a. On Call Support	120					120	$ 30,000		$ -	$30,000	40						40	$10,000		$ 10,000	$ 41,000
	Travel Expenses and per Diem						0	$ -		$ 1,000	$1,000	0	0	0	0	0	0	0	$0	$ 1,000	$ 1,000	$ 2,100
	Total for Task 4	**120**	**0**	**0**	**0**	**0**	**120**	**$ 30,000**	**$ -**	**$ 1,000**	**$ 31,000**	**40**	**0**	**0**	**0**	**0**	**0**	**40**	**$10,000**	**$1,000**	**$ 11,000**	**$ 43,100**
	Total for Task 1 through Task 4	**232**	**0**	**172**	**192**	**0**	**368**	**$ 121,280**	**$ 47,060**	**$1,250**	**$ 174,878**	**62**	**0**	**0**	**19**	**0**	**0**	**64**	**$ 19,395**	**$1,000**	**$ 20,395**	**$ 197,413**

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Exhibit B-1

E2 Consulting Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A

July 1, 2025, through June 30, 2026

Classification	Hourly Billing Rate
Engineers	
Engineer	$ 145.00
Engineer, Principal	$ 165.00
Engineer, Supervising (Loren Weinbrenner, Drew McIntyre)	$ 200.00
Project Managers/Technical Managers	
Technical Specialist (Joe Reichenberger)	$ 210.00
Project Manager/ Principal-In-Charge (Vinod Badani)	$ 250.00
Technical and Support	
Specialist II (Accounting Staff)	$ 90.00
Specialist III (CADD Operator) Bill Harris, Mark Davis	$ 145.00
GIS Data Base Manager	$ 175.00

This schedule of professional rates is subject to revision annually. These billing rates cover salary costs, employee benefits, ordinary overhead, and profit. They also cover in-house charges for personal computers (other than CAD and GIS), word processing equipment, and routine communications (including long-distance telephone and fax). Out-of-pocket costs (such as travel and subsistence) are reimbursable at actual cost-plus 10 percent.

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Exhibit B-2

Frisch Engineers, Inc.

Schedule of Professional Rates

for

City of Salinas

Salinas Stormwater Grant Program

TP1 and IWTF Facility Improvements Project

Trash Capture, Segregated Stormwater Diversion and IWTF Electrical Improvements Phase 2A

July 1, 2025, through June 30, 2026

Classification	Hourly Billing Rate
Engineers	
Principal Engineer	$ 250.00
Senior Engineer	$235.00
Designers	
Senior Designer	$ 205.00
Junior Designer	$ 180.00
Associate Designer	$ 140.00

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Exhibit A

AGREEMENT FOR PROFESSIONAL SERVICES
BETWEEN THE CITY OF SALINAS AND KIMLEY-HORN ASSOCIATES
AMENDMENT NO. 4
(Downtown Parking Lots 8 and 12 and Chinatown)

This Amendment No. 4 to the Agreement for Professional Services (the "Amendment") is entered into this 30th day of June 2026, by and between the City of Salinas (the "City") and Kimley-Horn and Associates, a North Carolina Corporation, (the "Contractor"). City and Contractor may be individually referred to herein as a "Party" and collectively the City and Contractor may be referred to as the "Parties."

RECITALS

WHEREAS, the City and Contractor first entered into an Agreement for Professional Services effective July 14, 2025, pursuant to which Contractor agreed to act as and provide certain services to the City for compensation (the "Agreement"); and

WHEREAS, the two services to be performed include: Task 1 development in the *Downtown Parking Lots 8 and 12* (Contractor account no. 197479010.1.100), and Task 2 developing various properties in *Chinatown* (Contractor account no. 197479010.1.200); and

WHEREAS, the City and Contractor executed **Amendment No. 1** to the Scope of the Agreement December 12, 2025, amending the scope of work to address and resolve unforeseen complications related to the Parking Lots 8 and 12 (“the Properties”), funded additional appraisal updates and additional due diligence in Chinatown, established a new third task Property Demolition (Contractor account number 197479010.1.300) and increased the total amount of compensation to be paid to the Contractor by the City from $68,000 by an additional $124,840, for a new total not to exceed $192,840; and

WHEREAS, the City and Contractor further agreed to **Amendment No. 2** dated February 1, 2026, authorizing the Contractor to retain the professional services needed to complete a Phase 1 Environmental Site Assessment (“ESA”) study for the Properties plus additional hours of consultant time, adding $53,335 for a new total of $246,175 and extending the term until May 31, 2026; and

WHEREAS, effective March 31, 2026, the Contractor was advised of budget concerns and stopped work on Tasks 2 and 3, focusing instead on Task 1, and shifted all of funds remaining in Tasks 2 and 3 to Task 1, in the amount of $49,897 to pay for these costs without impacting the total cost of the Agreement; and

WHEREAS, the Phase 1 ESA Study recommends that a Phase 2 ESA study be completed, and on April 21, 2026, the City and Contractor agreed to **Amendment 3**to the Agreement, adding $40,000 to the $246,175 for a new total of $286,175;

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WHEREAS, the Phase 2 ESA confirmed the presence of hazardous materials at Tier 2 of the Environmental Screening Levels (ESL), that requires action be taken to address these concerns, so the Contractor authorized a review by the State and County regulatory agencies, as well as the need to complete the removal of obsolete title exceptions, and property boundary issues; and

WHEREAS, the due diligence work including receipt of an updated appraisal for *Task 1 Downtown Parking Lots 8 and 12* is nearing completion- waiting for the regulatory direction to take action to remediate the hazardous materials; and

WHEREAS, the work completed in *Task 2 Chinatown* has prepared 3-properties (106 East Lake Street, 110 East Lake Street and 14 Soledad Street) for escrow pending acceptance of an offer based on updated appraisals, a purchase and sale agreement, then opening escrow to include ESA's, and hazardous material testing and if needed and action plan for remediation, then following the close of escrow, demolition and lot consolidations; and

WHEREAS, Exhibit "A" attached to this Amendment summarize the remaining subtasks necessary to complete Task 1 and Task 2 of the original Agreement, and includes a small contingency as Task 4, to account for minor unforeseen issues that need to be resolved in order to close these Property sales and acquisitions, causing a need for the City and Contractor to amend the **Agreement a 4th** time adding Exhibit A to the Tasks to provide for additional services and additional compensation, and extending the term to August 30, 2026.

