

AFFIDAVIT OF POSTING

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK FOR THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE PATTACHED CITY COUNCIL MEETING AGENDA. I FURTHER DECLARE THAT I POSTED SAID AGENDA ON THE 10th DAY OF JANUARY 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
2. ON THE BULLETIN BOARD AT THE CITY LIBRARY, 801 SECOND STREET.
3. ON THE BULLETIN BOARD AT THE ENTRANCE TO THE UNITED STATES POST OFFICE, 301 THE ALAMEDA

SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 10th DAY OF JANUARY 2017.



TRISH PAETZ, DEPUTY CITY CLERK

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AFFIDAVIT OF POSTING PUBLIC HEARING NOTICE

I, TRISH PAETZ, DO NOW DECLARE, UNDER THE PENALTIES OF PERJURY THAT I AM THE DEPUTY CITY CLERK FOR THE CITY OF SAN JUAN BAUTISTA, AND THAT I POSTED THREE (3) TRUE COPIES OF THE ATTACHED CITY COUNCIL PUBLIC HEARING NOTICE. I FURTHER DECLARE THAT I POSTED SAID NOTICE ON THE 6th DAY OF JANUARY 2017, AND I POSTED THEM IN THE FOLLOWING LOCATIONS IN SAID CITY OF SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA.

1. ON THE BULLETIN BOARD AT CITY HALL, 311 SECOND STREET.
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SIGNED AT SAN JUAN BAUTISTA, COUNTY OF SAN BENITO, CALIFORNIA,
ON THE 10th DAY OF JANUARY 2017.



TRISH PAETZ, DEPUTY CITY CLERK

NOTICE OF PUBLIC HEARING

Pursuant to Government Code Section 65090, the City Council for the City of San Juan Bautista gives notice of a public hearing on **January 17, 2017 at 6:00 p.m.** in the Council Chambers at San Juan Bautista City Hall, 311 Second Street. During the public hearing, the following items will be discussed:

- **Consider Revocation of the Design Review Permit for the Brewery Project at 104 The Alameda, in accordance with SJBMC Chapter 11, Section 11-17-050.**
- **Consider Amending Article 2 of Chapter 2-3 of the SJBMC Entitled "Youth Commission"**
- **Consider Amending Chapter 11-03-010 of the SJBMC Entitled Zoning District Development Standards**

Staff reports and the full text of all items to be discussed will be available for public review at City Hall prior to the meeting. All members of the public are encouraged to attend the meeting and may address the City Council on the issues during the public hearing. Written comments may be hand delivered or mailed to City Hall, 311 Second Street, P.O. Box 1420, San Juan Bautista, CA 95045, or e-mailed to cityplanning@san-juan-bautista.ca.us, not later than **5:00 p.m., January 17, 2017.**

If a challenge is made on the action of the proposed revocation, pursuant to Government Code Section 65009, court testimony may be limited to only those issues raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing.

Posted: January 6, 2017

**CITY OF SAN JUAN BAUTISTA
CITY COUNCIL REGULAR MEETING
OCTOBER 18, 2016
DRAFT MINUTES**

1. CALL TO ORDER – Mayor Rick Edge called the meeting to order at 6:00 p.m.

A. PLEDGE OF ALLEGIANCE – Mayor Edge led the pledge of allegiance.

B. ROLL CALL **Present:** Mayor Lund, Vice Mayor Edge, Council Members Martorana, Boch and West

Staff Present: City Manager Grimsley, Deputy City Clerk Paetz, City Attorney Mall

2. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

No public comments were received.

3. CONSENT ITEMS

A. Approve Affidavit of Posting Agenda

B. Approve Affidavit of Posting Public Hearing Notice

C. Approve Resolution 2016-XX for Street Closures (Dia de Los Muertos, Williams Ltd., and Double Road Race)

D. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title

E. Approve Minutes for July 19, 2016 Council Meeting

F. Approve Minutes for the August 16, 2016 Council Meeting

G. Approve by Consensus Re-Appointment of Three Members to the Youth Commission and Extend Recruitment for New Members Through November 2016

H. Approve Minutes for the September 20, 2016 Council Meeting

A motion was made by Council Member Boch and seconded by Council Member West to approve all items on the Consent Agenda with minor changes to the September 20 minutes. The motion passed unanimously, 5-0.

4. PRESENTATIONS, INFORMATIONAL ITEMS AND REPORTS

A. Proclamation Honoring National Philanthropy Day, November 15, 2016
Vice Mayor Martorana read the proclamation.

B. Monthly Financial Statements and Treasurer's Report

In the City Treasurer's absence, City Manager reviewed the Treasurer's Report and the warrant list with Council. There were no public comments.

C. Sheriff's Report: Monthly Activity

A representative of the Sheriff's department was not present, and a written report was not available. There was no public comment.

D. Fire Chief's Report

A representative of the Hollister Fire Department was not present, and a written report was not available. There were no public comments.

E. Library Report

Council received a report. There were no public comments.

F. Administrative Report

City Manager Grimsley reviewed his report and responded to questions from the Council. There were no public comments.

G. Public Meetings and City Council Committee Reports

Reports received.

Council members provided highlights from the meetings where they represent the City.

Council heard a report from Neighborhood Watch Chairman Eric Gredasoff.

5. PUBLIC HEARING ITEMS

A. Fuel Station, Convenience Store, and Quick Serve Restaurant at 404-406 The Alameda.

i. Consider Approving Resolution 2016-47 for the approval and adoption of the revised Mitigated Negative Declaration (MND) for the Service Station, Convenience Store, and Quick Serve Restaurant at 404-406 The Alameda

ii. Consider Approving Resolution 2016-48 Approving the "Project", set forth above.

Mayor Edge explained that only the noise element of the Mitigated Negative Declaration was up for discussion and comment. Whereupon, City Attorney Deborah Mall interjected that the Council will hear all public comment and keep their minds open. Harvey Dadwal's attorney Anthony Lombardo explained the court ruled that one of two paragraphs of the MND, dealing with noise, was defeated and new conditions of approval are provided. Vice Mayor Matorana asked City Attorney Mall to explain page 54 of the revised MND. City Attorney Mall responded that it applies to noise during the construction period. Mayor Edge opened the public hearing. Ray Sanchez provided written comments against the project. John Hopper spoke against the project. Dan DeVries spoke against the project. Nick Morietta spoke against the project. Jolene Cosio spoke in support of the project. Max Hori reads from his written public comment against the project. Additional public comments were read into the record came from Carl Leaver (against), Alfonso Castillo (against), Jackie Morris-Lopez (against) and Tod DuBois (supporting the project). Attorney Lombardo further explained contributions to the community from the gas station, for example, competition for the Valero station, and

a mini mart that will provide access to groceries after Windmill Market has closed. Mayor Edge closed the public hearing. Mayor Edge commented that the increase in the amount of traffic in that area is on account of the Hacienda de Leal but the project will not result in an increase in trucks turning onto The Alameda as this is not a truck stop, and the recent pedestrian fatality (guest of Hacienda de Leal) was wearing dark clothes and crossing against traffic. Vice Mayor Martorana stated he supports the project. Council Member Boch commented that vehicles speed down Mission Vineyard to get half mile in front of traffic on Highway 156 has nothing to do with this project. Council Member Lund commented the service station applicant pays impact fees for advertising and signage, this Council does not want formula business, and if allowable noise levels during construction are broken, penalties will be applied. Council Member West commented that legally Dadwal has a right to do this project. Mayor Edge commented that this project is a way to capture money that is zipping past our town; we want people to visit, spend their time and money and then leave. City Manager Grimsley commented that the project will include a visitor center.

A motion was made by Council Member West and seconded by Vice Mayor Martorana approving Resolution 2016-47 adopting the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring Program for Project DR 2014-101 and CUP 2014-101, at 404-408 The Alameda, consisting of a fuel station, convenience store and quick serve restaurant. The motion passed unanimously, 5-0.

A motion was made by Council Member West and seconded by Council Member Boch to approve Resolution 2016-48 denying an appeal filed February 11, 2014 by Dan DeVries on behalf of Leal Vineyard Inc., of Planning Commission approval of Use Permit Application No. CUP 2014-11 and Design Review Application No. DR 2014-11 for a fuel station, convenience store, and quick serve restaurant at 404-408 The Alameda and approving both applications with findings and conditions of approval following de novo public hearings. The motion passed unanimously, 5-0.

6. ACTION ITEMS

A. Planning Commission

- i. Accept Resignation Eric Gredasoff from the Planning Commission and Present Recognition**
- ii. Accept Resignation of Lorraine Coke from the Planning Commission and Present Recognition**
- iii. Appoint New Planning Commissioners**

Council accepted the resignations of Commissioners Gredasoff and Coke and continued appointments to the next meeting.

B. Rancho Vista Subdivision

- i. Approve Resolution 2016-50 Approving a Final Subdivision Map for Phases 1, 2, 3, and 4**

City Manager Grimsley provided a report. There was discussion about improvements to First Street from the project to the County line and plans for a roundabout. During public comment John Hopper commented there needs to be an EIR for these projects. John

Freeman commented the City needs a "dig once" policy as a means to plan ahead. Council Member West commented an EIR is not needed when there is a mitigated negative declaration. City Attorney Mall commented the EIR that was done for the General Plan is the EIR for the City. Applicant Bob Fulton introduced Mark ? of Meritage Homes, the builder. Mark commented the sales pace is 4 to 6 homes per month and, in reference to the "dig once" policy, there will be conduit to the homes. Council Member Lund commented looking at projects enables Council to see what we need from developers so the rest of the community doesn't have to do it.

A motion was made by Council Member Boch and seconded by Council Member West to approve Resolution 2016-50 approving the Final Map of Rancho Vista Subdivision, Tract No. 322, Phases 1, 2, 3, and 4, with supporting documents and fees in accordance with the SJBMC Chapter 10-2. The motion passed unanimously, 5-0.

Whereupon, a ten minute break taken at 8:10 p.m.

C. Hillside Vistas Subdivision (Formerly D'Ambrosio Vistas)

i. Approve Resolution 2016-51 Approving a Final Subdivision Map for Phase 1

City Manager Grimsley provided a report. During public comment John Hopper commented this project needs an EIR for flora and fauna. Council Member West responded that an EIR is not needed, the mitigated negative declaration takes care of it. Vice Mayor Martorana commented the City needs to educate the public on the MND process. Council Member Boch commented on the Council's past work on impact fees.

A motion was made by Council Member West and seconded by Vice Mayor Martorana to approve Resolution 2016-51 approving the final map of Hillside Vistas, Tract No. 334, Phase 1 with supporting documents and fees in accordance with the SJBMC Chapters 10-2 and 11-5. The motion passed unanimously, 5-0.

D. Set Date for Hearing on Copperleaf Project Appeal

It was the consensus of the Council to set November 1, 2016 as the date for the hearing for the Copperleaf Project appeals (two). During public comment, Eric Gredassoff stated he would submit his comments. John Hopper commented there was an error in the process and it should be a lesson to Council, and the City Attorney should be at the Planning Commission meetings.

E. Consider Resolution 2016-52 approving a quit claim deed for Elite Developments Inc. and Authoring the Mayor to Sign

City Manager Grimsley provided a report. A question and answer period followed. No public comment was received.

A motion was made by Council Member West and seconded by Vice Mayor Martorana to approve Resolution 2016-52 and summarily vacate an abandoned sanitary sewer and water easement to Elite Development Inc. and authorizing the mayor to execute the quitclaim deed. The motion passed unanimously, 5-0.

F. Approve Amendment to the Personnel Policies dealing with cell phone use.

This item was continued.

G. National Philanthropy Day: November 15, 2016

i. Recognize Shawna Freels

ii. Consider Rescheduling Council Meeting

It was the consensus of the Council to reschedule the regular council meeting in November to Thursday, November 17 so Council Member Lund could be present at the National Philanthropy Day dinner at San Juan Oaks.

7. DISCUSSION ITEMS

A. State Water Resources Control Board Compliance Order

City Manager Grimsley provided Council with copies of the Compliance Order. During public comment, Jolene Cosio asked for clarification. There was discussion.

B. Construction Inspection Services

City Manager Grimsley reported, with all the new development in the City, there is a need for a construction inspector. Staff will bring a job description and salary range for the position to Council at the next meeting. There was discussion. No public comments were received.

C. Water Consultant Services

City Manager Grimsley provided a report stating staff has received a contract proposal from Kennedy Jenkins. There was discussion. No public comments were received.

8. COMMENTS

A. City Council

No comments were received.

B. City Manager

No comments were received.

C. City Attorney

No comments were received.

11. Adjournment

The meeting was adjourned at 9:32 p.m.

RESOLUTION 2017-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA AUTHORIZING STREET CLOSURES

BE IT RESOLVED that the Hollister Rotary Club is authorized to close Second Street between Franklin and San Jose Streets, and First Street between San Jose and Ahwahnee Streets, and San Jose Street between Second and First Streets from 8:30 a.m. until 12:00 noon on Saturday, January 28, 2017 in the City of San Juan Bautista for their Mission 10 Run.

PASSED AND ADOPTED this 17th day of January 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Chris Martorana

ATTEST:

Connie Schobert, City Clerk

Special Event/Activities – Permit Application

Dear Event Organizer:

Thank you for your interest in holding a community event in San Juan Bautista. Special events can be important ways to build community and celebrate the City's diversity, heritage, and uniqueness. All events require a permit with approvals to ensure a well-planned and safe event. The City of San Juan Bautista has created a simplified process to help you determine what types of permits and approvals you will need. Simply fill out the enclosed community events application and submit it to the City at least 60 days before your event. Additionally, there will be fees associated your event. Your application fee is due when you submit this form. The fee schedule for applications is:

Non Profits ¹ : No street blockage and less than 250 people	\$50.00
Non Profits: No street blockage or blockage of side streets, up to one block, and less than 1,000 people	\$100.00
Non Profits: Street blockage of Second, Third or Fourth Streets and side streets between Franklin & Muckelemei and more than 1,000 people ²	\$150.00
Private Promoter Organizations ³ : No street blockage and less than 250 people	\$150.00
Private Promoter Organizations: No street blockage or blockage of side streets, up to one block, and less than 1,000 people	\$300.00
Private Promoter Organizations: Street blockage of Second, Third or Fourth Streets and side streets between Franklin & Muckelemei, and more than 1,000 people	\$600.00

Once we receive your application, one or more City representatives will contact you to let you know of any insurance, permits, approvals, or additional fees that apply. We appreciate your time and interest in planning a successful and safe event. A well-planned event translates to a successful activity that benefits everyone. If you need further assistance, call (831) 623-4661 or e-mail citymanager@san-juan-bautista.ca.us.

Please NOTE: You are required to have sanitary facilities. If you are serving or selling food you will be required to obtain a permit from the San Benito County Environment Health Department in Hollister. You are also required to coordinate all security arrangement with the San Benito County Sheriff's office.

SECTION 1: CONTACT INFORMATION

Event Title: ROTARY MISSION 10 Today's Date: 10-26-16
 Applicant: BILL TIFFANY
 Organization: HOLLISTER ROTARY CLUB
 Phone: 831-637-0071 / 831-245-6253 E-Mail: lrgt@sbclglobal.net
 Mailing Address: 535 MONTEREY ST., HOLLISTER, CA 95023
 Fax: 831-637-0092

Event Setup Date: 1-28-17 Time: 6:00 AM Event Ends Date: 1-28-16 Time: 12:00 P
 Event Starts Date: 1-28-17 Time: 8:30 AM Dismantle Date: 1-28-16 Time: 12:30 P

ANTICIPATED ATTENDANCE: Total or the event: 850 Total per Day:

LOCATION OF EVENT (please be specific): RUNNING RACES - START & FINISH ON 2nd ST. AT MISSION GREEN; REGISTRATION & GATHERING AREA FOR RUNNERS, VOLUNTEERS & SPECTATORS IS ON & AROUND MISSION GREEN / 2nd ST. - SEE ATTACHED MAP & FLIER FOR DETAILS

¹ Requires proof of charitable non-profit status.

² All street closures and blockades require review and approval of the City Council.

³ Additional fees for use of public facilities may apply.

INSURANCE

The City will require that you co-insure the city ("additional insure"). Depending on your event, the minimum "coverage" will be dictated by the City's insurance carrier (PARSAC). After the application and fee is submitted the City Manager, or designee, will contact PARSAC with your proposal and the conditions of the insurance will be promptly conveyed to you.

CITY FACILITIES

Do you plan to hold your event at a City building?

☐ Yes ☒ No

If yes, which facility? *n/a*

Have you reserved the facility yet? *n/a*

☐ Yes ☐ No

Will this event require any City streets to be closed? (Public Works charges will apply)

☒ Yes ☐ No

If yes, please be specific on which streets and cross streets need to be closed. *Second Street and side streets leading into Second between Mission + Monterey Street; Monterey to First Street out of town to San Juan Hwy*

Does this event involve a parade?

☐ Yes ☒ No

If yes, attach a separate page with a map of the event.

If you wish to rent barricades, chairs, tables, or other City equipment, list the equipment and numbers (charges will apply for rentals)

If you do not wish to rent the City's equipment, you will be responsible for providing appropriate barriers if your event involves a street closure:

yes for barricades (if not supplied by San Benito County Sheriff's Dept.)

PRIVATE PROPERTY (Private Property needs to fill out an event application only if the event's attendance will exceed 250)

Do you plan to hold your event on private property?