NOW, THEREFORE, in mutual consideration of the terms and conditions set forth below, the Parties agree to further amend the Agreement as follows:

TERMS

1. **Section 1** of the Agreement is hereby further amended to add the additional scope of services attached hereto as Exhibit A.

2. **Section 2** of the Agreement is hereby amended extending the Term from May 31st, 2026, to August 30th, 2026.

3. **Section 3** of the Agreement is hereby further amended to increase the total amount of compensation to be paid by the City under the Agreement by an additional Seventy-two Thousand, Four-hundred and Three dollars ($72,403) thereby bringing the total amount of compensation to be paid under the Agreement to a total amount not to exceed Three Hundred and Fifty-Eight Thousand, Five hundred and Seventy Eight dollars ($358,578).

4. All other covenants, terms, and conditions set forth in the Agreement and not amended by this Amendment shall remain in full force and effect as if fully set forth herein.

IN WITNESS WHEREOF, the undersigned, as authorized representatives of the City and Contractor have entered into this Amendment No. 4 as of the date first written above.

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CITY OF SALINAS

_____
Rene Mendez, City Manager

APPROVED AS TO FORM:

_____
Christopher A. Callihan, City Attorney
Rhonda Combs, Assistant City Attorney

KIMLEY-HORN AND ASSOCIATES

Signed by:
Mark Falgout
342292271312 42E...

6/15/2026 | 9:55 AM PDT

Mark A. Falgout, PE No. 63394
Senior Vice Principal

Exhibit A- Summary of Tasks needed to be completed as Amendment 4 for Tasks 1, 2 and 4 of the original Agreement.

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Additional Scope of Services
Amendment No. 4

Salinas Amendment 4- v3 06.02.2026

TASK 1 – Updated Scope for Downtown Parking Lots

		Sub Task Detail	SubTask hrs
Task 1	Downtown	Close Escrow	
			Clear M1W from Title (Lot 12)
			Record new Map for Lot 8- with Lgl Descr
			Convey updated title to buyer for approval
			Respond to additonal concerns/final PTR
		Appraisal	Continue to update Brigantino- Nick Davis
			Discuss action plan with CapRock
			County Environmental Health/State Water Board- review recommendations and strategize a remediation plan if necessary
			Consider development conditions/mit haz
			Negotiate development conditions to resolve
		LDM	Review to assure 100% compliance
			Draft Notice to "Proceed" - City acceptance

Complete LDA Article 4

"Article 4" of the LDA describes the "developer's predisposition requirements for purchase of the property"

1.2 Agree on price- based on appraisal

Review appraisal, render an opinion of its completeness/acceptance by the City from Appraiser, take the City's Phase 2 final recommendations into consideration, (Section 4.3 below), and provide to the Developer which shall have 30-days to accept or retain a second opinion (prepare another appraisal). Follow the proposed process in Section 4.1

This assumes credit for cleanup will be offered.

2.2 Developer needs to move towards "Acceptance of Title Exceptions"

Two letters have been exchanged regarding objections to the title- City and Developer have to narrow this list of concerns ("cure any disapproved exceptions") to the lowest number of possible "exceptions" and negotiate the rest (RDA for example). Understand if the developer is willing to waive its objection of any remaining title items the City is unable to remove, and proceed with the Agreement, or will developer terminate the Agreement?

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This discussion may require a meeting between attorneys and the Title Officer.

Boundary issues have to be resolved on both lots and final legal descriptions can then be drafted. Need Legal's help with a plan for Lot 12. City will request new Title Reports, and present them for final acceptance. Written notice of disapproval is required per the details in this Section 4- or attach legal descriptions to new deeds and record.

Determine cost of remediation and deduct from appraisal. ***2 to 3 weeks to hear back from the State, then plan action accordingly. State most likely needs to approve the clean-up plan, inspect and approve it.***

TASK 2 Chinatown

		Sub Task Detail	SubTask hrs
Task 2Chinatown Acquire Properties			
		106 E Lake Street	
			Suey Yip (no longer exists) Title Transfer to Suey Sing- agree to front legal costs- this is not City's role - support only
			Confim tenancy- issue 30 day notice?
			New Appraisal w/new data (title report)
			Purchase and Sale Agreement/Open Escrow
			Close Escrow- transfer to City
			Clean and secure property/no tenant
		110 E Lake StreetDiscuss value with Appaiser-	
			Agree to appraise property
			Send Offer to owner (Central Valley)
			Come to terms with owners- P&S Agmt
			Open Escrow- 30 days/complete appriasal
			Close Escrow- transfer to City
		Consolidate Bridge Street/Lake Properties	
			Include in Advanced Planning
		14 Soledad StreetFollow-up on May Letter to owners (Bing Kong)	
			Execute Right of Entry Agreement
			Update 2025 Appraisal
			Send Offer to owner (Central Valley)
			Come to terms with owners- P&S Agmt
			Open Escrow- 30 days
			Close Escrow- transfer to City
		Consildate 10-14 Soledad Street	
			Demo and Secure property
			Implement Haz Mat Remediation Plan
			Work with Advance Planning - future use

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106 E Lake Street

Agree to escrow conditions for 106 E Lake with the Suey Sing to include advance for attorney fees to remove Suey Yip from title and transfer it to Suey Sing.

Attempt to get Suey Sing Board approval of a draft Purchase and Sale Agreement.

Assist with the Suey Sing ownership/transfer of title if necessary. Determine tenancy- is the property subject to a lease/tenant? (one-two months?)

Appraise the property (one month)

Take the Purchase and Sale Agreement with the Suey Sing to City Council for approval. (one month)

Open escrow, order PTR

Analyze data from requested reports, identify any title issues. Execute

Right of Entry Agreement.

110 E Lake Street

Send Conditional Offer based on value of appraisal at 106 E Lake Street (value per square foot)

Take the Purchase and Sale Agreement to City Council for approval. (one month) Open

escrow, order PTR

Analyze data from requested reports, identify any title issues, order Phase 2 ESA (most likely). (reports will take two months)

Execute Right of Entry Agreement, perform additional testing of site Consolidate

Lots on Bridge Street/Lake Street

14 Soledad

Follow-up on the letter sent to Bing Kong. Revised appraisal March 20, 2026 to be used for price estimate- agree to price.

P&S Agreement taken to City Council Open

escrow, order PTR

Analyze data from requested reports, identify any title issues,

Execute Right of Entry Agreement, perform additional testing of site (6 weeks to get report)

Demo and Secure property

Consolidate 10-14 Soledad Street/Coordinate with Advanced Planning

TASK 4 – Maintain Property Acquisition List and Update as Necessary

Assure City compliance with Government Code 65402. Follow-up on drafted Resolution fo the

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Cost Estimate and Schedule

The City exhausted the current amount of budgeted funds in mid-May. The estimated amount of time needed to complete the amended tasks adds 167 hours to complete Tasks 1, 2 and 3, at 10-15 hours per week, between June 1 and August 30, 2026.

		7/14/2025 Original	12/12/2025 Amend #1	2/6/2026 Amend #2	04/01.2026 Adjustment	6/6/2026 Amend 3	pending Amend 4	Totals
Task 1	Downtown	$ 27,000	$ 13,600	$ 25,503	$ 49,897		$ 15,608	$ 131,608
	ESA sub-cont			$ 6,670		$ 40,000		$ 46,670
Task 2	Chinatown	$ 41,000	$ 94,625	$ 21,162	$ (34,588)		$ 51,592	$ 173,791
Task 3	Demo Property	$ -	$ 16,615		$ (15,309)			$ 1,306
Task 4	Property List	$ -	$ -				$ 5,203	$ 5,203
Total		$ 68,000	$ 124,840	$ 53,335	$ -	$ 40,000	$ 72,403	$ 358,578
Growth		$ 68,000	$ 192,840	$ 246,175	$ 246,175	$ 286,175	$ 358,578	

We appreciate the opportunity to provide these services!

If you have any questions or concerns, please don't hesitate to contact me at don.reynolds@kimley-horn.com (831) 316-1428, or Mark Falgout mark.falgout@kimley-horn.com (925) 965-7701

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

By: Mark Falgout, PE
Sr. Vice President
P.E. No. 63394

Don Reynolds. MPA
Sr. Project Manager

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RESOLUTION NO. 22978 (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL ADOPTING THE PROPOSED MITIGATED NEGATIVE DECLARATION (MND) AND MITIGATION MONITORING AND REPORTING PROGRAM (MMRP) PURSUANT TO SECTION 15074 OF THE CEQA GUIDELINES; APPROVING PLANNED UNIT DEVELOPMENT (PUD) PERMIT 2020-002 FOR A SEVEN PHASE MASTER SITE PLAN AND ALTERNATIVE DEVELOPMENT STANDARDS; APPROVING CONDITIONAL USE PERMIT (CUP) 2022-030 FOR THE MIXED USE DEVELOPMENT AND THE DEVELOPMENT OF AN EXTENDED STAY HOTEL; AND APPROVING A TENTATIVE MAP (TM) TO RECONFIGURE 14 LOTS INTO 9 LOTS LOCATED SOUTHEAST OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (PUD 2020-002, CUP 2020-030, AND TENTATIVE MAP 2022-001

WHEREAS, a May 3, 2024, letter from the attorney for Uni-Kool Partners and Cadius Partners Limited, states that Cadius Partners Limited is also the intended Applicant/Permittee for the Phase I Extended Stay Hotel Conditional Use Permit; and

WHEREAS, on May 15, 2024, the City formally noticed the continuance of this project to a May 29, 2024 Special Meeting of the Salinas Planning Commission, due to the regularly scheduled May 15, 2024 Planning Commission hearing being canceled due to a lack of quorum; and

WHEREAS, on May 29, 2024, the Salinas Planning Commission, at the request of the Applicant and Property Owner, The UniKool Partners, held a duly noticed public hearing to consider Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street; and

WHEREAS, the Planning Commission considered a Mitigated Negative Declaration prepared for this project and independently determined that all impacts were adequately addressed in accordance with the California Environmental Quality Act; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report, determined positive findings could be established for approval of the project, adopted Resolution 2024-006 recommending that City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

WHEREAS, on June 4, 2024, the Housing and Land Use Committee recommended that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and

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Tentative Map 2022-001; and

WHEREAS, based on Planning Commission and Housing and Land Use Committee comments on the Affordable Housing Plan**,** City Staff modified the Planned Unit Development permit to clarify that the current density allowed under the current General Plan and zoning district as 197 dwelling units. Accordingly, a modification to the Rental Housing Impact Fees Plan to reflect the current density along with a modification to the number of residential dwelling units allocated to Section 8 Housing to 24 dwelling units will be executed; and

WHEREAS, City Staff further clarified that if the General Plan and underlying zoning in the future at time of submittal of the residential uses authorizes a density increase, in this case the IS-MND analyzed up to 242 dwelling units, it would also increase the residential rental units allocated to Section 8 to 29 dwelling units, which would trigger an amendment to the Planned Unit Development permit and the Rental Housing Impact Fee Plan; and

WHEREAS, the City Council held a duly noticed public hearing on June 11, 2024 and considered the Staff Report, meeting minutes, Planning Commission Resolution, public testimony, information contained in the Initial Study and related environmental documents including the Mitigated Negative Declaration and Mitigation Monitoring Program, and correspondence regarding the project.

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council adopts the Mitigated Negative Declaration and Mitigation Monitoring Program and approve Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001; and

BE IT FURTHER RESOLVED that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

For the Mitigated Negative Declaration and Mitigation Monitoring Program:

1. ***The City Council hereby finds that a Mitigated Negative Declaration (MND) has been prepared with respect to the project in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the guidelines promulgated thereunder. Further, this Council has independently reviewed and considered the information contained in the Initial Study and related environmental documents, together with the comments received during the public review process. On the basis of the whole record before it, the Council finds that, with the conditions of approval and the proposed mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Council's independent judgment and analysis. On this basis, the Council adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;***

   The environmental impacts of the project have been analyzed in accordance with CEQA. An Initial Study was prepared to evaluate the potential impacts associated with the project.

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Based upon review of the Initial Study, the proposed project will not have a significant effect on the environment because the mitigation measures outlined in the proposed Mitigation Monitoring and Reporting Program have been included in the project. The Initial Study - Mitigated Negative Declaration was routed to responsible agencies on February 10, 2023 and posted at the County Clerk's Office on February 10, 2023; the deadline for comments was March 13, 2023. The State Clearinghouse received the document on February 10, 2023; the deadline for Clearinghouse comments was March 13, 2023 (SCH Number 20223020282).

Public comments were received from interested parties and separate public agencies (Monterey-Salinas Transit [MST], California Department of Transportation [Caltrans], and the Monterey Bay Air Resources District [MBARD]) during the comment period as described below:

1. Comments received from Michelle Overmeyer, Director of Planning and Innovation, MST, on March 3, 2023 providing recommendations regarding a potential new bus stop to serve the project site and clarifying information regarding existing transit service near the project site.