☐ Yes ☒ No

If yes, describe the location:

VENDORS

Will this event have vendors selling items or promoting their causes/services/products?

☐ Yes ☒ No

If yes, please note a Board of Equalization form will be required for each vendor proving that they are appropriately registered with the State of California. This link to this form is available on the City of San Juan Bautista website. Additionally, fees will be assessed on the basis of \$15/day/10 feet of vendor space for vendors on the street and \$15/day/vendor for events not on the streets. Other charges may apply. Allocations are made for local not for profit booths to be exempt from these charges. Each event is allowed a minimum of 5 local non-profit 10 ft. spaces for free up to a maximum of 5% of the total number of booth feet for an event.

Will this event feature any hands-on attractions such as climbing walls, bounce-houses, or petting zoos?

☐ Yes ☒ No

If yes, please describe: (insurance coverage will be required)

FOOD AND ALCOHOL (all food preparation is subject to state regulations; provide insurance if appropriate)

If you are serving or selling food, you must obtain a permit from the San Benito County Environmental Health Department.

Does your event include food concessions and/or preparation areas?

☐ Yes ☒ No

If yes, please provide a copy of your San Benito County Environmental Health Permit.

If you plan to sell or furnish alcoholic beverages at your event, you are required to obtain a permit from the State Department of Alcoholic Beverage Control. The public consumption of alcohol is illegal in some parts of the City. If your event includes the use of alcohol on City property, you will need to provide Liquor Liability Coverage on your certificate of insurance.

Does your event involve the use of alcoholic beverages?

☐ Yes ☒ No

PORTABLE REST ROOMS (These permits are handled through the San Benito County Environmental Health Department) Unless you can substantiate the sufficient availability of both Americans with Disabilities Act and non-ADA accessible facilities in the immediate area of the event site and you have written permission to use this facility, you may be required to provide portable rest room facilities at your event, which will be available to the public during your event. Please note that State Parks toilets do not qualify as event facilities unless you obtain written permission from the local State Parks office to allow use of these State owned toilets and included as part of this application.

Do you plan to provide portable rest room facilities at your event?

☒ Yes ☐ No

Please provide a copy of your San Benito County Environmental Health Permit. Please note that if you state "no", City staff will inquire as to what plans you have made to accommodate the public including written permission from the State if applicable.

LIGHTING AND SOUND

Will you be using any amplified sound (i.e. public address system)?

☒ Yes ☐ No

Will this event use any lighting?

☐ Yes ☒ No

Will you be using any type of generator? *unknown - any generator would be small*

☐ Yes ☐ No

If yes, please describe (type/location/period/noise levels, etc. Preference is given to "silent" generators):

If no, do you need electricity? (fees will apply for use of City electricity):

We have obtained electricity from state Park facilities in the past.

Solid Waste Diversion Plan:

In accordance with State law (Public Resource Code 42648-42648.7), as a large venue, a waste reduction and recycling plan shall be developed. This plan shall estimate the amount and types of waste anticipated from the event, proposed actions to reduce the amount of waste generation related to the event, and arrangements for separation, collection and diversion from landfill of reusable and recyclable materials, as well as a tracking system that validates the final destination of the materials. The Solid Waste Diversion Plan shall be approved by the San Benito County Integrated Waste Management Regional Agency. The City has trash and recycling receptacles available for rent: Trash can and recycling rental can rates are set annually by the City Council and posted on the City's website under Forms and Fees in a document that contains all the City Service Fees. Deposits are refundable, daily rental rates are not.

As the venue contractor, you are responsible for a waste prevention strategy for all waste material generated by all venue operations and all subcontractors. Food vendors must use compostable serving products. No Styrofoam is allowed. You are encouraged to include a requirement for a "Solid Waste Diversion Plan" in your subcontract agreements.

The City of San Juan Bautista is mandated by the State of California to report annually specified information regarding large venue waste diversion programs. You are therefore required to report and provide verification of the quantity of waste disposed and recycled by this event. There is a \$150/event fine for non-reporting. Reporting is due 30 days after the event. The waste hauler can provide this information for you.

1. Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

We either use trash containers supplied by St. Parks or take refuse/recyclables with us upon leaving after the event.

2. Please provide a description of your event, including activities, timeline, sequence of events, road closures, etc. Please note: road closures require Public Works time and the event will be billed for the actual time used.
(If additional space is required, please attach it to this application) This is an annual event in its 33rd year. We feature 1/2 MARATHON, 10 MILE & 5K TIMED RACES; we also have a 1 mile fun run for young kids. Registration, any display booths, the start/finish line, award ceremony, etc. all take place on Mission Green, Second Street in front of lawn area & along the gravel road in front of the Mission. All monetary proceeds go to Hollister Rotary for further distribution to scholarships & charities throughout San Benito County.
3. Please describe your security plan, including crowd control.

Security, traffic control on hwy. & related matters are all handled by San Benito County Sheriff's Dept. and CHP.

4. In order to comply with the American Disabilities Act, describe how your event will be accessible to people with disabilities.

All persons are welcomed as spectators or participants regardless of any disability; wheelchair "Runners" are always cheered.

5. Please describe your emergency/medical plan, including your communications procedures.

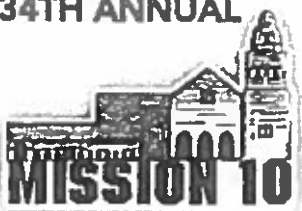
These matters are also overseen by San Benito County Sheriff's Dept.; we also have volunteers with cell phones monitoring the course.

Please provide a site plan/route map for your event. Attach additional sheets as necessary. The map should include:

- An outline of the event site including the names of streets or areas that are part of the venue and the surrounding area. If the event involves a moving route of any kind (such as a parade), indicate the direction of travel, including starting location and ending destination.
- Any street or lane closures and parking tow zones.
- The locations of fencing, barriers, or barricades. Include any removable fencing for emergency access.
- The location of first-aid facilities.
- The locations of all stalls, platforms, booths, cooking areas, trash containers, etc.
- Food booth and cooking area configuration including all vendors cooking with flammable gases or barbecue grills.
- Generator locations and/or source of electricity.
- Placement of vehicles or trailers used for the event.
- Anticipated parking locations.
- Placement of promotional signs or banners.
- Placement of portable toilets/restroom facilities.
- Exit locations for outdoor events that are fenced.
- Locations of all other event activities

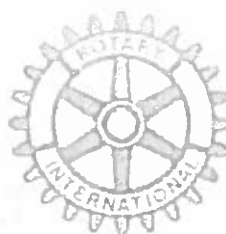
See attached Map & Flier; parking has usually been along streets or in available fields near School and Mission.

2017 34TH ANNUAL MISSION 10 RACE



Rotary

Club of Hollister, CA



1/2 Marathon | 10 mile | 5K race & the Elliot Swank Memorial 1 Mile Kids Fun Run

Saturday January 28th, 2017

Mission Plaza, Second Street, San Juan Bautista, CA

A benefit for local community service projects and scholarships

LOCATION	Mission Plaza, Second Street, San Juan Bautista, CA
TIMES	1/2 Marathon 8:30 am 1 Mile Fun Run 8:45 am 10 Mile Race - 9:00 am 5 Kilometer Race - 9:15 am Race Day Registration begins at 7:30 am.
ENTRY FEES	Kids Fun Run: \$10, 1/2 Marathon \$60, 10 Mile race \$50 ; 5k race \$35. Except for Fun Run, \$5 Increase after 1/20/17 Make checks payable to: Rotary Club of Hollister
COURSE	1/2 Marathon Race: Extension of 10 mile course, generally flat with small hills, passes Anzar Lake. 10 Mile Distance TAC Certified Updated 2010: Loop course, generally flat with one hill; Elevation gain 210 feet from 3.2 miles to 4.8 miles. Run back down same hill. 5 Kilometer Race: out and back, paved, flat.
RACE T-SHIRT	Long Sleeve, included with fee - State size below. Event shirt guaranteed for pre-registration only.
FINISHER METALS	ALL finishers of 1/2 Marathon, 10 mile and 5k races receive a commemorative finisher medal.
AWARDS	Trophies - Male & Female winners of each race; medals 3 deep in all divisions; Age categories: 12 & under; 13-18; 19-29; 30-39; 40-49; 50-59; 60-69; 70 & over RIBBONS for all Kids Fun Run participants.
INFORMATION	Visit our website at: mission10.racemine.com or our Facebook page at Mission10.com; or call BILL TIFFANY (831) 637-0071, FAX (831) 637-0092; wgtt@sbcglobal.net or markcvivian@aol.com
REGISTER	Register Online at: mission10.racemine.com or Mail Registration to: MISSION 10, 535 Monterey Street, Hollister, CA 95023 RACE DAY REGISTRATION ACCEPTED.

NAME _____ AGE _____

ADDRESS _____
STREET CITY STATE ZIP

E-mail address _____ Please PRINT VERY CLEARLY

RACE: ☐ 1/2- MARATHON ☐ 10- MILE ☐ 5-K ☐ FUN RUN SEX _____ T-SHIRT SIZE _____ (SM / M / L / XL)

In consideration of you accepting my entry, I hereby, for myself, my heirs, beneficiaries, executors, administrators, and trustees, do waive release, and forever discharge any and all claims which I may have or which hereafter accrue to me, my spouse, my partner, or my child(ren), known or unknown (and waiving the provisions of California Civil Code 1542), against the Race Sponsors, the County of San Benito, the City of San Juan Bautista, the Parish of the Mission of San Juan Bautista, the State of California, the Rotary Club of Hollister, Racemine.com, South Valley Endurance, or their respective employees and agents, for any and all injuries suffered by me or my child(ren) in connection with this event.

DATE _____ SIGNED _____

Signature of parent or guardian if participant is under 18 _____

10 Mile Course
5K Course

Rotary

Club of Hollister, CA



MISSION TO RACE

10 MILE AND 5K COURSE ROUTES

10 MILE
TURN AROUND
BEFORE
TURN

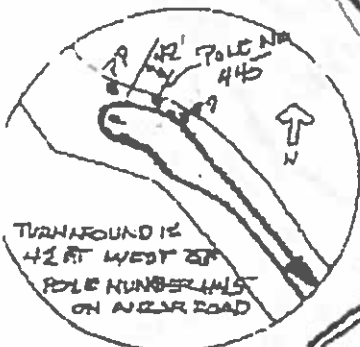
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CALIFORNIA

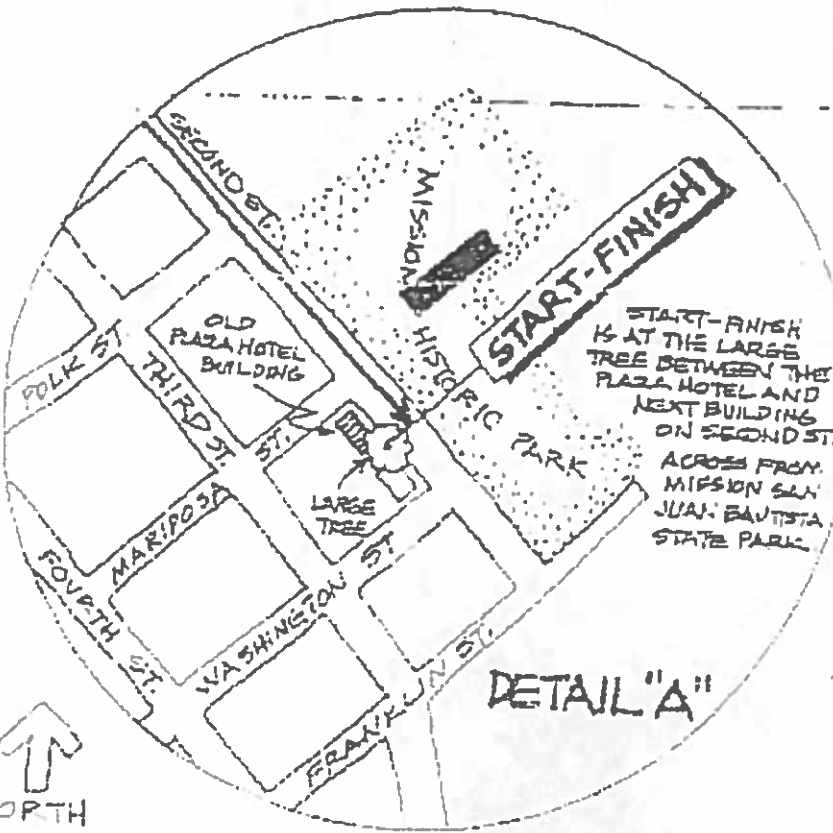
REVISED 1/14/13 FOR REVER
DIRECTION OF COURSE.

MILE LOCATIONS FOR

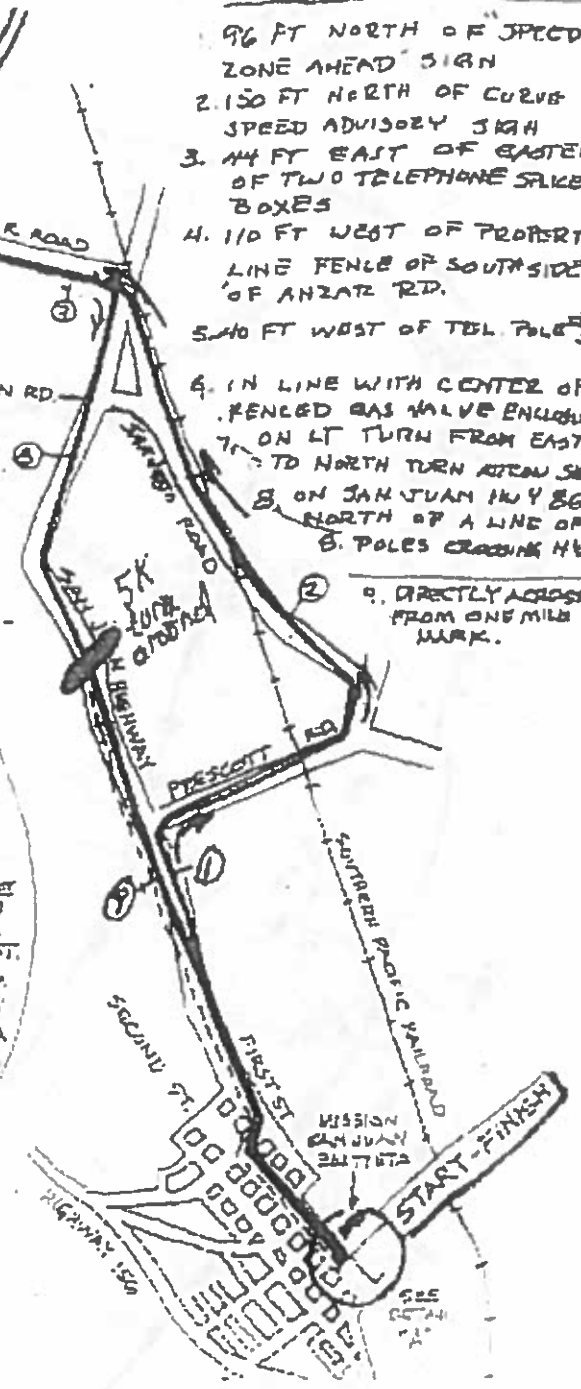
- 96 FT NORTH OF "SPEED ZONE AHEAD" SIGN
- 150 FT NORTH OF CURVE SPEED ADVISORY SIGN
- 144 FT EAST OF CENTER OF TWO TELEPHONE SKE BOXES
- 110 FT WEST OF PROPERTY LINE FENCE OF SOUTHSIDE OF ANZAR RD.
- 540 FT WEST OF TEL POLES
- IN LINE WITH CENTER OF FENCED GAS VALVE ENCLOSURE ON LT TURN FROM EAST TO NORTH TURN AT ANZAR RD.
- ON SAN JUAN HWY 86 NORTH OF A LINE OF 8 POLES CROSSING HWY
- DIRECTLY ACROSS FROM ONE MILE MARK.



DETAIL "B"



DETAIL "A"



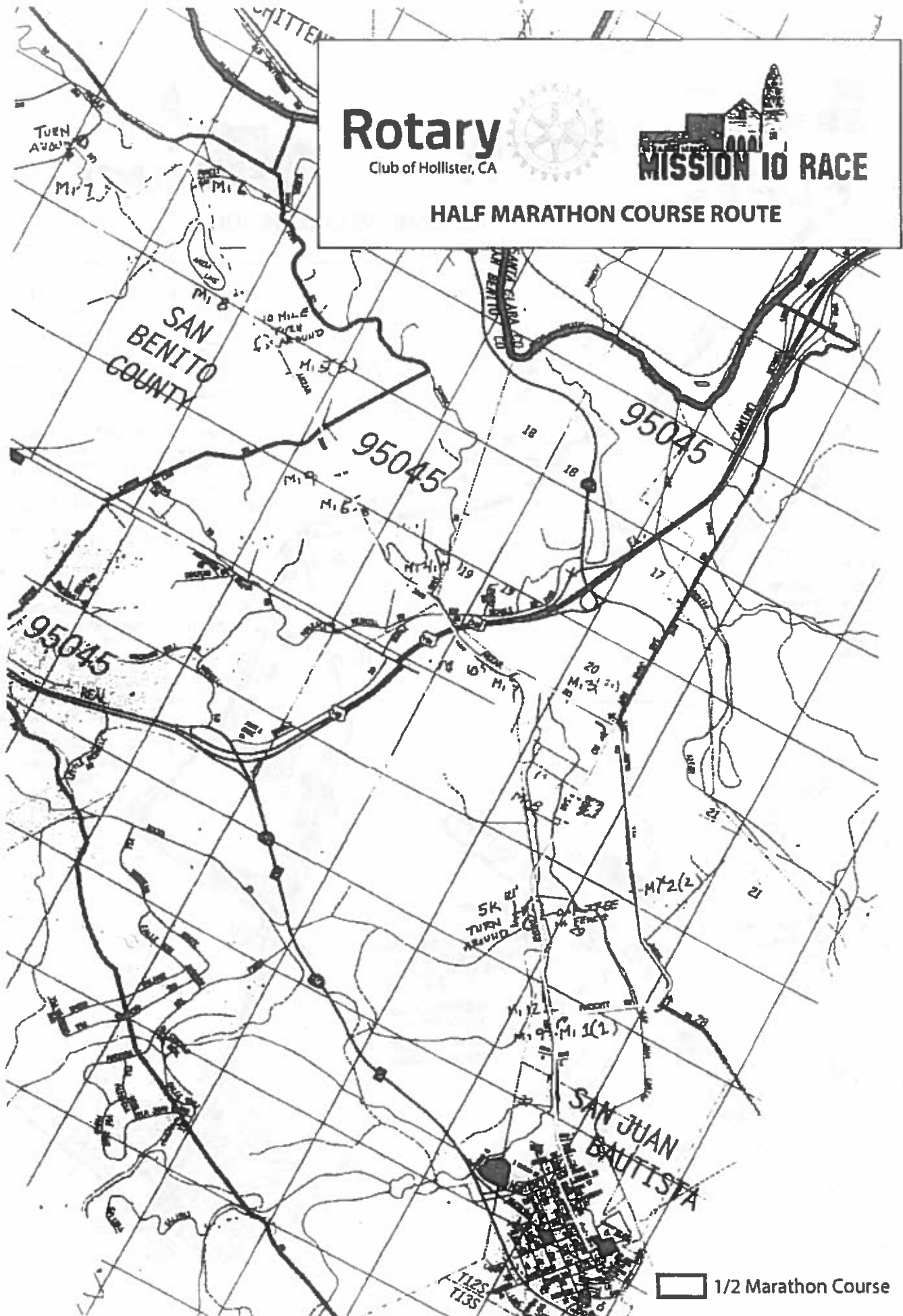
Rotary

Club of Hollister, CA



MISSION 10 RACE

HALF MARATHON COURSE ROUTE



WAIVER OF READING OF ORDINANCES

State law requires that an ordinance be read in its entirety prior to adoption unless the City Council waives reading beyond the title. Reading an entire ordinance at the meeting is extremely time-consuming; reading of the title alone usually gives the audience sufficient understanding of what the Council is considering.

To ensure that this waiver is consistently approved by the Council, Council should make the waiver at each meeting, thus, you should do it at this point on the Consent Agenda. The Council then does not have to worry about making this motion when each ordinance comes up on the agenda.

GC36934

City of San Juan Bautista

"The City of History"

Treasurer's Report

For the Six Month Period Ended December 31, 2016

Financial Highlights ~

- General fund year to date change in fund balance was a positive \$217k, as compared to a positive change in fund balance of \$136k this time last year. The difference is primarily as a result of property taxes having been received earlier last year, offset by impact and planning income in the current year.
- Enterprise funds show year to date net loss of \$37k, as compared to the prior year loss of \$298k. The difference is due primarily to higher debt service costs in the prior year.
- Overall cash flow (removing accruals and depreciation) was a positive \$416k for the year to date.

Budget vs. Actual ~

- General fund revenues were \$688k, which were higher than budgeted by \$292k. \$330k of the variance is from higher than anticipated impact and planning revenues, offset by lower interest revenue.
- General fund expenditures were \$471k, which was lower than budget by \$108k. The lower expenses are primarily as a result of lower than anticipated contract, equipment and parts costs.

- General fund net change in fund balance was a positive \$217k, which was better than budgeted by \$400k.
- Enterprise funds revenues were \$811k, which was lower than budgeted by \$1k due primarily to higher than anticipated utility revenue.
- Enterprise funds expenses were \$848k, which was lower than budgeted by \$113k. The majority of the variance is due to lower than anticipated capital improvement costs.
- Enterprise funds combined year to date net loss was \$37k, which was better than budgeted by \$111k. The current year to date profit includes depreciation expense of \$306k, which is a noncash item.

Statement of Revenues and Expenditures - All Funds

For the Six Month Period Ended December 31, 2016

	General Fund			46 - Water Enterprise Fund		
	Jul - Dec 16	Jul - Dec 15	\$ Change	Jul - Dec 16	Jul - Dec 15	\$ Change
Income						
Property Taxes	-	181,893	(181,893)	-	-	-
Other Tax Revenue	249,258	187,100	62,158	-	-	-
Grant Funds	2,819	17,875	(15,056)	-	-	-
Franchise Fees	12,299	19,314	(7,015)	-	-	-
Business & Misc. Lic. & Permits	12,496	14,608	(2,112)	-	-	-
Planning, Building, Eng. Permit	37,992	23,119	14,873	-	-	-
Chg. for Planning/Eng. Services	160,380	12,954	147,426	-	-	-
Charges for Misc. Services	675	453	222	-	-	-
Utility Fees	1,618	-	1,618	389,245	360,749	28,496
Impact Fees	186,656	93,324	93,332	-	-	-
Fines & Penalties	662	1,502	(840)	-	-	-
Miscellaneous Revenue	22,878	45,991	(23,113)	2,532	14,067	(11,535)
Total Income	687,733	598,133	89,600	391,777	374,816	16,961
Expense						
Employee Salary, Wages, Benefit	227,001	226,823	178	44,095	31,291	12,804
Other Personnel Expenses	3,548	5,391	(1,843)	320	281	39
General and admin. expense	47,213	39,046	8,167	6,691	17,765	(11,074)
Contractual and Other Services	119,902	157,743	(37,841)	17,510	27,262	(9,752)
Utilities and Misc. Expenses	11,054	14,088	(3,034)	20,790	18,814	1,976
Equipment and Parts	10,464	13,794	(3,330)	14,069	22,729	(8,660)
Maint. & Repair Services	7,201	4,824	2,377	529	1,321	(792)
Capital Expenditures	39,200	-	39,200	155,176	150,259	4,917
Fund Transfer	5,186	-	5,186	-	-	-
Debt Defrayment	-	-	-	148,360	287,878	(139,518)
Total Expense	470,769	461,709	9,060	407,540	557,600	(150,060)
Net Income	216,964	136,424	80,540	(15,763)	(182,784)	167,021
Fund Balance at June 30, 2016	1,711,553			499,608		
Fund Balance at December 31, 2016	1,928,517			483,845		

Statement of Revenues and Expenditures - All Funds

For the Six Month Period Ended December 31, 2016

	48 - Sewer Enterprise Fund			50 - Special Dist. - COPS		
	Jul - Dec 16	Jul - Dec 15	\$ Change	Jul - Dec 16	Jul - Dec 15	\$ Change
Income						
Property Taxes	-	-	-	50,000	50,000	-
Other Tax Revenue	-	-	-	-	-	-
Grant Funds	-	-	-	-	-	-
Franchise Fees	-	-	-	-	-	-
Business & Misc. Lic. & Permits	-	-	-	-	-	-
Planning, Building, Eng. Permit	-	-	-	-	-	-
Chg. for Planning/Eng. Services	-	-	-	-	-	-
Charges for Misc. Services	-	-	-	-	-	-
Utility Fees	419,520	430,494	(10,974)	-	-	-
Impact Fees	-	-	-	-	-	-
Fines & Penalties	-	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-	-
Total Income	419,520	430,494	(10,974)	50,000	50,000	-
Expense						
Employee Salary, Wages, Benefit	36,693	21,168	15,525	-	-	-
Other Personnel Expenses	-	-	-	-	-	-
General and admin. expense	5,278	7,208	(1,930)	-	-	-
Contractual and Other Services	38,234	65,594	(27,360)	55,350	55,350	-
Utilities and Misc. Expenses	38,760	40,549	(1,789)	-	-	-
Equipment and Parts	1,025	7,060	(6,035)	-	-	-
Maint. & Repair Services	11,809	5,783	6,026	-	-	-
Capital Expenditures	187,625	148,229	39,396	-	-	-
Fund Transfer	-	-	-	-	-	-
Debt Defrayment	121,451	250,127	(128,676)	-	-	-
Total Expense	440,875	545,718	(104,843)	55,350	55,350	-
Net Income	(21,355)	(115,224)	93,869	(5,350)	(5,350)	-
Fund Balance at June 30, 2016	964,573			4,640		
Fund Balance at December 31, 2016	943,218			(710)		

Statement of Revenues and Expenditures - All Funds

For the Six Month Period Ended December 31, 2016

	55 - Rest. and Parking Fund			60 - Valle Vista Lighting Dist.		
	Jul - Dec 16	Jul - Dec 15	\$ Change	Jul - Dec 16	Jul - Dec 15	\$ Change
Income						
Property Taxes	-	-	-	-	-	-
Other Tax Revenue	11,423	8,655	2,768	(1,481)	11,254	(12,735)
Grant Funds	-	-	-	-	-	-
Franchise Fees	-	-	-	-	-	-
Business & Misc. Lic. & Permits	-	-	-	-	-	-
Planning, Building, Eng. Permit	-	-	-	-	-	-
Chg. for Planning/Eng. Services	-	-	-	-	-	-
Charges for Misc. Services	-	-	-	-	-	-
Utility Fees	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-
Fines & Penalties	-	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-	-
Total Income	<u>11,423</u>	<u>8,655</u>	<u>2,768</u>	<u>(1,481)</u>	<u>11,254</u>	<u>(12,735)</u>
Expense						
Employee Salary, Wages, Benefit	-	-	-	-	-	-
Other Personnel Expenses	-	-	-	-	-	-
General and admin. expense	3,000	3,000	-	-	-	-
Contractual and Other Services	-	-	-	5,399	6,132	(733)
Utilities and Misc. Expenses	-	-	-	-	-	-
Equipment and Parts	-	-	-	-	-	-
Maint. & Repair Services	-	-	-	-	330	(330)
Capital Expenditures	-	-	-	-	-	-
Fund Transfer	-	-	-	-	-	-
Debt Defrayment	-	-	-	-	-	-
Total Expense	<u>3,000</u>	<u>3,000</u>	<u>-</u>	<u>5,399</u>	<u>6,462</u>	<u>(1,063)</u>
Net Income	<u>8,423</u>	<u>5,655</u>	<u>2,768</u>	<u>(6,880)</u>	<u>4,792</u>	<u>(11,672)</u>
Fund Balance at June 30, 2016	<u>113,167</u>			<u>70,651</u>		
Fund Balance at December 31, 2016	<u>121,590</u>			<u>63,771</u>		

Statement of Revenues and Expenditures - All Funds

For the Six Month Period Ended December 31, 2016

	75 - Gas Tax Fund			TOTAL		
	Jul - Dec 16	Jul - Dec 15	\$ Change	Jul - Dec 16	Jul - Dec 15	\$ Change
Income						
Property Taxes	21,432	24,418	(2,986)	71,432	256,311	(184,879)
Other Tax Revenue	-	-	-	259,200	207,009	52,191
Grant Funds	-	-	-	2,819	17,875	(15,056)
Franchise Fees	-	-	-	12,299	19,314	(7,015)
Business & Misc. Lic. & Permits	-	-	-	12,496	14,608	(2,112)
Planning, Building, Eng. Permit	-	-	-	37,992	23,119	14,873
Chg. for Planning/Eng. Services	-	-	-	160,380	12,954	147,426
Charges for Misc. Services	-	-	-	675	453	222
Utility Fees	-	-	-	810,383	791,243	19,140
Impact Fees	-	-	-	186,656	93,324	93,332
Fines & Penalties	-	-	-	662	1,502	(840)
Miscellaneous Revenue	-	-	-	25,410	60,058	(34,648)
Total Income	21,432	24,418	(2,986)	1,580,404	1,497,770	82,634
Expense						
Employee Salary, Wages, Benefit	-	-	-	307,789	279,282	28,507
Other Personnel Expenses	-	-	-	3,868	5,672	(1,804)
General and admin. expense	-	27	(27)	62,182	67,046	(4,864)
Contractual and Other Services	-	-	-	236,395	312,081	(75,686)
Utilities and Misc. Expenses	7,306	11,750	(4,444)	77,910	85,201	(7,291)
Equipment and Parts	-	-	-	25,558	43,583	(18,025)
Maint. & Repair Services	-	-	-	19,539	12,258	7,281
Capital Expenditures	-	-	-	382,001	298,488	83,513
Fund Transfer	(5,186)	-	(5,186)	-	-	-
Debt Defrayment	-	-	-	269,811	538,005	(268,194)
Total Expense	2,120	11,777	(9,657)	1,385,053	1,641,616	(256,563)
Net Income	19,312	12,641	6,671	195,351	(143,846)	339,197
Fund Balance at June 30, 2016	59,074					
Fund Balance at December 31, 2016	78,386					

City of Saratoga an Bautista
Budget vs. Actual by Department
 For the Six Month Period Ended December 31, 2016

	General Fund			46 - Water Enterprise Fund		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
Income						
Property Taxes						
422.000 · COPS Funding	-	-	-	-	-	-
436.000 · Gas Tax 2103	-	-	-	-	-	-
431.000 · Gas Tax 2105	-	-	-	-	-	-
432.000 · Gas Tax 2106	-	-	-	-	-	-
433.000 · Gas Tax 2107	-	-	-	-	-	-
434.000 · Gas Tax 2107.5	-	-	-	-	-	-
Total Property Taxes	-	-	-	-	-	-
Other Tax Revenue						
406.000 · Sales Tax	175,387	200,498	(25,111)	-	-	-
408.000 · Transient Lodging Taxes	59,957	36,000	23,957	-	-	-
416.000 · Misc. County Taxes	123	-	-	-	-	-
415.000 · Special Assessment	-	-	-	-	-	-
419.000 · Other Doc. Transfer	5,823	3,000	2,823	-	-	-
428.000 · Vehicle License Fees	1,500	600	900	-	-	-
429.000 · Other Tax Revenue	6,469	-	-	-	-	-
Total Other Tax Revenue	249,259	240,098	9,161	-	-	-
Grant Funds						
437.000 · Library Grant	2,819	-	-	-	-	-
Total Grant Funds	2,819	-	-	-	-	-
Franchise Fees						
442.000 · Franchise Cable	(42)	4,450	(4,492)	-	-	-
448.000 · Refuse Franchise	12,341	12,998	(657)	-	-	-
Total Franchise Fees	12,299	17,448	(5,149)	-	-	-
Business & Misc. Lic. & Permits						
450.000 · Business Licenses	7,794	11,000	(3,206)	-	-	-
453.000 · Burn Permits	10	-	-	-	-	-
470.000 · Garage Sale Permits	60	50	10	-	-	-
472.000 · Animal Licenses	60	40	20	-	-	-
490.000 · Misc. Revenue	650	80	570	-	-	-
494.001 · Special Events	3,923	4,000	(77)	-	-	-
Total Business & Misc. Lic. & Permits	12,497	15,170	(2,673)	-	-	-
Planning, Building, Eng. Permit						
458.001 · Green Fee	119	30	89	-	-	-
459.004 · Fire Sprinkler Permit	1,258	-	-	-	-	-
459.003 · Mechanical Permit	1,054	1,500	(446)	-	-	-
459.002 · Plumbing Permit	1,443	1,400	43	-	-	-
459.001 · Electrical Permit	1,761	2,200	(439)	-	-	-
454.003 · Design Review	650	500	150	-	-	-
454.002 · Appeal	500	-	-	-	-	-

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	General Fund			46 - Water Enterprise Fund		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
451.000 • Building Permits	22,256	21,000	1,256	-	-	-
454.000 • Conditional Use Permit (CUP)	-	200	(200)	-	-	-
456.000 • PUD Use Permit	-	100	(100)	-	-	-
457.000 • Encroachment Permits	956	250	706	-	-	-
458.000 • Sign Permits	25	250	(225)	-	-	-
461.000 • Subdivision Fees	2,133	10,000	(7,867)	-	-	-
467.000 • Strong Motion Impact Fees	5,837	-	-	-	-	-
Total Planning, Building, Eng. Permit Chg. for Planning/Eng. Services	37,992	37,430	562	-	-	-
458.002 • SMIP Fee	322	-	-	-	-	-
490.001 • Misc. Revenue Planning	4,385	2,000	2,385	-	-	-
464.000 • Engineer Inspection Fee	253	1,000	(747)	-	-	-
462.000 • Engineer Plan Check Fees	3,594	3,250	344	-	-	-
463.000 • Building Inspection Fee	76,059	3,750	72,309	-	-	-
452.000 • Building Plan Check Fees	61,287	6,000	55,287	-	-	-
459.000 • Remib. - Prof/Dev. Costs	14,481	750	13,731	-	-	-
Total Chg. for Planning/Eng. Services	160,381	16,750	143,631	-	-	-
Charges for Misc. Services	-	400	(400)	-	-	-
496.002 • Administration Income	-	20	(10)	-	-	-
496.001 • Public Document Charge	664	450	214	-	-	-
496.000 • Library Copy Charges	674	870	(196)	-	-	-
Total Charges for Misc. Services	-	-	-	-	-	-
Utility Fees	-	-	-	-	-	-
483.000 • Utility Connection Fees	-	-	-	-	22,500	(22,500)
486.000 • Utility Fees Commercial	1,366	-	1,366	78,859	78,750	109
485.000 • Utility Fees Residential	253	-	253	303,782	273,250	30,532
493.000 • Water Meter Maint. Fees	-	-	-	6,604	800	5,804
Total Utility Fees	1,619	-	1,619	389,245	375,300	13,945
Impact Fees	186,656	-	186,656	-	34,908	(34,908)
Fines & Penalties	-	50	(50)	-	-	-
421.000 • Vehicle Code Parking	-	372	(372)	-	-	-
475.000 • Library Fines	568	-	568	-	-	-
476.000 • Code Enforcement Fines	39	-	39	-	-	-
Fines & Penalties - Other	56	-	56	-	-	-
Total Fines & Penalties	663	422	241	-	-	-
Miscellaneous Revenue	-	-	-	-	-	-
497.000 • Other Financing Sources	205	-	205	-	-	-
484.000 • Interest and Penalties	308	30,000	(29,692)	2,532	-	2,532
481.000 • Unrealized gain/loss Invest.	55	-	55	-	-	-
480.002 • Permits	(475)	-	(475)	-	-	-
480.001 • Lease - American Tower	11,328	15,000	(3,672)	-	-	-