   Staff Response: Should new bus stops or new lanes associated with the project be proposed, design and construction would comply with MST's Designing for Transit Guidelines and Americans with Disabilities Act (ADA) requirements. Information regarding existing transit service was revised in the Final IS MND.

2. Comments received from Chris Bjornstad, Associate Transportation Planner, Caltrans, March 13, 2023 stating that any work that occurs within the state's right-of-way will require an encroachment permit and would be subject to the terms of that permit.

   Staff Response: As summarized in the *Project Description* of the IS MND, the project does not propose work within the state's right-of-way. If work within the state's right-of-way is necessary, the project applicant would obtain an encroachment permit and would coordinate with Caltrans to determine the appropriate pathway for project review and approval.

3. Comments received from Edward Ballaron, Air Quality Planner, MBARD, March 13, 2023 stating that project fugitive dust emissions can be further mitigated with MBARD Best Management Practices; any stationary engines greater than 50 horsepower must be permitted by MBARD or registered with the California Air Resources Board; and that MBARD suggests using guidance from the Bay Area Air Quality Management District or the Sacramento Metropolitan Air Quality Management District to evaluate construction greenhouse gas emissions.

   Staff Response: As described in Section 3, *Air Quality,* of the IS MND, fugitive dust emissions (PM_{10} and $PM_{2.5}$) associated with the project would be well below MBARD thresholds. The project applicant would be required to comply with California Air Resources Board and MBARD permit requirements as applicable. Construction

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greenhouse gas emissions were analyzed in Section 8, *Greenhouse Gas Emissions*, of the IS - MND. Page 62 details the thresholds that were used, stating that "in the absence of any adopted numeric threshold, the significance of the project's GHG emissions is evaluated consistent with CEQA Guidelines Section 15064.4(b) by considering whether the project complies with applicable plans, policies, regulations, and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions." The project's construction-related greenhouse gas emissions of 130 metric tons per year (reported in Table 8 of the MND), are well below Sacramento Metropolitan Air Quality Management District's construction emission threshold of 1,100 metric tons per year.

For the Planned Unit Development Permit:

2. ***The location of the planned unit development is in accord with the objectives of this Zoning Code and the purposes of the district in which the site is located;***

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), the purpose of the Commercial Office District is to provide areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. The proposed project meets the purpose of the Abbott Street Focused Growth Overlay in that it involves a mix of commercial and residential development that would revitalize the existing site and be compatible with existing uses that includes a mix of commercial and industrial uses.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use

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development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an avigation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

3. ***The planned unit development and the proposed conditions under which it would be developed or maintained are consistent with the Salinas general plan, applicable specific plan, and other plans and policies adopted by the Salinas city council and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the planned unit development, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and***

The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	**Consistent.** The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the	**Consistent.** The project would involve infill development in an already urbanized area, where no active agricultural

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Policy	Consistency
north and east, away from the most productive agricultural land.	lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	**Consistent.** The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	**Consistent.** This IS MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under *Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Transportation,* and *Tribal Cultural Resources*, implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	**Consistent.** The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the 2002 Salinas General Plan. Further, as demonstrated in the Initial Study Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

4. The planned unit development does not represent an exception to the standards of this Zoning Code but rather an alternative resulting in an equal or superior design in comparison to development, which strictly complies with base district property development regulations.

The planned unit development does not represent an exception to the standards of the Zoning Code; however, it is providing an alternative resulting in superior design in comparison to development, which strictly complies with base district property development regulations. The proposed master plan is a multi-phase, mixed-use planned unit development encompassing multiple existing lots. The proposed project will comply with the density and floor area ratio (FAR) requirements in the Zoning Code; however, under the PUD alternative development standards are proposed for off-street parking, usable open space requirements, parking lot tree requirements, and the location of the hotel in the

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center of the development. These alternative standards will be offset and enhanced through the superior design standards described below.

Twenty new buildings, re-use of the existing butler building, surface parking, pedestrian walking paths and plazas, internal private drives, and a new signalized intersection is planned at Abbott Street and Maple Street. This development will incorporate multiple uses including a variety of multi-family housing options, as well as a variety of supporting uses to serve and enrich this and the immediately surrounding community. This master plan provides an alternative in superior design in providing:

a. Pedestrian-friendly community experience by offering multiple exterior plazas and walkable paths that tie the buildings together.

b. Low impact development concepts are being meaningfully incorporated into the project to address storm water quality as well as water and energy consumption.

c. The proposed landscaping will include a mixture of native-style plants and trees that will be watered with drip irrigation.

d. The design aesthetic of the future buildings within this new mixed-use development is described as "Modern Latin".

e. Locations and footprints of the future buildings shown on the master site plan are provided for conceptual reference only and each building/phase will be submitted for site plan review under separate cover.

f. Project will continue to comply with the density Floor Area Ratio (FAR) requirements of the underlying zoning district.

For the Conditional Use Permit:

5. The proposed location of the use is in accordance with the objectives of the Salinas General Plan, this Zoning Code and the purposes of the district in which the site is located;

The site is designated as Office on 13 of the 14 existing lots, which the General Plan defines as businesses and offices where residential development of comparable impact may be considered. One lot is designated General Industrial, which the General Plan defines as "automobile dealerships and repair shops, building material sales, light manufacturing, distribution, warehousing, and wholesaling" where residential development (single room occupancies and seasonal transitional housing) may be allowed. Additionally, the site is within the Abbott Street Focused Growth Overlay District (FG-4), which the City's General Plan describes as existing urbanized areas where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community; by selectively increasing density in a manner compatible with the surrounding neighborhoods, the pressure to develop agricultural lands is also reduced. The City is currently undertaking its General Plan Update and is evaluating increasing density and intensity of uses in the Focus Growth Overlay Districts, which includes the project site. The density and intensity allowed at the project site may increase through the future General Plan Update.

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay

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(CO – FG-4) on 13 of the 14 existing lots. Per Salinas Municipal Code (SMC) Section 37-30.190(k)(2), Commercial Office provides areas for primarily for offices, personal services, financial services, mixed use residential, and for residential uses. Per SMC Section 37-40.200, the purpose of the Abbott Street Focused Growth Overlay is to focus growth at high potential, under-utilized sites ("focused growth overlay areas") within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. One lot is zoned Industrial – General (IG), which SMC Section 37-30.300(e)(3) defines as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable for locations in the city; and protects Salinas' general industrial areas from competition for space from unrelated commercial uses that could more appropriately be located elsewhere in the City. In accordance with the purpose of CO-FG-4 overlay district, the proposed project would involve a mix of commercial and office, which would support future residents of the residential development within the proposed PUD.