City of San Juan Bautista
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	General Fund			46 - Water Enterprise Fund		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
438,000 • Donations	1,074	12,000	(10,926)	-	-	-
480,000 • Rental Income	10,051	4,000	6,051	-	-	-
482,000 • Parks & Rec Revenue	100	-	-	-	-	-
480,003 • Reimbursed City expenses	232	6,500	(6,268)	-	-	-
Total Miscellaneous Revenue	22,878	67,500	(44,622)	2,532	-	-
Total Income	687,737	395,688	292,049	391,777	410,208	(18,431)
Expense						
Employee Salary, Wages, Benefit						
519,001 • Volunteer Stipend	-	160	(160)	-	-	-
502,000 • Salaries and Wages - FT	176,908	191,309	(14,401)	36,039	22,132	13,907
504,000 • Salaries and Wages - OT	609	1,684	(1,075)	261	485	(224)
508,000 • FICA	10,764	14,955	(4,191)	1,907	1,730	177
510,000 • Worker's Comp	9,173	15,763	(6,590)	4,449	3,617	832
512,000 • Unemployment	281	1,960	(1,679)	-	227	(227)
514,000 • Health Insurance	23,716	25,170	(1,454)	1,439	3,125	(1,686)
518,000 • 457k Retirement Contribution	4,951	4,550	401	-	180	(180)
519,000 • Elected Official Stipend	600	1,400	(800)	-	-	-
Total Employee Salary, Wages, Benefit	227,002	256,951	(29,949)	44,095	31,496	12,599
Other Personnel Expenses						
522,000 • Uniforms & Alterations	1,400	1,150	250	-	-	-
524,000 • Phys., Drug 7 Psych Testing	225	350	(125)	-	-	-
525,000 • Volunteer Firefighter Stipend	600	1,800	(1,200)	-	-	-
526,000 • Education and Training	747	3,600	(2,853)	320	-	-
528,000 • Travel/Per Diem/Car Allowance	576	2,620	(2,044)	-	-	-
Total Other Personnel Expenses	3,548	9,520	(5,972)	320	-	-
General and admin. expense						
647,000 • Youth Commission	-	-	-	-	-	-
645,000 • Summer Program	3,681	2,000	1,681	-	-	-
550,000 • Office Supplies	3,629	4,745	(1,116)	571	-	-
558,000 • Printing and Copies	398	4,730	(4,332)	-	-	-
548,000 • Advertising	-	717	(717)	-	-	-
562,000 • Food and Beverages	1,559	990	569	-	-	-
516,000 • Insurance - Liab/Bond/Auto/Prop	20,103	5,980	14,123	-	-	-
544,000 • Computer Software Service	767	3,700	(2,933)	-	-	-
545,000 • Computer Hardware Service	361	2,100	(1,739)	-	-	-
530,000 • Dues and Subscriptions	14,087	23,050	(8,963)	539	3,500	(2,961)
634,000 • Copier Services & Lease	1,723	1,720	3	862	-	-
638,000 • Bank Charges/PR Processing	-	1,250	(1,250)	4,263	-	-
551,000 • Postage and Freight	903	3,188	(2,285)	456	1,500	(1,044)
Total General and admin. expense	47,211	54,170	(6,959)	6,691	5,000	1,691
Contractual and Other Services						

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	General Fund			46 - Water Enterprise Fund		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
600.000 • Operational Contracts	86,613	88,903	(2,290)	17,060	20,500	(3,440)
602.000 • Legal	10,284	23,870	(13,586)	-	50	(50)
604.000 • Engineering	3,224	12,000	(8,776)	-	1,500	(1,500)
604.001 • Reclamation Expense	-	-	-	-	-	-
608.000 • Accounting	18,934	17,500	1,434	-	-	-
609.000 • Building Inspection	-	400	(400)	-	-	-
612.001 • Other Prof. Service - CMAP	450	1,200	(750)	-	-	-
612.002 • Security	1,361	265	1,096	450	400	50
612.006 • Web maintenance	350	625	(275)	-	-	-
614.000 • Law Enforcement	75	4,000	(3,925)	-	-	-
617.000 • Admin Fees/SBCO Prop. Tax Col	(4,111)	-	(3,925)	-	-	-
624.000 • Janitorial	2,286	2,920	(634)	-	-	-
626.000 • Landscape Services	303	1,500	(1,197)	-	-	-
632.000 • Building Equipment Rental	-	1,000	(1,000)	-	-	-
654.000 • Chemical Testing	132	-	(1,000)	-	-	-
659.000 • Election Expense	-	3,000	(3,000)	-	-	-
Total Contractual and Other Services	119,901	157,183	(37,282)	17,510	22,450	(4,940)
Utilities and Misc. Expenses						
650.000 • Agg. Base Material	1,659	-	-	-	-	-
640.001 • Communication Radios	104	-	-	-	-	-
639.000 • Merchant processing fees	-	800	(800)	-	-	-
640.000 • Telecomm	4,408	4,538	(130)	353	600	(247)
642.000 • Electricity	4,883	8,200	(3,317)	14,788	15,000	(212)
644.000 • Street Signal	-	-	-	-	-	-
646.000 • Street Lighting	-	-	-	-	-	-
656.000 • Licenses and Permits	-	530	(530)	-	6,250	(601)
Total Utilities and Misc. Expenses	11,054	14,068	(3,014)	5,649	21,850	(1,060)
Equipment and Parts						
649.02 • Agg. Based Material	-	7,000	(7,000)	-	-	-
712.000 • Materials	3,658	2,000	1,658	-	-	-
532.01 • Equipment Rental	-	200	(200)	-	-	-
701.000 • Small Tools	147	1,000	(853)	-	-	-
702.000 • Safety Gear & First Aid	57	-	-	-	-	-
554.000 • Gasoline & Diesel Fuel	2,055	7,350	(5,295)	514	500	14
552.000 • Chemical and Gasses	-	1,750	(1,750)	-	3,500	(3,500)
703.000 • Books and Periodicals	743	1,300	(557)	-	-	-
716.000 • Parts - City Rep. Vehicles	652	4,750	(4,098)	-	-	-
718.000 • Parts - City Rep. Equipment	1,097	2,100	(1,003)	50	4,000	(3,950)
720.000 • Parts - City Rep. Water	389	7,800	(7,411)	13,444	11,000	2,444
722.000 • Parts - City Rep. Sewer	-	-	-	-	-	-
724.000 • Parts - City Rep. Streets	1,336	-	-	60	-	-

City of Saratoga
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	General Fund			46 - Water Enterprise Fund		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
726.000 - Parts - City Rep. Parks						
Total Equipment and Parts	331	2,360	(2,029)	-		
Maint. & Repair Services	10,465	37,610	(27,145)	14,068	19,000	(4,932)
755.002 - Street Sign Maint. & Repair	418			-		
751.001 - Maint. & Repair Wells	-			40	4,000	(3,960)
752.000 - Vehicle Maint. - Outside	(129)			-		
754.000 - Equipment Maint. - Outside	1,478			-	3,000	(3,000)
757.000 - Bldg Maint. - Inside	2,743	300	2,443	-		
758.000 - Building Maint. Outside	2,150	2,000	150	-		
760.000 - Grounds Maint. - Outside	399	1,450	(1,051)	-		
762.000 - Streets Maint. & Paving	143	400	(257)	-		
764.000 - Water Maintenance - Outside	-			489	1,500	(1,011)
766.000 - Sewer Maint. - Plant	-			-		
Total Maint. & Repair Services	7,202	4,150	3,052	529	8,500	(7,971)
Capital Expenditures						
859.000 - Fines RWQCB	-			-		
808.000 - Equipment	-	25,000	(25,000)	-		
801.000 - Capital Purchases/Improvements	39,200	19,125	20,075	14,917	77,100	(62,183)
805.000 - Construction in Progress Reclass	-	1,050	(1,050)	-		
812.000 - Depreciation	-			140,259	140,259	-
Total Capital Expenditures	39,200	45,175	(5,975)	155,176	217,359	(62,183)
Fund Transfer						
General Fund	5,186			-		
Transfer G&A Expenses						
Gas Tax Fund	-			-		
Total Fund Transfer	5,186			-		
Debt Defrayment						
854.000 - Debt Service Principal Payment	-			14,650	34,908	(20,258)
858.000 - Interest	-					
855.000 - Amortization expense	-			15,840		
858.000 - Interest - Other	-			117,871	116,521	1,350
Total 858.000 - Interest	-			133,711	116,521	17,190
Total Debt Defrayment	-			148,361	151,429	(3,068)
Total Expense	470,769	578,827	(108,058)	407,540	477,084	(69,544)
Net Income	216,968	(183,139)	400,107	(15,763)	(66,876)	51,113

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	48 - Sewer Enterprise Fund		50 - Special Dist. - COPS	
	Jul - Dec 16	Budget	Jul - Dec 16	Budget
Income				
Property Taxes				
422.000 · COPS Funding	-		50,000	50,000
436.000 · Gas Tax 2103	-		-	-
431.000 · Gas Tax 2105	-		-	-
432.000 · Gas Tax 2106	-		-	-
433.000 · Gas Tax 2107	-		-	-
434.000 · Gas Tax 2107.5	-		-	-
Total Property Taxes	-		50,000	50,000
Other Tax Revenue				
406.000 · Sales Tax	-		-	-
408.000 · Transient Lodging Taxes	-		-	-
416.000 · Misc. County Taxes	-		-	-
415.000 · Special Assessment	-		-	-
419.000 · Other Doc. Transfer	-		-	-
428.000 · Vehicle License Fees	-		-	-
429.000 · Other Tax Revenue	-		-	-
Total Other Tax Revenue	-		-	-
Grant Funds				
437.000 · Library Grant	-		-	-
Total Grant Funds	-		-	-
Franchise Fees				
442.000 · Franchise Cable	-		-	-
448.000 · Refuse Franchise	-		-	-
Total Franchise Fees	-		-	-
Business & Misc. Lic. & Permits				
450.000 · Business Licenses	-		-	-
453.000 · Burn Permits	-		-	-
470.000 · Garage Sale Permits	-		-	-
472.000 · Animal Licenses	-		-	-
490.000 · Misc. Revenue	-		-	-
494.001 · Special Events	-		-	-
Total Business & Misc. Lic. & Permits	-		-	-
Planning, Building, Eng. Permit				
458.001 · Green Fee	-		-	-
459.004 · Fire Sprinkler Permit	-		-	-
459.003 · Mechanical Permit	-		-	-
459.002 · Plumbing Permit	-		-	-
459.001 · Electrical Permit	-		-	-
454.003 · Design Review	-		-	-
454.002 · Appeal	-		-	-

City of San Juan Bautista
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	48 - Sewer Enterprise Fund			50 - Special Dist. - COPS		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
451.000 • Building Permits	-			-		
454.000 • Conditional Use Permit (CUP)	-			-		
456.000 • PUD Use Permit	-			-		
457.000 • Encroachment Permits	-			-		
458.000 • Sign Permits	-			-		
461.000 • Subdivision Fees	-			-		
467.000 • Strong Motion Impact Fees	-			-		
Total Planning, Building, Eng. Permit	-			-		
Chg. for Planning/Eng. Services	-			-		
458.002 • SMIP Fee	-			-		
490.001 • Misc. Revenue Planning	-			-		
464.000 • Engineer Inspection Fee	-			-		
462.000 • Engineer Plan Check Fees	-			-		
463.000 • Building Inspection Fee	-			-		
452.000 • Building Plan Check Fees	-			-		
459.000 • Remib. - Proj/Dev. Costs	-			-		
Total Chg. for Planning/Eng. Services	-			-		
Charges for Misc. Services	-			-		
496.002 • Administration Income	-			-		
496.001 • Public Document Charge	-			-		
496.000 • Library Copy Charges	-			-		
Total Charges for Misc. Services	-			-		
Utility Fees	-			-		
483.000 • Utility Connection Fees	-			-		
486.000 • Utility Fees Commercial	123,885	124,300	(415)	-		
485.000 • Utility Fees Residential	295,636	275,750	19,886	-		
493.000 • Water Meter Maint. Fees	-			-		
Total Utility Fees	419,521	400,050	19,471	-		
Impact Fees	-			-		
Fines & Penalties	-			-		
421.000 • Vehicle Code Parking	-			-		
475.000 • Library Fines	-			-		
476.000 • Code Enforcement Fines	-			-		
Fines & Penalties - Other	-			-		
Total Fines & Penalties	-			-		
Miscellaneous Revenue	-			-		
497.000 • Other Financing Sources	-			-		
484.000 • Interest and Penalties	-	2,500	(2,500)	-		
481.000 • Unrealized gain/loss Invest.	-			-		
480.002 • Permits	-			-		
480.001 • Lease - American Tower	-			-		

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	48 - Sewer Enterprise Fund			50 - Special Dist. - COPS		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
438.000 • Donations	-			-		
480.000 • Rental Income	-			-		
482.000 • Parks & Rec Revenue	-			-		
480.003 • Reimbursed City expenses	-			-		
Total Miscellaneous Revenue	-	2,500	(2,500)	-		
Total Income	419,521	402,550	16,971	50,000	50,000	-
Expense						
Employee Salary, Wages, Benefit						
519.001 • Volunteer Stipend	-			-		
502.000 • Salaries and Wages - FT	29,774	19,840	9,934	-		
504.000 • Salaries and Wages - OT	196	383	(187)	-		
508.000 • FICA	1,537	1,547	(10)	-		
510.000 • Worker's Comp	4,000	3,230	770	-		
512.000 • Unemployment	-	202	(202)	-		
514.000 • Health Insurance	1,187	2,905	(1,718)	-		
518.000 • 457k Retirement Contribution	-	164	(164)	-		
519.000 • Elected Official Stipend	-			-		
Total Employee Salary, Wages, Benefit	36,694	28,271	8,423	-		
Other Personnel Expenses						
522.000 • Uniforms & Alterations	-			-		
524.000 • Phys., Drug 7 Psych Testing	-			-		
525.000 • Volunteer Firefighter Stipend	-			-		
526.000 • Education and Training	-	250	(250)	-		
528.000 • Travel/Per Diem/Car Allowance	-			-		
Total Other Personnel Expenses	-	250	(250)	-		
General and admin. expense						
647.000 • Youth Commission	-			-		
645.000 • Summer Program	-			-		
550.000 • Office Supplies	528			-		
558.000 • Printing and Copies	-	1,500	(1,500)	-		
548.000 • Advertising	-			-		
562.000 • Food and Beverages	-			-		
516.000 • Insurance - Liab/Bond/Auto/Prop	-			-		
544.000 • Computer Software Service	-			-		
545.000 • Computer Hardware Service	-			-		
530.000 • Dues and Subscriptions	-	250	(250)	-		
634.000 • Copier Services & Lease	862			-		
638.000 • Bank Charges/PR Processing	3,488	200	3,288	-		
551.000 • Postage and Freight	400			-		
Total General and admin. expense	5,278	1,950	3,328	-		
Contractual and Other Services						

City of San Juan Bautista
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	48 - Sewer Enterprise Fund			50 - Special Dist. - COPS		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
600.000 - Operational Contracts	37,787	67,500	(29,713)	-	-	-
602.000 - Legal	-	40	(40)	-	-	-
604.000 - Engineering	-	200	(200)	-	-	-
604.001 - Reclamation Expense	-	200	(200)	-	-	-
608.000 - Accounting	-	-	-	-	-	-
609.000 - Building Inspection	-	-	-	-	-	-
612.001 - Other Prof. Service - CMAP	-	-	-	-	-	-
612.002 - Security	447	250	197	-	-	-
612.006 - Web maintenance	-	-	-	-	-	-
614.000 - Law Enforcement	-	-	-	55,350	50,000	5,350
617.000 - Admin Fees/SBCO Prop. Tax Col	-	-	-	-	-	-
624.000 - Janitorial	-	-	-	-	-	-
626.000 - Landscape Services	-	-	-	-	-	-
632.000 - Building Equipment Rental	-	-	-	-	-	-
654.000 - Chemical Testing	-	-	-	-	-	-
659.000 - Election Expense	-	-	-	-	-	-
Total Contractual and Other Services	38,234	68,190	(29,956)	55,350	50,000	5,350
Utilities and Misc. Expenses						
650.000 - Agg. Base Material	-	-	-	-	-	-
640.001 - Communication Radios	-	-	-	-	-	-
639.000 - Merchant processing fees	-	-	-	-	-	-
640.000 - Telecomm	604	800	(196)	-	-	-
642.000 - Electricity	38,156	36,000	2,156	-	-	-
644.000 - Street Signal	-	-	-	-	-	-
646.000 - Street Lighting	-	-	-	-	-	-
656.000 - Licenses and Permits	-	2,400	(2,400)	-	-	-
Total Utilities and Misc. Expenses	38,760	39,200	(440)	-	-	-
Equipment and Parts						
649.02 - Agg. Based Material	-	-	-	-	-	-
712.000 - Materials	-	-	-	-	-	-
532.01 - Equipment Rental	-	-	-	-	-	-
701.000 - Small Tools	-	-	-	-	-	-
702.000 - Safety Gear & First Aid	-	-	-	-	-	-
554.000 - Gasoline & Diesel Fuel	514	750	(236)	-	-	-
552.000 - Chemical and Gasses	511	3,000	(2,489)	-	-	-
703.000 - Books and Periodicals	-	-	-	-	-	-
716.000 - Parts - City Rep. Vehicles	-	-	-	-	-	-
718.000 - Parts - City Rep. Equipment	-	2,500	(2,500)	-	-	-
720.000 - Parts - City Rep. Water	-	-	-	-	-	-
722.000 - Parts - City Rep. Sewer	-	5,000	(5,000)	-	-	-
724.000 - Parts - City Rep. Streets	-	-	-	-	-	-

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	48 - Sewer Enterprise Fund			50 - Special Dist. - COPS		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
726,000 • Parts - City Rep. Parks	-			-		
Total Equipment and Parts	1,025	11,250	(10,225)	-		
Maint. & Repair Services						
755,002 • Street Sign Maint. & Repair	-			-		
751,001 • Maint. & Repair Wells	-			-		
752,000 • Vehicle Maint. - Outside	-			-		
754,000 • Equipment Maint. - Outside	-	2,750	(2,750)	-		
757,000 • Bldg Maint. - Inside	-			-		
758,000 • Building Maint. Outside	-			-		
760,000 • Grounds Maint. - Outside	-			-		
762,000 • Streets Maint. & Paving	-	1,400	(1,400)	-		
764,000 • Water Maintenance - Outside	-			-		
766,000 • Sewer Maint. - Plant	11,809	4,000	7,809	-		
Total Maint. & Repair Services	11,809	8,150	3,659	-		
Capital Expenditures						
859,000 • Fines RWQCB	18,000	18,000	-	-		
808,000 • Equipment	-	47,600	(47,600)	-		
801,000 • Capital Purchases/Improvements	3,750			-		
805,000 • Contruction in Progress Reclass	-			-		
812,000 • Depreciation	165,875	165,875	-	-		
Total Capital Expenditures	187,625	231,475	(43,850)	-		
Fund Transfer						
General Fund	-			-		
Transfer G&A Expenses	-			-		
Gas Tax Fund	-			-		
Total Fund Transfer	-			-		
Debt Defrayment						
854,000 • Debt Service Principal Payment	11,986			-		
858,000 • Interest				-		
855,000 • Amortization expense	12,960	95,336	1,169	-		
858,000 • Interest - Other	96,505	95,336	14,129	-		
Total 858,000 • Interest	109,465	95,336	26,115	-		
Total Debt Defrayment	121,451	484,072	(43,196)	55,350	50,000	5,350
Total Expense	440,876	(81,522)	60,167	(5,350)	-	(5,350)
Net Income	(21,355)					

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	55 - Rest. and Parking Fund		60 - Valle Vista Lighting Dist.	
	Jul - Dec 16	Budget	Jul - Dec 16	Budget
		\$ Over Budget		\$ Over Budget
Income				
Property Taxes				
422.000 · COPS Funding	-		-	
436.000 · Gas Tax 2103	-		-	
431.000 · Gas Tax 2105	-		-	
432.000 · Gas Tax 2106	-		-	
433.000 · Gas Tax 2107	-		-	
434.000 · Gas Tax 2107.5	-		-	
Total Property Taxes	-		-	
Other Tax Revenue				
406.000 · Sales Tax	-		-	
408.000 · Transient Lodging Taxes	-		-	
416.000 · Misc. County Taxes	11,423	1,250	-	10,173
415.000 · Special Assessment	-		(1,481)	
419.000 · Other Doc. Transfer	-		-	
428.000 · Vehicle License Fees	-		-	
429.000 · Other Tax Revenue	-		-	
Total Other Tax Revenue	11,423	1,250	(1,481)	
Grant Funds	-		-	
437.000 · Library Grant	-		-	
Total Grant Funds	-		-	
Franchise Fees				
442.000 · Franchise Cable	-		-	
448.000 · Refuse Franchise	-		-	
Total Franchise Fees	-		-	
Business & Misc. Lic. & Permits				
450.000 · Business Licenses	-		-	
453.000 · Burn Permits	-		-	
470.000 · Garage Sale Permits	-		-	
472.000 · Animal Licenses	-		-	
490.000 · Misc. Revenue	-		-	
494.001 · Special Events	-		-	
Total Business & Misc. Lic. & Permits	-		-	
Planning, Building, Eng. Permit				
458.001 · Green Fee	-		-	
459.004 · Fire Sprinkler Permit	-		-	
459.003 · Mechanical Permit	-		-	
459.002 · Plumbing Permit	-		-	
459.001 · Electrical Permit	-		-	
454.003 · Design Review	-		-	
454.002 · Appeal	-		-	

City of San Juan Bautista

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	55 - Rest. and Parking Fund		60 - Valle Vista Lighting Dist.	
	Jul - Dec 16	Budget	Jul - Dec 16	Budget
451.000 • Building Permits	-		-	
454.000 • Conditional Use Permit (CUP)	-		-	
456.000 • PUD Use Permit	-		-	
457.000 • Encroachment Permits	-		-	
458.000 • Sign Permits	-		-	
461.000 • Subdivision Fees	-		-	
467.000 • Strong Motion Impact Fees	-		-	
Total Planning, Building, Eng. Permit	-		-	
Chg. for Planning/Eng. Services	-		-	
458.002 • SMIP Fee	-		-	
490.001 • Misc. Revenue Planning	-		-	
464.000 • Engineer Inspection Fee	-		-	
462.000 • Engineer Plan Check Fees	-		-	
463.000 • Building Inspection Fee	-		-	
452.000 • Building Plan Check Fees	-		-	
459.000 • Remib. - Proj/Dev. Costs	-		-	
Total Chg. for Planning/Eng. Services	-		-	
Charges for Misc. Services	-		-	
496.002 • Administration Income	-		-	
496.001 • Public Document Charge	-		-	
496.000 • Library Copy Charges	-		-	
Total Charges for Misc. Services	-		-	
Utility Fees	-		-	
483.000 • Utility Connection Fees	-		-	
486.000 • Utility Fees Commercial	-		-	
485.000 • Utility Fees Residential	-		-	
493.000 • Water Meter Maint. Fees	-		-	
Total Utility Fees	-		-	
Impact Fees	-		-	
Fines & Penalties	-		-	
421.000 • Vehicle Code Parking	-		-	
475.000 • Library Fines	-		-	
476.000 • Code Enforcement Fines	-		-	
Fines & Penalties - Other	-		-	
Total Fines & Penalties	-		-	
Miscellaneous Revenue	-		-	
497.000 • Other Financing Sources	-		-	
484.000 • Interest and Penalties	-		-	
481.000 • Unrealized gain/loss Invest.	-		-	
480.002 • Permits	-		-	
480.001 • Lease - American Tower	-		-	

City of San Juan Bautista
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	55 - Rest. and Parking Fund		60 - Valle Vista Lighting Dist.	
	Jul - Dec 16	Budget	Jul - Dec 16	Budget
		\$ Over Budget		\$ Over Budget
438,000 • Donations	-		-	
480,000 • Rental Income	-		-	
482,000 • Parks & Rec Revenue	-		-	
480,003 • Reimbursed City expenses	-		-	
Total Miscellaneous Revenue	-		-	
Total Income	11,423	1,250	(1,481)	
Expense				
Employee Salary, Wages, Benefit				
519,001 • Volunteer Stipend	-		-	
502,000 • Salaries and Wages - FT	-		-	
504,000 • Salaries and Wages - OT	-		-	
508,000 • FICA	-		-	
510,000 • Worker's Comp	-		-	
512,000 • Unemployment	-		-	
514,000 • Health Insurance	-		-	
518,000 • 457k Retirement Contribution	-		-	
519,000 • Elected Official Stipend	-		-	
Total Employee Salary, Wages, Benefit	-		-	
Other Personnel Expenses				
522,000 • Uniforms & Alterations	-		-	
524,000 • Phys., Drug 7 Psych Testing	-		-	
525,000 • Volunteer Firefighter Stipend	-		-	
526,000 • Education and Training	-		-	
528,000 • Travel/Per Diem/Car Allowance	-		-	
Total Other Personnel Expenses	-		-	
General and admin. expense				
647,000 • Youth Commission	-		-	
645,000 • Summer Program	-		-	
550,000 • Office Supplies	-		-	
558,000 • Printing and Copies	-		-	(40)
548,000 • Advertising	3,000		-	(40)
562,000 • Food and Beverages	-		-	
516,000 • Insurance - Liab/Bond/Auto/Prop	-		-	
544,000 • Computer Software Service	-		-	
545,000 • Computer Hardware Service	-		-	
530,000 • Dues and Subscriptions	-		-	
634,000 • Copier Services & Lease	-		-	
638,000 • Bank Charges/PR Processing	-		-	
551,000 • Postage and Freight	-		-	
Total General and admin. expense	3,000		80	(80)
Contractual and Other Services				

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Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	55 - Rest. and Parking Fund			60 - Valle Vista Lighting Dist.		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
726,000 • Parts - City Rep. Parks	-			-		
Total Equipment and Parts	-			-		
Maint. & Repair Services						
755,002 • Street Sign Maint. & Repair	-			-		
751,001 • Maint. & Repair Wells	-			-		
752,000 • Vehicle Maint. - Outside	-			-		
754,000 • Equipment Maint. - Outside	-			-		
757,000 • Bldg Maint. - Inside	-			-		
758,000 • Building Maint. Outside	-			-		
760,000 • Grounds Maint. - Outside	-			-		
762,000 • Streets Maint. & Paving	-			-		
764,000 • Water Maintenance - Outside	-			-		
766,000 • Sewer Maint. - Plant	-			-		
Total Maint. & Repair Services	-			-		
Capital Expenditures						
859,000 • Fines RWQCB	-			-		
808,000 • Equipment	-			-		
801,000 • Capital Purchases/Improvements	-			-		
805,000 • Contruction in Progress Reclass	-			-		
812,000 • Depreciation	-			-		
Total Capital Expenditures	-			-		
Fund Transfer						
General Fund	-			-		
Transfer G&A Expenses	-			-		
Gas Tax Fund	-			-		
Total Transfer G&A Expenses	-			-		
Total Fund Transfer	-			-		
Debt Defrayment						
854,000 • Debt Service Principal Payment	-			-		
858,000 • Interest	-			-		
855,000 • Amortization expense	-			-		
858,000 • Interest - Other	-			-		
Total 858,000 • Interest	-			-		
Total Debt Defrayment	-			-		
Total Expense	3,000			5,399		
Net Income	8,423	1,250	7,173	(6,880)	(7,882)	(2,483)
						1,002

City of San Juan Bautista
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	75 - Gas Tax Fund			TOTAL		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
Income						
Property Taxes						
422.000 · COPS Funding	-			50,000	50,000	-
436.000 · Gas Tax 2103	3,132	6,000	(2,868)	3,132	6,000	(2,868)
431.000 · Gas Tax 2105	5,285	4,500	785	5,285	4,500	785
432.000 · Gas Tax 2106	5,481	4,500	981	5,481	4,500	981
433.000 · Gas Tax 2107	6,534	5,500	1,034	6,534	5,500	1,034
434.000 · Gas Tax 2107.5	1,000			1,000	1,000	
Total Property Taxes	21,432	20,500	932	71,432	70,500	932
Other Tax Revenue						
406.000 · Sales Tax	-			175,387	200,498	(25,111)
408.000 · Transient Lodging Taxes	-			71,380	37,250	34,130
416.000 · Misc. County Taxes	-			123	-	123
415.000 · Special Assessment	-			(1,481)	-	(1,481)
419.000 · Other Doc. Transfer	-			5,823	3,000	2,823
428.000 · Vehicle License Fees	-			1,500	600	900
429.000 · Other Tax Revenue	-			6,469	-	6,469
Total Other Tax Revenue	-			259,201	241,348	17,853
Grant Funds						
437.000 · Library Grant	-			2,819	-	2,819
Total Grant Funds	-			2,819	-	2,819
Franchise Fees						
442.000 · Franchise Cable	-			(42)	4,450	(4,492)
448.000 · Refuse Franchise	-			12,341	12,998	(657)
Total Franchise Fees	-			12,299	17,448	(5,149)
Business & Misc. Lic. & Permits						
450.000 · Business Licenses	-			7,794	11,000	(3,206)
453.000 · Burn Permits	-			10	-	10
470.000 · Garage Sale Permits	-			60	50	10
472.000 · Animal Licenses	-			60	40	20
490.000 · Misc. Revenue	-			650	80	570
494.001 · Special Events	-			3,923	4,000	(77)
Total Business & Misc. Lic. & Permits	-			12,497	15,170	(2,673)
Planning, Building, Eng. Permit						
458.001 · Green Fee	-			119	30	89
459.004 · Fire Sprinkler Permit	-			1,258	-	1,258
459.003 · Mechanical Permit	-			1,054	1,500	(446)
459.002 · Plumbing Permit	-			1,443	1,400	43
459.001 · Electrical Permit	-			1,761	2,200	(439)
454.003 · Design Review	-			650	500	150
454.002 · Appeal	-			500	-	500

City of Saratoga
Budget vs. Actual by Department
For the Six Month Period Ended December 31, 2016

	75 - Gas Tax Fund			TOTAL		
	Jul - Dec 16	Budget	\$ Over Budget	Jul - Dec 16	Budget	\$ Over Budget
451.000 • Building Permits	-			22,256	21,000	1,256
454.000 • Conditional Use Permit (CUP)	-			-	200	(200)
456.000 • PUD Use Permit	-			-	100	(100)
457.000 • Encroachment Permits	-			956	250	706
458.000 • Sign Permits	-			25	250	(225)
461.000 • Subdivision Fees	-			2,133	10,000	(7,867)
467.000 • Strong Motion Impact Fees	-			5,837	-	5,837
Total Planning, Building, Eng. Permit	-			37,992	37,430	562
Chg. for Planning/Eng. Services	-					
458.002 • SMIP Fee	-			322	-	322
490.001 • Misc. Revenue Planning	-			4,385	2,000	2,385
464.000 • Engineer Inspection Fee	-			253	1,000	(747)
462.000 • Engineer Plan Check Fees	-			3,594	3,250	344
463.000 • Building Inspection Fee	-			76,059	3,750	72,309
452.000 • Building Plan Check Fees	-			61,287	6,000	55,287
459.000 • Remib. - Proj/Dev. Costs	-			14,481	750	13,731
Total Chg. for Planning/Eng. Services	-			160,381	16,750	143,631
Charges for Misc. Services	-					
496.002 • Administration Income	-			-	400	(400)
496.001 • Public Document Charge	-			10	20	(10)
496.000 • Library Copy Charges	-			664	450	214
Total Charges for Misc. Services	-			674	870	(196)
Utility Fees	-					
483.000 • Utility Connection Fees	-			-	22,500	(22,500)
486.000 • Utility Fees Commercial	-			204,110	203,050	1,060
485.000 • Utility Fees Residential	-			599,671	549,000	50,671
493.000 • Water Meter Maint. Fees	-			6,604	800	5,804
Total Utility Fees	-			810,385	775,350	35,035
Impact Fees	-			186,656	34,908	151,748
Fines & Penalties	-					
421.000 • Vehicle Code Parking	-			-	50	(50)
475.000 • Library Fines	-			568	372	196
476.000 • Code Enforcement Fines	-			39	-	39
Fines & Penalties - Other	-			56	-	56
Total Fines & Penalties	-			663	422	241
Miscellaneous Revenue	-					
497.000 • Other Financing Sources	-			205	-	205
484.000 • Interest and Penalties	-			2,840	32,500	(29,660)
481.000 • Unrealized gain/loss Invest.	-			55	-	55
480.002 • Permits	-			(475)	-	(475)
480.001 • Lease - American Tower	-			11,328	15,000	(3,672)