A portion of the site is within the City of Salinas Airport Overlay District (AR), which serves the Salinas Municipal Airport. SMC Section 37-40.410 states that the purpose of this district is to fulfill the city's obligations, in accordance with requirements of state law (Government Code Section 65302.3), to implement the airport land use compatibility policies adopted by the Monterey County Airport Land Use Commission; regulate land use development within the vicinity of Salinas municipal airport to protect it from potential encroachment by land uses which are incompatible with airport activities and which may impair the future development and use of the airport; and minimize the public's exposure to excessive noise and safety hazards that would result from incompatible land use development within areas around airport. However, the proposed John Street and Abbott Street Mixed Use Development and associated entitlements are not located within the 1982 Salinas Muni Airport Land Use Plan (ALUP) Area of Influence. Per SMC Section 37-40.415, the city shall require the owner of any property located in the Salinas Municipal Airport "area of influence" to dedicate an avigation easement as a condition of approval of any development review application, or structure identified in SMC Section 37-40.420(a) or (b). The easement is required to protect the airport airspace from objects which could constitute hazards to air navigation, and to inform future owners and prospective purchasers of the property that aircraft may fly over the location at low altitudes while approaching, departing, or maneuvering near the associated airport. Such easement shall include special provisions, for properties within the clear zone, required for the California International Airshow (see Figure 37-40.210). The easement shall be dedicated prior to the recordation of any land division or if there is no land division prior to the issuance of the first building permit for the development. Furthermore, the height of all structures shall not exceed the maximum allowed per the underlying zoning district.

6. ***The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained are consistent with the Salinas General Plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City of Salinas; and***

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The project site is designated as Office and General Industrial. The project site also falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community. The site is zoned as Commercial Office and General Industrial, sharing the same boundaries as the General Plan designations. Salinas Municipal Code defines Commercial Office as areas primarily for offices, personal services, financial services, mixed-use residential and for residential uses (SMC Section 37-30.190(k)(2)). The code defines General Industrial as areas that provide for the full range of manufacturing, industrial processing, general service, and distribution uses deemed suitable (SMC Section 37-30.300(e)(3)).

The following lists applicable General Plan policies intended to reduce environmental effects of projects and indicates the project's consistency with those policies.

Policy	Consistency
Policy LU-1.1: Balanced Land Use Pattern. Achieve a balance of land uses to provide for a range of housing, jobs, libraries, and educational and recreational facilities that allow residents to live, work, shop, learn, and play in the community.	**Consistent.** The project would facilitate the development of an under-utilized area with a mix of uses, specifically residential and commercial.
Policy LU-1.2: Accommodate Projected Growth. Provide a plan for land uses that includes capacity to accommodate growth projected for 2020 and beyond.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that would assist in accommodating population growth.
Policy LU-2.1 Minimize Growth Impacts to Agricultural Lands. Minimize disruption of agriculture by maintaining a compact city form and directing urban expansion to the north and east, away from the most productive agricultural land.	**Consistent.** The project would involve infill development in an already urbanized area, where no active agricultural lands exist.
Policy LU-2.4: In-fill Development. Utilized well-designed infill development and selective increase density within Focused Growth Areas to maintain compact city form.	**Consistent.** The project would involve development within the Abbott Street Focused Growth Area and would maintain compact city form.
Policy LU-2.5. Future Growth and the Environment. Ensure that negative impacts of future growth on environmental quality and quality of life are minimized and adequate levels of urban services and facilities are maintained.	**Consistent.** This IS-MND demonstrates that the project would not have significant impacts on the environment. Mitigation measures are provided where applicable, including under *Biological Resources*, *Cultural Resources*, *Hazards and Hazardous Materials*, *Transportation*, and *Tribal Cultural Resources*, implementation of which would ensure potential impacts are mitigated to less than significant levels. The project would involve commercial and residential development, which would contribute to the urban services and facilities within the city.
Policy LU-3.7. Revitalization of Commercial and Industrial Areas. Revitalize the existing commercial and industrial areas within the City including: the Central City and Sunset Avenue Redevelopment Project Areas; the commercial areas along North and South Main Streets, West Market and Abbott Street.	**Consistent.** The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area.
Policy LU-3.8: Essential Worker Housing. Encourage the production of housing that meets the needs of agricultural and other essential workers within the community.	**Consistent.** The project would develop approximately 232,800 square feet of residential uses that could serve essential worker populations.

As demonstrated by the above table, the project would be consistent with the Salinas

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General Plan. Further, as demonstrated in the Initial Study-Mitigated Negative Declaration, implementation of the project would not result in impacts that would cause a substantial adverse effect on human beings, including those related to air quality, hazardous materials, emergency response, proximity to airport activities, noise, or transportation hazards. As discussed in the Initial Study-Mitigated Negative Declaration, these impacts would be less than significant with or without mitigation. Therefore, the project would not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or the general welfare of the City.

7. ***The proposed conditional use will comply with the provisions of the Salinas Zoning Code, including any specific conditions required for the proposed use.***

The site is currently zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, which allows for offices, personal services, financial services, mixed use residential, and for residential uses. One lot is zoned Industrial – General (IG). The Abbott Street Focused Growth Overlay intends to focus growth at high potential, under-utilized sites within Salinas by providing standards that will enhance the city and its neighborhoods and create incentives for mixed use neighborhoods that are active, pedestrian-friendly, safe, and welcoming. The proposed project would include a Planned Unit Development and be consistent with both of these zoning districts. Conditions have been recommended for this permit to ensure that, when implemented, the project will conform and comply with the provisions of the Salinas Zoning Code. For example, a condition requires all mitigation measures listed in the Mitigation Monitoring Reporting Program shall be conditions of approval.

<u>For the Tentative Map:</u>

8. ***The proposed map is consistent with the General Plan or any applicable Specific Plan, the Zoning Code, the Subdivision Ordinance, the Subdivision Map Act, and other applicable provisions of this Code.***

The proposed Tentative Map is a request to subdivide 14 existing lots into 9 lots on a 22.74 acre site with alternative development standards, except for lot development regulations. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections.