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	75 - Gas Tax Fund			TOTAL		
	Jul - Dec 16	Budget	S Over Budget	Jul - Dec 16	Budget	S Over Budget
438.000 · Donations	-	-	-	1,074	12,000	(10,926)
480.000 · Rental Income	-	-	-	10,051	4,000	6,051
482.000 · Parks & Rec Revenue	-	-	-	100	-	100
480.003 · Reimbursed City expenses	-	-	-	232	6,500	(6,268)
Total Miscellaneous Revenue	-	-	-	25,410	70,000	(44,590)
Total Income	21,432	20,500	932	1,580,409	1,280,196	300,213
Expense						
Employee Salary, Wages, Benefit						
519.001 · Volunteer Stipend	-	-	-	-	160	(160)
502.000 · Salaries and Wages - FT	-	-	-	242,721	233,281	9,440
504.000 · Salaries and Wages - OT	-	-	-	1,066	2,552	(1,486)
508.000 · FICA	-	-	-	14,208	18,232	(4,024)
510.000 · Worker's Comp	-	-	-	17,622	22,610	(4,988)
512.000 · Unemployment	-	-	-	281	2,389	(2,108)
514.000 · Health Insurance	-	-	-	26,342	31,200	(4,858)
518.000 · 457k Retirement Contribution	-	-	-	4,951	4,894	57
519.000 · Elected Official Stipend	-	-	-	600	1,400	(800)
Total Employee Salary, Wages, Benefit	-	-	-	307,791	316,718	(8,927)
Other Personnel Expenses						
522.000 · Uniforms & Alterations	-	-	-	1,400	1,150	250
524.000 · Phys., Drug 7 Psych Testing	-	-	-	225	350	(125)
525.000 · Volunteer Firefighter Stipend	-	-	-	600	1,800	(1,200)
526.000 · Education and Training	-	-	-	1,067	3,850	(2,783)
528.000 · Travel/Per Diem/Car Allowance	-	-	-	576	2,620	(2,044)
Total Other Personnel Expenses	-	-	-	3,868	9,770	(5,902)
General and admin. expense						
647.000 · Youth Commission	-	-	-	-	-	-
645.000 · Summer Program	-	-	-	3,681	2,000	1,681
550.000 · Office Supplies	-	-	-	4,728	4,745	(17)
558.000 · Printing and Copies	-	-	-	398	6,270	(5,872)
548.000 · Advertising	-	-	-	3,000	757	2,243
562.000 · Food and Beverages	-	-	-	1,559	990	569
516.000 · Insurance - Linb/Bond/Auto/Prop	-	-	-	20,103	5,980	14,123
544.000 · Computer Software Service	-	-	-	767	3,700	(2,933)
545.000 · Computer Hardware Service	-	-	-	361	2,100	(1,739)
530.000 · Dues and Subscriptions	-	-	-	14,626	26,800	(12,174)
634.000 · Copier Services & Lease	-	-	-	3,447	1,720	1,727
638.000 · Bank Charges/PR Processing	-	-	-	7,751	1,450	6,301
551.000 · Postage and Freight	-	-	-	1,759	4,688	(2,929)
Total General and admin. expense	-	-	-	62,180	61,200	980
Contractual and Other Services						

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	75 - Gas Tax Fund			TOTAL	
	Jul - Dec 16	Budget	\$ Over Budget	Budget	\$ Over Budget
600.000 · Operational Contracts	-	141,460		176,903	(35,443)
602.000 · Legal	-	10,284		24,000	(13,716)
604.000 · Engineering	-	3,224		14,100	(10,876)
604.001 · Reclamation Expense	-	-		200	(200)
608.000 · Accounting	-	18,934		17,500	1,434
609.000 · Building Inspection	-	-		400	(400)
612.001 · Other Prof. Service - CMAP	-	450		1,200	(750)
612.002 · Security	-	2,258		915	1,343
612.006 · Web maintenance	-	350		625	(275)
614.000 · Law Enforcement	-	55,425		54,000	1,425
617.000 · Admin Fees/SBCO Prop. Tax Col	-	(4,111)		-	(4,111)
624.000 · Janitorial	-	2,286		2,920	(634)
626.000 · Landscape Services	-	5,702		7,812	(2,110)
632.000 · Building Equipment Rental	-	-		1,000	(1,000)
654.000 · Chemical Testing	-	132		-	132
659.000 · Election Expense	-	-		3,000	(3,000)
Total Contractual and Other Services	-	236,394		304,575	(68,181)
Utilities and Misc. Expenses					
650.000 · Agg. Base Material	-	1,659		-	1,659
640.001 · Communication Radios	-	104		-	104
639.000 · Merchant processing fees	-	-		800	(800)
640.000 · Telecomm	-	5,365		5,938	(573)
642.000 · Electricity	6,992	64,819		60,250	4,569
644.000 · Street Signal	314	314		-	314
646.000 · Street Lighting	-	-	(8,000)	8,000	(8,000)
656.000 · Licenses and Permits	-	5,649		9,180	(3,531)
Total Utilities and Misc. Expenses	7,306	77,910	(694)	84,168	(6,258)
Equipment and Parts					
649.02 · Agg. Based Material	-	-		7,000	(7,000)
712.000 · Materials	-	3,658		2,000	1,658
532.01 · Equipment Rental	-	-		200	(200)
701.000 · Small Tools	-	147		1,000	(853)
702.000 · Safety Gear & First Aid	-	57		-	57
554.000 · Gasoline & Diesel Fuel	-	3,083		8,600	(5,517)
552.000 · Chemical and Gasses	-	511		8,250	(7,739)
703.000 · Books and Periodicals	-	743		1,300	(557)
716.000 · Parts - City Rep. Vehicles	-	652		4,750	(4,098)
718.000 · Parts - City Rep. Equipment	-	1,147		8,600	(7,453)
720.000 · Parts - City Rep. Water	-	13,833		18,800	(4,967)
722.000 · Parts - City Rep. Sewer	-	-		5,000	(5,000)
724.000 · Parts - City Rep. Streets	-	1,396	(8,000)	8,000	(6,604)

Budget vs. Actual by Department

For the Six Month Period Ended December 31, 2016

	75 - Gas Tax Fund			TOTAL		
	Jul - Dec 16	Budget	S Over Budget	Jul - Dec 16	Budget	S Over Budget
726,000 · Parts - City Rep. Parks	-	-	-	331	2,360	(2,029)
Total Equipment and Parts	-	8,000	(8,000)	25,558	75,860	(50,302)
Maint. & Repair Services						
755,002 · Street Sign Maint. & Repair	-	1,250	(1,250)	418	1,250	(832)
751,001 · Maint. & Repair Wells	-	-	-	40	4,000	(3,960)
752,000 · Vehicle Maint. - Outside	-	-	-	(129)	-	(129)
754,000 · Equipment Maint. - Outside	-	-	-	1,478	5,750	(4,272)
757,000 · Bldg Maint. - Inside	-	-	-	2,743	300	2,443
758,000 · Building Maint. Outside	-	-	-	2,150	2,000	150
760,000 · Grounds Maint. - Outside	-	-	-	399	1,450	(1,051)
762,000 · Streets Maint. & Paving	-	-	-	143	1,800	(1,657)
764,000 · Water Maintenance - Outside	-	-	-	489	1,500	(1,011)
766,000 · Sewer Maint. - Plant	-	-	-	11,809	4,000	7,809
Total Maint. & Repair Services	-	1,250	(1,250)	19,540	22,050	(2,510)
Capital Expenditures						
859,000 · Fines RWQCB	-	-	-	18,000	18,000	-
808,000 · Equipment	-	-	-	-	72,600	(72,600)
801,000 · Capital Purchases/Improvements	-	-	-	57,867	96,225	(38,358)
805,000 · Construction in Progress Reclass	-	-	-	-	1,050	(1,050)
812,000 · Depreciation	-	-	-	306,134	306,134	-
Total Capital Expenditures	-	-	-	382,001	494,009	(112,008)
Fund Transfer						
General Fund	-	-	-	5,186	-	5,186
Transfer G&A Expenses						
Gas Tax Fund	(5,186)	-	-	(5,186)	-	(5,186)
Total Transfer G&A Expenses	(5,186)	-	-	(5,186)	-	(5,186)
Total Fund Transfer	(5,186)	-	-	-	-	-
Debt Defrayment						
854,000 · Debt Service Principal Payment	-	-	-	26,636	34,908	(8,272)
858,000 · Interest	-	-	-	-	-	-
855,000 · Amortization expense	-	-	-	28,800	-	28,800
858,000 · Interest - Other	-	-	-	214,376	211,857	2,519
Total 858,000 · Interest	-	-	-	243,176	211,857	31,319
Total Debt Defrayment	-	-	-	269,812	246,765	23,047
Total Expense	2,120	17,250	(15,130)	1,385,054	1,615,115	(230,061)
Net Income	19,312	3,250	16,062	195,355	(334,919)	530,274

City of San Juan Bautista Warrant Listing

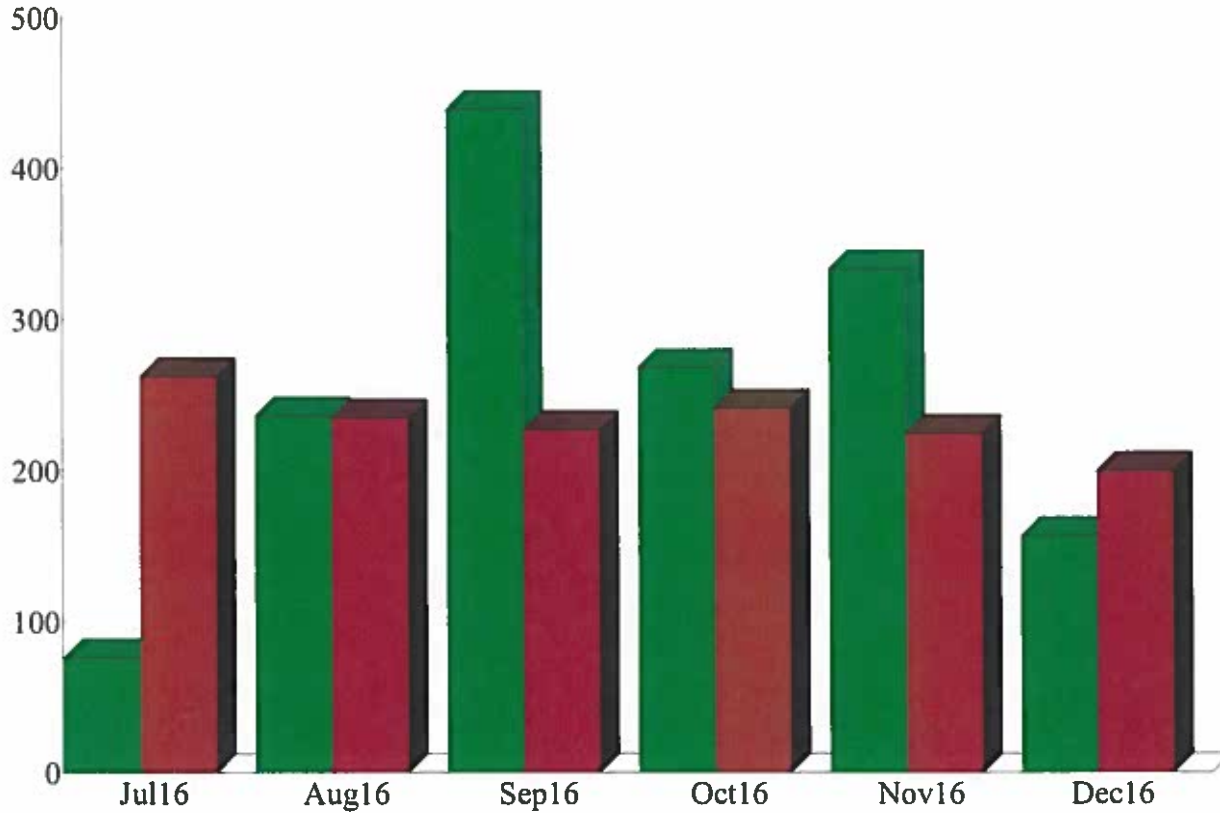
As of December 31, 2016
Name

Date	Num	Name	Amount
101.000 · Union Bank			
101.001 · Operating Acct. 1948			
12/12/2016	210521	ACWA Health Benefits Authority	-2,807.31
12/12/2016	210522	Araceli Garcia-	-400.00
12/12/2016	210523	at&t	-69.36
12/12/2016	210524	AVAYA	-211.45
12/12/2016	210525	Brigantino Irrigation, Inc.	-28.58
12/12/2016	210526	Charter Communications	-103.31
12/12/2016	210527	Clara Hernandez.	-700.00
12/12/2016	210528	CMAP	-450.00
12/12/2016	210529	Ferguson Enterprises, Inc.	-220.00
12/12/2016	210530	First Alarm	-115.00
12/12/2016	210531	Gabilan Welding Inc.	-159.53
12/12/2016	210532	Hollister Auto Parts, Inc.	-134.54
12/12/2016	210533	Home Depot Credit Services	-57.29
12/12/2016	210534	J.V. Orta's Rent A Fence	-225.00
12/12/2016	210535	Judy's Gifts & Awards	-49.99
12/12/2016	210536	Matthew Orbach.	-211.00
12/12/2016	210537	Mission Linen Service	-49.80
12/12/2016	210538	Nova Property.	-178.64
12/12/2016	210539	Olberding Enviromental, Inc.	-1,891.80
12/12/2016	210540	P G & E	-10,086.60
12/12/2016	210541	Printing Systems Inc	-72.91
12/12/2016	210542	San Benito Chamber of Commerce	-235.00
12/12/2016	210543	Smith & Enright Landscaping	-1,052.00
12/12/2016	210544	Staples	-437.17
12/12/2016	210545	True Value Hardware	-37.58
12/12/2016	210546	United Site Services of California, Inc.	-160.21
12/12/2016	210547	US Bank	-796.61
12/12/2016	210548	Valero Marketing & Supply	-579.56
12/12/2016	210549	Wells Fargo	-6,000.00
12/12/2016	210550	Wendy L. Cumming, CPA	-5,163.75
12/12/2016	210551	Xerox	-534.90
12/13/2016	210552	SWRCB	-4,150.00
12/20/2016	210553	KS State Bank	-5,818.30
12/20/2016	210554	Eric Gredasoff.	-60.39
12/20/2016	210555	Follett Software Co.	-137.50
Total 101.001 · Operating Acct. 1948			-43,385.08
Total 101.000 · Union Bank			-43,385.08
TOTAL			-43,385.08

Income and Expense by Month July through December 2016

Income
Expense

\$ in 1,000's



Expense Summary July through December 2016

Capital Expenditures	%27.50
Employee Salary, Wages, Benefit	22.16
Debt Defrayment	19.71
Contractual and Other Services	17.02
Utilities and Misc. Expenses	5.61
General and admin. expense	4.48
Equipment and Parts	1.84
Maint. & Repair Services	1.41
Other Personnel Expenses	0.28
Total	\$1,388,934.23



By Account



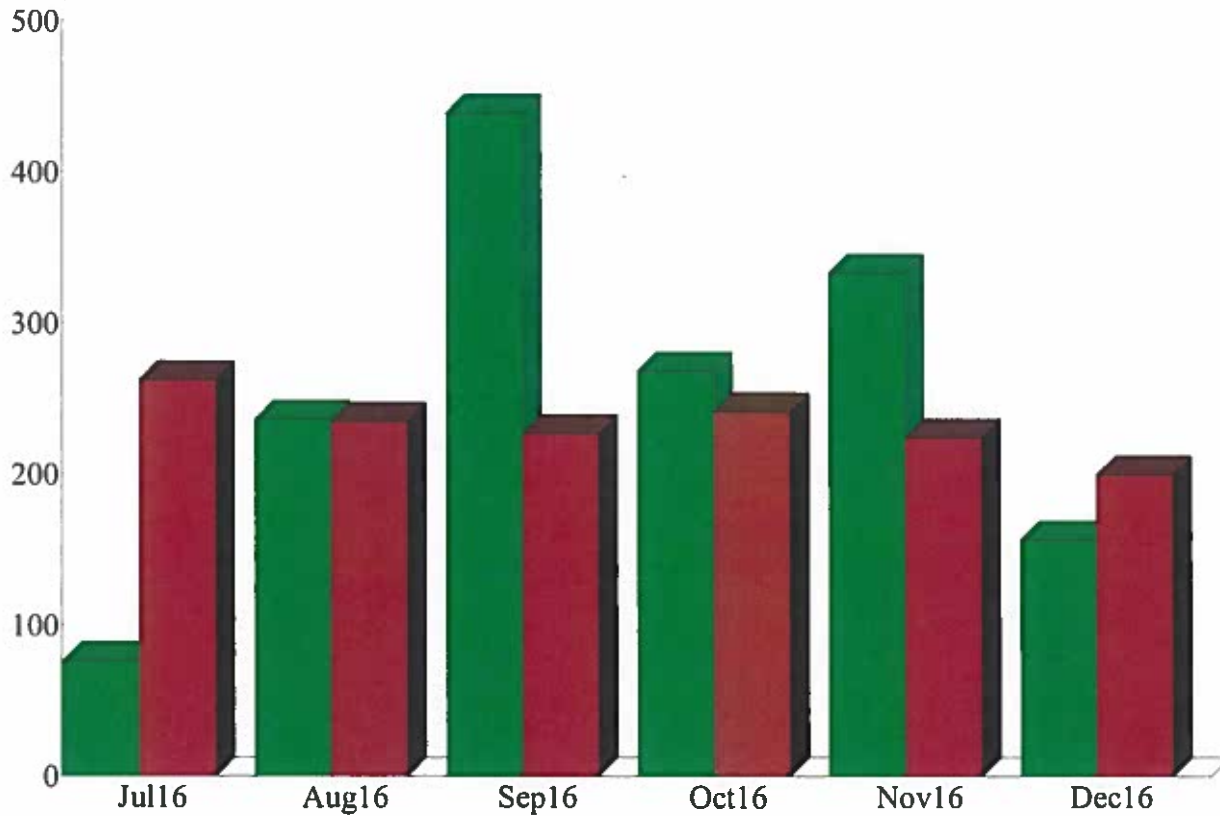
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Income and Expense by Month July through December 2016

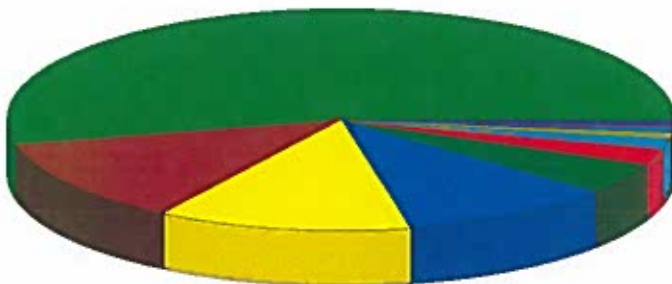
Income
Expense

\$ in 1,000's



Income Summary July through December 2016

Utility Fees	%53.70
Other Tax Revenue	12.44
Impact Fees	12.37
Chg. for Planning/Eng. Services	10.63
Property Taxes	4.73
Planning, Building, Eng. Permit	2.52
Miscellaneous Revenue	1.68
Business & Misc. Lic. & Permits	0.83
Franchise Fees	0.82
Grant Funds	0.19
Other	0.09
Total	\$1,508,986.76



By Account

Library Report

	Jul. '16	Aug. '16	Sep. '16	Oct. '16	Nov. '16	Dec. '16
New Material	73	8	27	20	28	44
Retired Materials	163	1,280	975	260	205	389
Lost Items	11	8	9	3	8	6
Overdue Items	15	6	16	11	13	19
Overdue Patrons	8	5	10	8	8	8
Cards Issued	14	12	3	13	3	9
Items Checked Out	510	1,731	1,016	379	282	271
Money from Fines	72.45	79.25	42.00	40.25	50.25	21.00
Money from Faxes	28.00	15.00	36.00	10.00	12.00	8.00
Money from Copies	32.50	45.25	77.85	32.85	61.25	20.05
Money from other Charges	273.00	118.50	10.50	5.80	7.00	4.50
Patron Tally	774	754	569	632	609	539

CITY OF SAN JUAN BAUTISTA

ADMINISTRATIVE REPORT

Date: January 17, 2017

To: City Council

PUBLIC WORKS DEPARTMENT:

The public works crew has been busy cleaning storm drainage facilities throughout the City. The recent storms, by in large did not cause significant damage or disruption. However, the old and continuous problem of the San Juan Creek coming out of the canyon along Salinas Grade Road jumped the berm and flooded The Alameda between San Juan-Hollister Road and State Highway 156. The public works crew installed some additional base rock along the driveway entrance where the storm water jumped the berm; however, this is only temporary and a more permanent solution should be installed. The property is not in the City limits but under County jurisdiction for storm water management.

PLANNING DEPARTMENT/CODE ENFORCEMENT:

Community Development Director Orbach has been working hard getting ready for the water forum scheduled for Saturday, January 14. He has developed detailed reports and graphs of the City's water system which will be helpful to inform the citizens of our future plans.

The goal setting session after the water forum will be informative to our citizens as to where our revenues are derived and how the City balances the expenditures to the various departments. It will also give the community insight into the capital improvement programs and plans for the City over the next several years.

CITY MANAGER DEPARTMENT:

Water wells acquisition, site construction, drilling and pump motor installation for two new wells are as follows.

The recent Compliance order from the State has directed the City to develop redundancy in our water well production. The City has been working with property owners over the last few months to acquire potential sites for construction of new wells. The City has three wells of which two are operational for domestic use. Well no. 3 is currently off line due to high nitrates levels. The City has established a plan for drilling two new wells. This will provide the City with the necessary redundancy to meet the state standards.

Well No. 4 will be a new well east of the Mission RV Park.

Well No. 5 will be a new well west of the Mission RV Park and will replace Well no. 2 when approved and certified for operation. There is always a question about why the city is replacing Well no. 2. Well no. 2 is substandard and does not meet state drinking water standards. The sanitary seal is only 36 feet in depth and lacks the necessary sanitary seal depth to prevent ground water and surface water intrusion of containment elements. The Copperleaf Subdivision is conditioned to dedicate a well site for Well no. 5 and will soon be available to the City to initiate construction of a new well.

ORDINANCE 2017-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
ADMENDING CHAPTER 11-03, ARTICLE 1, SECTION 11-03-010 DEVELOPMENT
STANDARDS MATRIX OF THE SAN JUAN BAUTISTA MUNICIPAL CODE**

WHEREAS, there exists a need in the City to establish regulations, guidelines and standards for the development and construction of residential building and structures, and

WHEREAS, establishing standards to safeguard the health, safety, and public welfare by regulating the development and construction of R-1 single family residential building and structures will benefit, enhance and protect the community at large, and

WHEREAS, the amendment of the development standards for R-1 Residential Districts will prevent non-conforming status of existing R-1- 7,000 s.f. or large parcels within the City.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
DOES HEREBY ORDAINS AS FOLLOWS:**

SECTION 1. Article 1, Development Standards, Section 11-03-010 of the San Juan Bautista Municipal Code hereby is amended to read as follows; Section 11-03-010 Development Standards Matrix.

SECTION 2. CEQA Determination. The City Council determines that the following findings reflect the independent judgment of the City Council. The City Council finds that this Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15061(b)(3), 15183, 15268(b)(1), 15308, 15378, and Public Resources Code Section 21083.3(e) Under CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3(e), the proposed regulations are consistent with the San Juan Bautista General Plan. The following General Plan policies, objectives and programs support adoption of the ordinance:

Program LU 2.1.3.1 Adjust zoning ordinance and standards to facilitate mixed-use development.

Program LU2.5.2.1 Expand the range of allowable housing types and areas in which they may be built without compromising local design standards, property values, or quality of life by allowing variable density and lot size in residential districts.

Program LU 2.5.2.2 Remove regulatory obstacles that have the effect of rendering various housing types uneconomical, such as unnecessarily onerous parking per residential units or storm water management requirement

Program LU 2.5.2.6 Revise development standards in zoning districts to allow small single family lots in all residential zones.

Program LU 2.6.1.2 Establish standards in the Zoning Ordinance to reduce impacts of higher intensity uses (requirements for landscaping/buffering/screening, air quality, noise, odor, light, traffic, etc.)

Policy LU 3.2.1 Implement land-use policies and regulations to promote smart growth.

Objective 3.2 allow land uses that regulate and control urban sprawl.

Article 1 Development Standards Matrix

11.03-010 Development Standards Matrix.

The following table sets forth development standards for each zoning district. Superscript numbers refer to additional standards shown in the notes below the table.

11-03-010 Development Standards Matrix

District	Minimum Lot Area	Minimum Lot Width	Density Du/Ac	Floor Area Ratio	Building Coverage	Maximum Height	Minimum Setback F/S/R
R-1-7 Note 13	7,000 s.f. ²	50'	0.50-5.0	0.45	0.45	2/30'	20' Front 5' 5' Side 7' 20' Rear
R-1-6	6,000 s.f.	45'	0.50-5.0	0.45	0.50	2/30'	20' Front 5' 5' Side 7' 20' rear
R-1-5	5,000 s.f.	35'	0.50-7.0	0.48	0.50	2/30'	20' Front 5' Side 15' Rear
R-2	8,000 s.f. ^{3,4}	60'	6-10	0.60 ²	0.45	2/35'	20' Front 5' 5' Side 6' 10' Rear
R-3	10,000 s.f.	80'	11-21	0.70	0.50	2/35'	20' Front 5' Side 10' Rear per story
C	5,000 s.f.	50'	NA	0.75	0.85	3/50'	Note 8
MU	Note 9	25'	8-15	Note 9	0.85	3/50'	Note 10
I	10,000 s.f.	100'	NA	0.50	0.90	NA/50'	30' Front 10' Side 20' Rear ¹⁰
P	0.50 ac.	100'	NA	0.10	0.10	1/25'	20'/10'/20'
PF	NA	NA	NA	0.70	NA	2/35'	Note 11
A	5 Acres	NA	NA	NA	0.10	2/35'	Note 12

NOTES:

1. A calculation that results in a fraction of 0.50 and above shall be counted as a whole unit.

2. May be reduced by the Planning Commission based upon individual site topography and building design layout of the parcel, property or project and the standards as defined in Section 11-04-050 SJBMC.
3. May be reduced to four thousand five hundred (4,500 s.f.) with 0.45 FAR in a planned unit development.
4. May be reduced to four thousand (4,000 s.f.) with a planned unit development permit.
5. Twenty five feet (25') for detached garage. Front yard set back may be reduced to 15' to meet design guidelines when approved by the planning commission for large developments of more than 20 homes.
6. Ten feet (10') for side facing street at a corner lot parcel.
7. Five feet (5') for detached garages and carports not exceeding fifteen feet (15') in height.
8. Setbacks in the C district shall be consistent but not absolute with the boarding residential district. Deviations to setbacks may be allowed by the Planning Commission on an individual basis.
9. For structure within the downtown historic district, the floor area ration may be 1.5. All other areas designated MU, the floor area ration shall be 0.75. FAR may be increased or decreased upon approval of a use or conditional use permit based upon individual projects to preserve the character of the area and/or as an incentive to encourage mixed use development projects.
10. Ten percent (10%) of the depth of the lot or ten feet (10'), whichever is less. Planning Commission may allow deviations of the setbacks based upon individual project site plan and building layout.
11. The minimum front, side, and rear yards in the PF district shall be equal to the front, side and rear yards required in the most restrictive abutting district; provided that no yard adjoining a street shall be less than twenty feet (20') and that no interior yard shall be less than ten feet (10').
12. Forty feet (40') if used in connection with or for the housing of livestock.
13. The Planning Commission may grant a designation of R-1-6 and R-1-5 on any lot within the R-1 single family zoning district that meet criteria of Section 11-04-010 on a case per case basis taking into consideration, topography, surrounding neighborhood, design diversity, economic conditions and housing needs.

Article 1. Development Standards

11-04-010 Residential Districts.

The following development standards shall apply to residential districts, as specified herewith:

- (A) For single family residential lots, the maximum building coverage shall not exceed 45% of the lot size as show in Chapter 11-03-010. The building area is calculated as the floor area of the house, garage and all areas within the walls of the structure. Roof overhang, eaves, cornices, architectural appendages and attached open spaced framing trellis are not included in the building area.
- (B) For single family residential lots, the maximum site coverage shall not exceed 58% of the lot size. Calculation for site coverage shall include all accessory and out building on the lot, impermeable concrete walkways, driveways and patio areas. Not included in the calculations is permeable ground cover materials.
- (C) Zoning District designated as single family residential district (R-1) shall consist of R-1-7 (7000 square feet), R-1-6 (6000 square feet) and R-1-5 (5000 square feet).
- (D) For any subdivision of 20 lots or more for single family residential development, the size and standards of lots within the development for single family residential may be as follows.

- (1) Residential lots 7,000 square feet in size shall be 75% or greater of the total lots. The percentage of 7,000 s.f. lots along the frontage of any streets, roads, drives, avenues, boulevards and cul de sacs within the development shall be 75% or greater of the total lots.
- (2) Residential lots 6,000 square feet in size may be allowed in the single family residential development up to a maximum of 20% of the total lots. The percentage of 6,000 square feet lots along the frontage of any streets within the development shall not exceed 20%.
- (3) Residential lots 5,000 square feet in size may be allowed in single family residential development up to a maximum of 10% of the total lots. The percentage of 5,000 square feet lots along the frontage of any streets within the development shall not exceed 10%.
- (4) In development of 20 lots or more, the front building setback shall vary in distance from 15 to 25 feet and the front setback of the garage shall be a minimum of 25 feet or more.
- (E) For developments of five (5) or more units on the R-3 districts, the following shall apply:
 - (1) Ratio of Units. New developments of five (5) or more units shall make available as rental units at least twenty percent (20%) of the total units. The minimum required rental units shall contain two (2) or more bedrooms.
 - (2) Useable individual Common Open Space. Four hundred and fifty (450) square feet per dwelling unit. If the development provides a common open space area available to all units, the individual common open space area can be reduced to 360 square feet per dwelling unit.
 - (3) Secured Storage. One (1) individual secured and protected storage area per unit shall be provided for the purpose of storing items such as bicycles, barbecues, outdoor equipment, etc. The minimum size shall be six feet (6') high by eight feet (8') wide by five feet (5') deep. The development of five or more units may incorporate a common secured and protected storage area for each unit with accessible access by each unit to the common storage area.

SECTION 2. Effective Date. This Ordinance shall take effect 30 days after its adoption by the City Council.

THE FOREGOING ORDINANCE was first introduced and read at a regular meeting of the San Juan Bautista City Council on the 20th day of December 2016, and was adopted at a regular meeting on the San Juan Bautista City Council on the 17th day of January, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Chris Martorana

ATTEST:

Connie Schobert, City Clerk

To: San Juan Bautista City Council

From: San Juan Bautista Strategic Plan Committee

Recommendation

The Strategic Plan Committee recommends the Council appoint four new members to serve on the San Juan Bautista Youth Commission with terms ending 9/30/2018, and consider introducing an ordinance amending San Juan Bautista Municipal Code Section 2-3-210 (B) "Qualifications".

Background

In February of 2015 the City Council formed an 11-member Youth Commission of members ages 12-18 to provide the Council with advice about the needs of youth, and to assist in the creation of programs and activities for youth of San Juan Bautista to involve them in the community.

Focused elements of the duties of the Commission are:

1. Studying problems, activities and concerns of the youth; holding forums on these problems, and recommending community programs which the Commission finds needed and/or desirable.
2. Involving the youth of San Juan Bautista in their community and developing events and activities that connect youth with the community.
3. Working with other committees, boards, commissions and the Council in providing input on youth issues.
4. Researching and advising the Council on local and state legislation affecting youth and provide local youth with information about issues in their city government that pertain to them.
5. Annually determining the Commission's goals and objectives and reporting these to the Council.

Eight seats on the Commission came open on September 30, 2016. The City Council appointed three members in October, and continued recruitment efforts through the month of November to fill the five remaining seats. Four highly qualified youth have applied and were interviewed.

The Strategic Plan Committee recommends appointment of the following new Commissioners:

- Ashley Mc Laughlin – 7th grader
- Celeste Ely – 12th grader
- Karina Almanza – 11th grader
- Destiny Hansen - 11th grader

One of the applicants attends Anzar High as an inter-district transfer from Prunedale. Section 2-3-210 (B) of the San Juan Bautista Municipal Code entitled "Qualifications" requires that members of the Youth Commission live within the jurisdictional boundaries of the Aromas/San Juan Unified School District. As approximately 25% of Anzar's student body are inter-district transfer students, the Committee believes this section of the code should be amended to include this important component of the make-up of our High School, and suggests amending the section to read "B) Members must reside within the Aromas/San Juan Unified School District, *or attend the schools within the District*".

attachment: Ordinance amending San Juan Bautista Municipal Code Section 2-3-210 (B)

ORDINANCE NO. 2017-XX

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SAN JUAN BAUTISTA AMENDING ARTICLE 2 OF
CHAPTER 2-3 OF THE SAN JUAN BAUTISTA MUNICIPAL
CODE ENTITLED "YOUTH COMMISSION"**

WHEREAS, the City Council of the City of San Juan Bautista ("City") established a Youth Commission to provide the City's youth with an opportunity to address issues affecting youth and San Juan Bautista residents, and the City Council seeks the advice of the youth for the betterment of the Community; and

WHEREAS, the City Council recognizes the need to amend Section 2-3-210 (B) of the Municipal Code to allow for the inclusion of youth on the Commission who are inter-district transfer students attending the schools within the Aromas-San Juan Bautista Unified School District.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1.

SECTION 2-3-210 OF THE SAN JUAN BAUTISTA MUNICIPAL CODE IS HEREBY AMENDED AS FOLLOWS:

2-3-210 Qualifications - Appointment - Term.

- A) Members of the Commission shall be between the ages of twelve (12) and eighteen (18) years of age upon appointment.
- B) Members must reside within the Aromas/San Juan Unified School District or attend the schools within the District.
- C) Selection of the founding members of the Commission shall be made by the City Council upon the recommendation of the San Juan Bautista Strategic Plan Committee.
- D) In appointing members, the City Council shall make every effort to consciously consider ethnicity, gender, school, grade, and geographical residence in an attempt to more fully represent all segments of San Juan Bautista's youth population.
- E) Terms of appointments to the Commission shall commence in September of each year and shall be for a term of two (2) years. A commissioner shall not serve more than three (3) consecutive full terms.

In an effort to stagger terms, five (5) of the founding members shall be appointed for partial terms ending on September 1, 2015 and six (6) members shall be appointed for partial terms ending on September 1, 2016. Thereafter members shall be appointed to serve full terms.

F) Vacancies on the Commission during the year shall be filled by the City Council

SECTION 2. If any section, subsection, subdivision, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise void or invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, subdivision, sentence, clause or phrase thereof, irrespective of the fact that anyone or more sections, subsections, subdivisions, sentences, clauses or phrases be declared unconstitutional.