The proposed Tentative Map is consistent with the Salinas General Plan and Zoning Code. Of the 14 lots of the project site, 13 lots are designated as Office on by the Salinas General Plan and zoned Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4). One lot is designated General Industrial by the Salinas General Plan and is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, the site only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The

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anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Therefore, the environmental analysis conducted assumes additional density of 242 dwelling units should it be permitted by underlying zoning in the future. No Specific Plans or Precise Plans are applicable to the site.

9. The design or improvement of the proposed subdivision is consistent with the General Plan, standard specifications, design standards, standard plans, development regulations, and any applicable Specific Plan.

There are no Specific Plans that regulate the site. The design and improvement of the proposed Map is consistent with the General Plan. The project site is designated as Office on 13 of 14 lots, with one lot being designated General Industrial by the Salinas General Plan. The proposed Mixed use Development falls within the Abbott Street Focused Growth Overlay District, which the City's General Plan describes as an existing urbanized area where additional growth and/or redevelopment and revitalization would be appropriate and provide benefits to the community is consistent with General Plan Goals and Policies. The project would involve commercial and residential development along Abbott Street and would revitalize an existing commercial area consistent with Land Use Goal LU-3.7.

10. The site is physically suitable for the proposed type of development.

The site is topographically flat. The project is proposing to construct a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The project includes interior private drives and street frontage design for interior roadways including curbs, gutters, sidewalks, driveway approaches pedestrian curb ramps, streetlights, street trees, and street intersections. Vehicular access to the project will be provided from Abbott Street, John Street, and ultimately Spicer Street with significant right-of-way improvements. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the site is physically suitable for the proposed type of development.

11. The site is physically suitable for the proposed density of development.

The site is designated Commercial Office – Abbott Street Focused Growth Overlay (CO – FG-4) on 13 of the 14 existing lots, one lot is zoned Industrial – General (IG) by the Salinas Zoning Map. Under the current zoning, it only allows a net density of 10 dwelling units per net acre, or approximately 197 dwelling units. However, this a phased project over the next 10 years and the General Plan Update (GPU), which is already underway may ultimately increase allowed density. The anticipated future General Plan use for the subject site is Mixed Use -Village Center with density allocation of 30 to 50 dwelling units per net acre. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Therefore, the environmental analysis conducted assumes

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additional density should it be permitted by underlying zoning in the future.

12. ***The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. However, the City Council may approve a Tentative Map even it is usable to make this finding if an Environmental Impact Report was prepared for the project, and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the Environmental Impact Report that would mitigate damage to the environment or to fish and wildlife and their habitat.***

    The project is located on an in-fill site in an urbanized area surrounded by existing industrial development. Per the Initial Study for the project, there are no sensitive plant or animal species located on the project site. The proposed project is not expected to degrade scenic resources nor degrade the visual character of the area. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Approximately 4.89 acres/213,222 square feet of the site would be landscaped at project completion.

13. ***The design of the subdivision or the type of improvements is not likely to cause serious public health problems.***

    The site is currently underdeveloped and is proposing a seven phase, mixed-use development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses, 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 478,800 square feet of new development. The site is surrounded by industrial uses and is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department. Therefore, the project is not likely to cause public health problems.

14. ***The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the City Council may approve the map if it finds that alternative easements for access through, or for use of, the property will be provided, and that these will be substantially equivalent to ones previously acquired by the public. The subsection shall apply only to easements established by judgment of a court of competent jurisdiction.***

    The site is surrounded by industrial uses and is served by existing infrastructure. There are various easements on site, but they will not be adversely impacted by the proposed development. The proposed Tentative Map includes new public utility and common area easements and access easements.

15. ***The waste discharge from the proposed subdivision into a municipal separated sewer***

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system will not result in or add to violations of existing requirements prescribed by the Regional Water Quality Control Board. Sanitary sewers must meet acceptance by Monterey One Water.

The site is served by existing infrastructure. Prior to building/grading permit approval of any phase, the applicant shall provide a sanitary sewer capacity study that demonstrates adequate capacity in the sanitary sewer main along Abbott Street. Conditions of approval will ensure compliance with requirements of the City's Public Works Department and waste discharge into the sewer system would not result in violations of Regional Water Quality Control Board requirements.

16. ***Storm drainage system meets the City's NPDES permit and SWDS at the time of Council consideration.***

    The storm drainage system of the project site meets the City's NPDES permit and SWDS.

17. ***If the land is subject to any of the development restrictions included in Section 66474.4(a) of the Subdivision Map Act (including, but not limited to, Williamson Act contracts, open-space easements, and conservation easements), then the findings required by Section 66474.4 must be made to approve or conditionally approve the Tentative Map.***

    The site is not in agricultural use, and no Williamson Act contracts exist on the site.

18. ***If the Tentative Map is subject to the water supply requirements included in Section 66473.7 of the Subdivision Map Act, then the findings required by Section 66473.7 must be made to approve or conditionally approve the Tentative Map.***

    The project site is not subject to the water supply requirements of Section 66473.7 of the Subdivision Map Act because the proposed project consists of less than 500 units.

PASSED AND APPROVED this 11th day of June 2024, by the following vote:

AYES: Councilmembers Barrera, Gonzalez, Osornio, Rocha, Sandoval, Valenzuela and Mayor Craig

NOES: None

ABSENT: None

ABSTAIN: None

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APPROVED:

DocuSigned by:
Kimbley Craig
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Kimbley Craig, Mayor

ATTEST:

DocuSigned by:
Patricia Barajas
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Patricia M. Barajas, City Clerk

Attachment A: Mitigation Monitoring and Reporting Program

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Attachment A: JOHN STREET AND ABBOTT STREET MIXED USE DEVELOPMENT PROJECT
MITIGATION MONITORING AND REPORTING PROGRAM
(Case File: PUD 2020-002, CUP 2020-030, ER 2020-018, and TM 2022-001)

Mitigation Number	Nature of Mitigation	Result after Mitigation	Party Responsible for Implementing	Party Responsible for Monitoring: Method to Confirm Implementation	Timing for Implementation
AQ-1: Construction Emissions Reduction	Prior to issuance of grading permits, the following measures shall be implemented: All mobile off-road equipment (wheeled or tracked) greater than 50 horsepower used during construction activities shall meet the USEPA Tier 4 interim standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 interim standards. Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment's	To minimize toxic air contaminant exposure to sensitive receptors.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During construction phase.

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	certification or model year specifications shall be available upon request for all equipment on-site. Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used. The project would comply with the CARB Air Toxics Control Measure that limits diesel powered equipment and vehicle idling to no more than five minutes at a location, and the CARB In-Use Off-Road Diesel Vehicle Regulation; compliance with these would minimize emissions of TACs during construction.				

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BIO-1: Nesting Bird Surveys and Avoidance	1. For all phases of the proposed project that contain trees, construction, grading, site preparation and other ground disturbance activities required for future development, including vegetation or tree removal, shall not occur during the general avian nesting season (February 1 – August 31), if feasible. If breeding season avoidance is not feasible, the applicant shall retain a qualified biologist, as approved by the City of Salinas, to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the	To avoid disturbance of nesting and special-status birds or migratory species protected by the MBTA and Sections 3503, 3503.5, and 3513 of the CFGC.	Applicant, or Successor in Interest.	Community Development Department - Current Planning Division	Within 14 days prior to the start of construction.

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	CFGC, nesting bird surveys shall be performed not more than 14 days prior to scheduled vegetation clearance. In the event that active nests are discovered, a minimum buffer of 300 feet for raptors and 50-foot radius avoidance buffers for passerines shall be established around such active nests and no construction or personnel shall be allowed within the buffer areas until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Nesting bird surveys are not required for construction activities occurring between September 1 and January 31.				
CUL-1: Unanticipated Discovery	If archaeological resources are encountered during ground-disturbing activities, work within	To ensure protection of on-site	Applicant, or Successor in Interest.	Community Development Department – Current Planning and	During construction phase, if archaeological resources are

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of Cultural Resources	50 feet shall be halted and the project archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archeology (National Park Service 1983) shall be contacted immediately to evaluate the find pursuant to Public Resources Code Section 21083.2. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to significant resources. If the resource is of Native American origin, implementation of Mitigation Measures TCR-1 may be required. Any reports required to document and/or evaluate unanticipated discoveries shall be	cultural resources.		Permit Services (Building) Divisions	encountered during ground-disturbing activities.

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	submitted to the City for review and approval and submitted to the NWIC after completion. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.				
HAZ-1: RWQCB Regulatory Agency Submittal	Prior to issuance of a grading permit, the project applicant shall retain a qualified environmental professional (EP), as defined by the American Society of Testing and Materials (ASTM) E-1527, to prepare a Phase I ESA in accordance with standard ASTM methodologies to assess the project site (including development Lots 4, 5, and 6). The project applicant shall submit the Phase I ESA to the Central Coast RWQCB project manager of the open Cleanup Program Site case. Additionally, the project applicant shall submit the following documents to the Central Coast RWQCB Cleanup project manager: Current development plan and any modifications to	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	the development plan for Lots 1-9 All environmental documents completed for the project (Lots 1-9), including this HMTS All future environmental documents completed for the project (Lots 1-9) Upon submittal of the information above, the Central Coast RWQCB may require actions such as: development of subsurface investigation workplans; completion of soil, soil vapor, and/or groundwater subsurface investigations; installation of soil vapor or groundwater monitoring wells; soil excavation and offsite disposal; completion of human health risk assessments; and/or completion of remediation reports or case closure documents. Subsurface soil, soil vapor, and groundwater investigations, if required, shall be				

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	conducted in accordance with a sampling plan that shall be reviewed and approved by the Central Coast RWQCB. The Central Coast RWQCB closure and agency approval documents shall be submitted and reviewed by the City prior to issuance of grading permits. It should also be noted that the Central Coast RWQCB may determine that Monterey County HMMS or the DTSC may be best suited to perform the cleanup oversight agency duties for the assessment and/or remediation of this project. Should the cleanup oversight agency be transferred from the RWQCB to the Monterey County HMMS or the DTSC, this and other mitigation measures will still apply.				
HAZ-2: Subsurface Investigation	The project applicant shall retain a qualified environmental consultant (Professional Geologist [PG] or Professional Engineer [PE]) to prepare subsurface investigations, as required by the	To ensure protection from contaminated soil or groundwater.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development	Prior to issuance of a grading permit or other ground disturbing work.

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	Central Coast RWQCB, prior to construction. The subsurface investigations may include sampling of the following suspect release areas: Stained asphalt and concrete flooring Drainage trench with unlined effluent ponds and discolored fluids Onsite hazardous materials storage and abandoned unidentified wastes Onsite ASTs (waste oil and ammonia) Former onsite USTs Former onsite auto repair, machine shop, and gasoline station Former (potentially remaining onsite) railroad tracks and spurs Former oil storage warehouse Additionally, these subsurface investigations may include, but are not limited to, completion of: Geophysical surveys Soil, soil vapor, and/or			Engineering Division	

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	groundwater sampling assessments Laboratory analysis for TPH, VOCs, SVOCs, OCPs, and metals The subsurface investigations shall provide recommendations to address identified hazards and indicate when to apply those recommended actions in relation to proposed project activities. As part of the subsurface investigation, analytical results shall be screened against the San Francisco Bay RWQCB environmental screening levels (ESLs). These ESLs are risk-based screening levels for direct exposure of a construction worker under various depth and land use scenarios. Appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation. This would include the preparation of a Soil				

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	and Soil Vapor Management Plan (see Mitigation Measure HAZ-3). If contaminants are detected at concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), appropriate steps shall be undertaken to protect site workers during project construction and if necessary, the public during project operation (see Mitigation Measures HAZ-3, HAZ-4, and HAZ-5).				
HAZ-3: Soil and Soil Vapor Management Plan	The project applicant shall retain a qualified environmental consultant (PG or PE) to prepare a Soil and Soil Vapor Management Plan (SSVMP) prior to construction. Where groundwater impacts are identified during implementation of Mitigation Measure HAZ-2, a groundwater management section shall be added to the SSVMP. The SSVMP, or equivalent document, shall be prepared to address onsite handling and management of	To ensure protection from contaminated soil or soil vapor.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development and Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	impacted soils, soil vapor, or other impacted wastes, and reduce hazards to construction workers and offsite receptors during construction. The plan must establish remedial measures and/or soil management practices to ensure construction worker safety, the health of future workers and visitors, and the offsite migration of contaminants from the site. These measures and practices may include, but are not limited to: Stockpile management including stormwater pollution prevention and the installation of Best Management Practices (BMPs) Proper disposal procedures of contaminated materials Monitoring and reporting A health and safety plan for contractors working at the site that addresses the safety and health				

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	hazards of each phase of site construction activities with the requirements and procedures for employee protection The health and safety plan will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction. Prior to demolition and grading (construction), the City shall confirm the Central Coast RWQCB's approval of the SSVMP. The project applicant shall review and implement the SSVMP prior to demolition and grading (construction). If odorous or visually stained soils, other indications of hydrocarbon piping or equipment, or debris are encountered during ground-disturbing activities, work in the immediate area shall be halted				

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	and a qualified environmental consultant shall be contacted immediately to evaluate the situation. Work may continue on other parts of the project while impacted soil investigation and/or remediation takes place.				
HAZ-4: Remediation	Where soil is known to be impacted, or is identified during implementation of Mitigation Measure HAZ-2 (subsurface investigation) to be present, within the construction envelope at chemical concentrations exceeding hazardous waste screening thresholds for contaminants in soil (CCR Title 22, Section 66261.24), the project applicant shall retain a qualified environmental consultant (PG or PE), to conduct additional analytical testing and recommend soil disposal recommendations, or consider other remedial engineering controls, as necessary. The qualified environmental consultant shall utilize	To ensure protection from and proper disposal of contaminated soil.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	the development site analytical results for waste characterization purposes prior to offsite transportation or disposal of potentially impacted soils or other impacted wastes. The qualified environmental consultant shall provide disposal recommendations and arrange for proper disposal of the waste soils or other impacted wastes (as necessary), and/or provide recommendations for remedial engineering controls, if appropriate. Remediation of impacted soils and/or implementation of remedial engineering controls may require additional delineation of impacts; additional analytical testing per landfill or recycling facility requirements; soil excavation; and offsite disposal or recycling. The City shall confirm the Central Coast RWQCB's approval of the development site disposal recommendations prior to transportation of waste soils offsite and review and				

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	approve remedial engineering controls, prior to construction. The project applicant shall review and implement the disposal recommendations prior to transportation of waste soils offsite and review and implement the remedial engineering controls prior to construction.				
HAZ-5: Vapor Mitigation System	Where soil vapor is known (or is identified during implementation of Mitigation Measures HAZ-2, HAZ-3, or HAZ-4) to be present at chemical concentrations exceeding the ESLs for sub-slab/soil gas (vapor) intrusion, the project applicant shall retain a qualified environmental consultant (PG or PE) or other qualified person to prepare a vapor mitigation system design for the proposed project. The plan shall include, but is not limited to: Design specifications Material specifications Installation requirements	To ensure protection from soil vapor.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions; Public Works Department – Development Engineering Division	Prior to issuance of a grading permit or other ground disturbing work.

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	Monitoring requirements The project applicant shall design and implement engineering measures or institutional controls (e.g., soil vapor barrier) to prevent potential soil vapor intrusion into new residences or businesses in accordance with the measures included in the DTSC's Vapor Intrusion Guidance Document – Final (October 2011) and Vapor Intrusion Mitigation Advisory, Revision 1 (October 2011). Engineering measures or institutional controls shall be submitted to the City's Permit Services Division and Current Planning Division prior to the issuance of any grading or building permits. Said engineering measures and institutional controls shall be peer reviewed by a qualified third-party contractor hired by the City at the project applicant's expense to confirm such measures and				

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	controls comply with applicable regulations. Consultation with the DTSC or a local cleanup agency may be required to confirm the appropriateness of the measures and controls. The project applicant and/or contractor shall retain a qualified professional to certify that the accepted measures and controls are properly constructed and functioning at each residence. Written verification shall be submitted to the City. The efficacy of the measures and controls shall be confirmed and certified by a qualified professional pursuant to the construction quality assurance/quality control testing guidance of the DTSC's Vapor Intrusion Guidance Document – Final (October 2011). The project applicant and contractor shall incorporate a sub-slab vapor barrier during construction, the implementation of which would prevent the potential for soil				

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	gas VOCs from migrating to indoor air. The City shall confirm the Central Coast RWQCB's approval of the Vapor Mitigation System Design prior to construction. The project applicant shall review the Vapor Mitigation System Design and install the system during construction.				
TRA-1: Office Use VMT Reduction Program	The applicant for future office use development shall prepare and implement a VMT Reduction Program that reduces VMT generated by the office components of the project to VMT per employee of 6.6 or less. The VMT Reduction Program shall be reviewed and approved by the City prior to approval of permits for proposed office uses. The strategies shall include the following: **Reduce Transit Headways and Improve On-Street Bike Facilities.** Queue jump lanes shall be installed for northbound MST buses at the Maple Street and	To ensure that VMT generated by office uses does not exceed 6.6 VMT per employee.	Applicant, or Successor in Interest.	Community Development Department – Current Planning Division and Public Works Department	Prior to approval of permits for proposed office uses.

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	Abbott Street intersection, and bike lanes shall be installed along project site frontages with John Street and Abbott Street. The project applicant shall pay for the cost of installation of queue jump lanes and bike lanes. **Safe and Well-Lit Access to Transit**. Office uses shall include pedestrian facility improvements along street frontages, which shall include exterior lighting along project frontages served by transit. **Preferential Carpool/Vanpool Parking Spaces**. Office uses shall include reserved carpool/vanpool spaces close to the building entrances based on the City's parking requirements. **Designated Parking Spaces for Car Sharing**				

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	Vehicles. Office uses shall provide designated parking spaces for car sharing vehicles. **Bike Charging Facility.** Office uses shall include a secure bike charging facility on site. **Pedestrian Network Improvements**. Office uses shall involve pedestrian network improvements throughout and around the project site that encourage people to walk. **Multimodal Wayfinding Signage.** Office uses shall include multimodal wayfinding signage to orient users to locations of sustainable transportation. **Bicycle Repair Station/Services.** Office uses shall include on-site bicycle repair tools and space to use them to support on-going				

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	use of bicycles for transportation.				
TCR-1: Inadvertent Discoveries During Construction	2. In the event that cultural resources of Native American origin are identified during grading or construction, all earth disturbing work within the vicinity of the find shall be temporarily suspended or redirected until a qualified archaeologist has evaluated the nature and significance of the find; an appropriate Native American representative, based on the nature of the find, is consulted; and mitigation measures are put in place for the disposition and	To ensure the protection of on-site tribal cultural resources.	Applicant, or Successor in Interest.	Community Development Department – Current Planning and Permit Services (Building) Divisions	During the construction phase, if cultural resources of Native American origin are identified.

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	protection of any find pursuant to Public Resources Code Section 21083.2. If the City, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s) prior to continuation of any earth disturbing work within the vicinity of the find. The plan shall include avoidance of				

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	the resource or, if avoidance of the resource is infeasible, shall outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or				

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	heritage recovery.				