SECTION 3. Effective Date. This Ordinance shall take effect 30 days after its adoption by the City Council.

THE FOREGOING ORDINANCE was first introduced and read at a regular meeting of the San Juan Bautista City Council on the ____ day of _____, 2017, and was adopted at a regular meeting on the San Juan Bautista City Council on the ____ day of _____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Chris Martorana

ATTEST:

Connie Schobert, City Clerk

CITY OF SAN JUAN BAUTISTA

CITY COUNCIL

Revised

STAFF REPORT

DATE: January 17th, 2017

SUBJECT: HRB-DR 2013-33 Brewery Project

APPLICANT: Hipolito Cerda/Owner/Developer

DISCUSSION: An application was submitted to the Planning Commission back in late 2012 for the demolition, reconstruction, lot line adjustment and site development of the Brewery parcels. The Planning Commission held numerous public hearings and discussions on the proposed project and approved Resolution 2013-07, approving the mitigated negative declaration, with mitigation measures, and conditions of approval. The adoption of the Resolution was made with the recommendation from the Historic Resources Board for the Design Review permit HRB-DR 2013-33.

Over the course of the last three years, work Brewery building and site work progressed with sporadic and intermittent results. Numerous letters and correspondence was sent to the applicant encouraging a timely work schedule to be established for the completion of the project. On March 31, 2016 a letter was sent to Mr. Hipolito Cerda (copy enclosed) advising him that failure to perform work on the project for a period of over 180 consecutive days would result in a violation of the California Building Code and San Juan Bautista's building code. Cancellation of the building permit in accordance with California Building Code Section 105 results in voiding the building permit. Since the cancellation and voiding of the building permit, no work and/or site maintenance will be allowed until a new building permit is issued. The lack of maintenance has resulted in weed overgrowth, deterioration of the building, site facilities damage and improper yard maintenance for site drainage and discharge. The City, upon receiving numerous complaints, erected a physical barrier around the Brewery Building and site area to protect the safety of pedestrians and visitors to the area. The site and building is situated at the gateway entrance to our historic downtown area and the current conditions is a significant negative distraction to the entire city.

Our Municipal Code allows enforcement of land use permits that have failed in their obligation to meet the conditions of approval and completion of the project in a timely manner. The enforcement by code is granted to the City Council in accordance with Chapter 11, Section 11-17-050.

REVOCATION OF PERMITS

"Any permit granted in accordance with the provisions of this Chapter may be revoked by the City Council in the manner hereinafter set forth if the said permit or variance is exercised in violation of the conditions of the terms under which such permit or variance is granted, or if the following findings are made.

- (A) In connection with site plan permits, use permits, and temporary use of land permits and similar permits that the continuance of the use would be detrimental to the health, safety, morals, comfort or general welfare or persons residing or working in the neighborhood of such use, or would be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City;
- (B) In connection with exceptions and variances, that continued relief from the strict application of the terms of this Title would be detrimental to the health, safety, comfort or general welfare of the persons residing or working in the neighborhood of the subject property, or would be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the City.

REVOCATION HEARING-NOTICE TO OWNER

Before the City Council considers the revocation of the use permit, variance or other approval, it shall hold a public hearing thereon, noticed of which shall be served on the owner of the subject property at least ten (10) days prior to the date of the hearing, either personally or by registered or certified mail, with postage prepaid and return receipt requested. At the conclusion of the hearing, the City Council shall make findings of fact as to whether or not there is good cause for such revocation. If it finds that such good cause does exist, it may revoke or modify the permit approval or variance. Action taken by the City Council under the provisions of this Section shall be final.

CEQA REVIEW

RECOMMENDATION:

The staff is recommending the City Council receive the Planning Commission's recommendation, public comments, oral testimony, written correspondence and take action to adopt Resolution 2017-XX, revoking the Design Review Permit No. 2013-33.

FINDINGS OF FACT:

The use would be detrimental to the health, safety, morals, comfort or general welfare or persons residing or working in the neighborhood of such use and the businesses around the use because:

- A. The applicant has failed to fulfill the conditions of approval for the Site and Design Review Permit granted under HRB-DR 2013-33.
- B. The applicant has failed to maintain the site adequately by allowing weeds, debris and litter accumulation on the property for an unsightly appearance.
- C. The applicant has not repaired or maintenance the site improvements and allowed damage to facilities enclosed trash area.
- D. That the site is located at the gateway to the City's Historic District and the unsightly site conditions, disrepair of the building is a major distraction to visitors to the City.
- E. The applicant has not properly maintained the drainage facilities of the site to allow surface water to become stagnant, odorous.
- F. The applicant has allowed the surface conditions of the parking lot to be an unsightly conditions.

It is proper to revoke the permit as the applicant has failed to complete the project within the applicable time period as set forth in Municipal Code Section 11-17-040 and has not opened or engaged in any business at the site which resulted in a vested right to the continuation of a business.



City of San Juan Bautista

The "City of History"

P.O. Box 1420
311 Second Street
San Juan Bautista
California 95045
(831) 623-4661
Fax (831) 623-4093

City Council

Mayor
Tony Boch

Vice Mayor
Andy Moore

Councilmember
Rick Edge

Councilmember
Robert Lund

Councilmember
Jolene Cosio

City Manager
Roger Grimsley

City Clerk
Linda G. McIntyre

City Treasurer
Charles Geiger

Fire Chief
John Fox

March 31, 2016

Mr. Hipolito Cerdas
5299 Alum Rock Avenue
San Jose, Ca. 95127

Re: 104 The Alameda "The Brewery Project"

Dear Mr. Cerdas;

The construction permit was issued February 21, 2014, Permit No. 1072 for the site and building. The building permit was issued subject to the conditions of approval granted by the Planning Commission in Resolution 2013-07. See attached staff report with conditions of approval. Any work authorized by the permit which has been suspended or abandoned for a period of 180 days after the time the work has commenced will result in a revocation of the building permit. The City may authorize an extension if the applicant request such extension in writing.

Please take this letter as notice that if a written request for an extension is not received within 10 days of the date of this letter, the building permit will be revoked and no further work will be allowed on the site or building until an application is made for a new building permit.

Sincerely,

Roger Grimsley
City Manager

RESOLUTION 2017-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN
BAUTISTA RECOMMENDING TO THE CITY COUNCIL TO REVOCATE THE HRB-DR
2013-33 PERMIT APPROVAL PURSUANT TO SAN JUAN BAUTISTA MUNICIPAL CODE
SECTION 11-17-050 (A)**

WHEREAS, the Planning Commission approved Resolution 2013-07 consisting of the environmental compliance documents and Historic Resources Board and Design Review for the Brewery Project on July 2nd, 2013, and

WHEREAS, the approval was granted subject to mitigation measures and conditions of approval as outline the staff report dated July 2nd, 2013, and

WHEREAS, the applicant/ owner of the Brewery project has not performed any work on the project since September 15th, 2015 and on March 16th, 2016, the City sent a letter to the Applicant notifying that building permit No. 1072 is revoked in accordance with provision of the California Building Code, Section 105, subsection 105.5 "Expiration", and

WHEREAS, due to the lack of maintenance and upkeep of the grounds, building, and site facilities, the premises are deemed to be a public nuisance to which the City has installed a physical barrier around the brewery building and grounds for the safety and health of the general public.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Juan Bautista does hereby recommend to the City Council enforcement actions under provisions of Section 11-17-050 of the SJBMC and to revoke the Design Review permit No. 2013-33 of the Brewery Project.

PASSED AND ADOPTED by the Planning Commission of the City of San Juan Bautista on this 3rd day of January 2017 by the following vote:

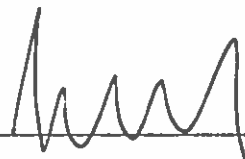
AYES: Freels, Boyd, Franco, Hopper

NOES: None

ABSENT: None

ABSTAIN: Moore

ATTEST: 
Deputy City Clerk Trish Paetz


Chairperson John Hopper

Abbreviations

AC asphalt concrete
 APN assessor's parcel number
 BW back of wall
 DG decomposed granite
 DW driveway
 EG existing ground
 EP edge of pavement
 EX existing
 FF finish floor
 FG finish grade
 FL finished
 PCC portland cement concrete
 SD storm drain
 SS sanitary sewer
 TC top of curb



WESTON MILES

17500 Depot Street, Suite 4122
 Menlo Park, CA 94025
 650.779.0880
 • AutoCAD • Revit • InRoads • MicroStation



GWH engineering Co.

213001



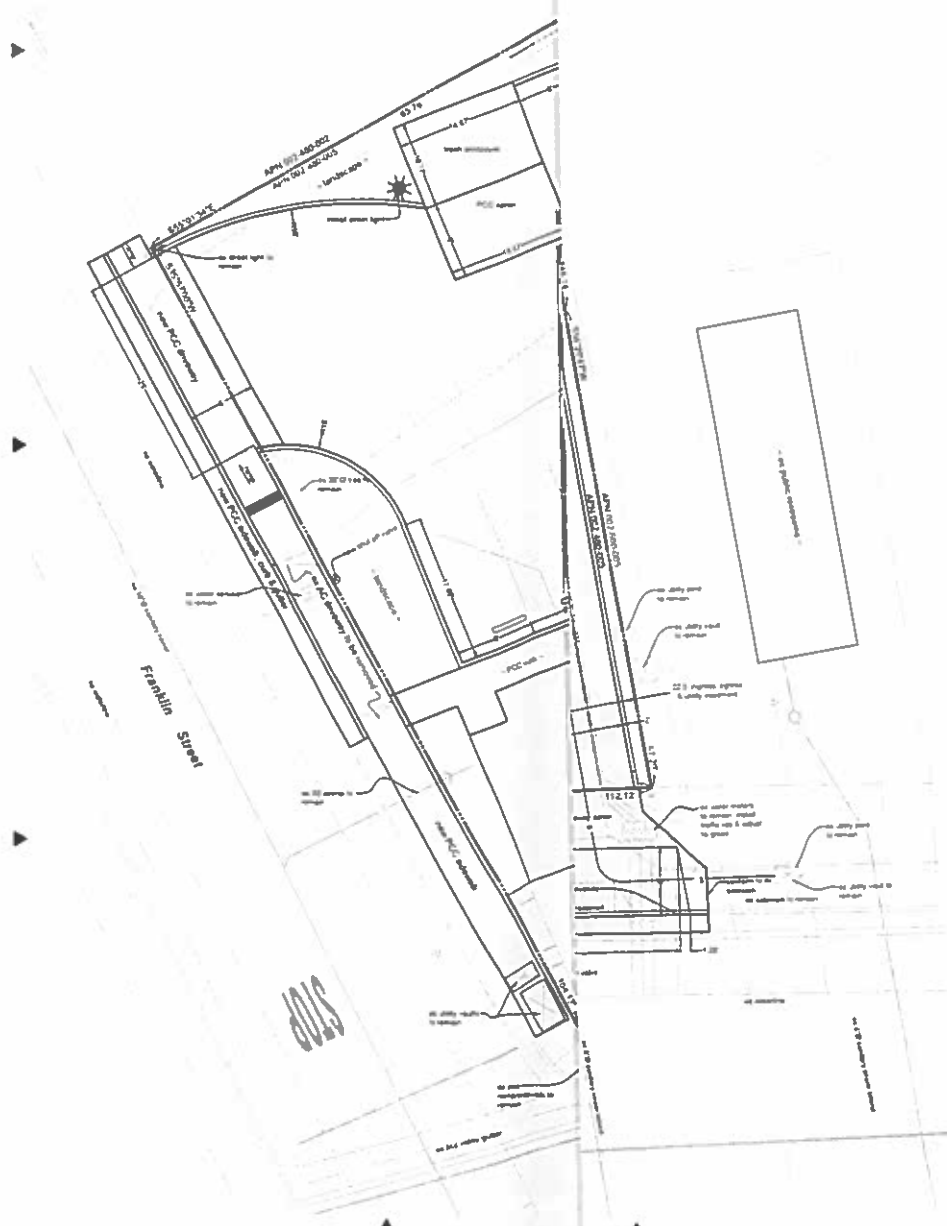
Site Plan

HISTORIC SAN JUAN BREWERY
 PHASE 1 - BREWERY BUILDING AND SITE

100 THE ALAMO, SAN JUAN BAUTISTA, CA 95045

2014
 1.21.14
 13060

C1.2





RESOLUTION 2017-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA APPROVING THE REVOCATION OF HRB-DR 2013-33 PERMIT PURSUANT TO SAN JUAN BAUTISTA MUNICIPAL CODE SECTION 11-17-050 (A)

WHEREAS, the City Council of the City of San Juan Bautista conducted a public hearing on January 17th, 2017, for the revocation of the Site and Design Review Permit of HRB-DR 2013-33 to receive oral testimony, public input, written communication and comments, and

WHEREAS, the Planning Commission approved Resolution 2013-07 consisting of the environmental compliance documents and a recommendation from the Historic Resources Board for a Site and Design Review Permit for the Brewery Project on July 2nd, 2013, and

WHEREAS, the approval was granted subject to mitigation measures and conditions of approval as outlined in the staff report dated July 2nd, 2013, and

WHEREAS, the applicant/owner of the Brewery project has failed to perform and complete work on the project during the period between September 15th, 2015, to January 17th, 2017, and the City has sent a letter to the Applicant notifying them that Building Permit No. 1072 has been revoked and invalidated in accordance with provisions of the California Building Code, Section 105, Subsection 105.5 "Expiration", and

WHEREAS, due to the lack of work, maintenance, and upkeep of the grounds, building, and site facilities, the premises are deemed to be a public nuisance to which the City has installed a physical barrier around the brewery building and grounds for the safety and health of the general public and pedestrians walking past the site, and

WHEREAS, the City Council of the City of San Juan Bautista has conducted a public hearing on this date for the revocation of the Site and Design Review Permit pursuant to Municipal Code Section 11-17-050 (A).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Juan Bautista does hereby take enforcement actions under the provisions of Section 11-17-050 of the San Juan Bautista Municipal Code to revoke the Design Review Permit No. 2013-33 of the Brewery Project with the following findings.

FINDINGS OF FACT:

- A. The applicant has failed to fulfill the conditions of approval for the Site and Design Review Permit granted under HRB-DR 2013-33.
- B. The applicant has failed to maintain the site adequately by allowing weed, debris, and litter accumulation on the property for an unsightly appearance.
- C. The applicant has not repaired or maintained the site improvements and allowed damage to facilities and enclosed trash area.
- D. That the site is located at the gateway to the City's Historic District and the unsightly site conditions and disrepair of the building are major distractions to visitors to the City.
- E. The applicant has not properly maintained the drainage facilities of the site, allowing accumulated surface water to become stagnant and odorous.
- F. The applicant has allowed the surface conditions of the parking lot to become unsightly.

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista on this 17th day of January 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Chris Martorana

ATTEST:

Connie Schobert City Clerk

CITY OF SAN JUAN BAUTISTA

STAFF REPORT – CITY COUNCIL

DATE: January 17th, 2017

SUBJECT: Copperleaf Subdivision Project Summary (Revised)

The following is a summary of the project.

1. Applicant submitted an application for Annexation, pre-zoning, general plan amendment, tentative map on December 19th, 2014.
2. Staff reviewed application and accepted the application as complete on January 5th, 2015.
3. Staff prepared an initial study questionnaire and environmental checklist of the anticipated impacts of the project and concluded the applicant prepare a mitigated negative declaration to address the impacts identified on the environmental checklist.
4. Petition to the City Council from Landowner, Kathleen Manning to initiate annexation of property March 5, 2015
5. Planning commission approved 2035 General Plan and recommend to City Council February 2, 2016
6. City Council approved the 2035 General Plan February 16, 2016
7. Planning Commission approved negative declaration and pre-zoning of the 13.3 acres of Kathleen Manning and recommended to City Council on March 1, 2016
8. City Council adopted negative declaration and pre-zoning of 13.3 acres of Kathleen Manning March 15, 2106
9. Application to LAFCO submitted on April 27th, 2016 for annexation as low density residential zoning.
10. LAFCO failed to include the City request for consideration at their May 26th meeting.
11. LAFCO again failed to include the City request for consideration at their June meeting.
12. LAFCO did not hold a meeting June 2016 due to the San Benito County Rodeo.
13. The City request a special meeting of LAFCO to hear the request for annexation of the 13.3 acres.
14. LAFCO held a special meeting on July 14th, 2016 and approved the annexation.
15. Planning Commission reviewed and approved the mitigated negative declaration for Copperleaf subdivision on August 2nd, 2016
16. Planning Commission on September 6th, 2016 could not adopt a resolution for a denial for Copperleaf Subdivision and continued the matter to October 4th, 2016. The Assistant Planner did not inform the Planning Commission of the 50 day limitations to take action after the environment document was adopted, then the VTM would be automatically approved.
17. Planning Commission on October 4th, 2016, 63 day after the environmental document was approved, adopted Resolution 2016-34 denying the Vested Tentative Map of Copperleaf.
18. The City Council held a hearing on November 1, 2016 of the matter and based upon the evidence, declared the vested tentative map was automatically approved by failure to take action on the map within the 50 day period.

19. The City Council adopted Resolution 2016-57 on November 1st, 2016.
20. Planning Commission approve Lot Line Adjustment Resolution 2017-03 and rezoning 0.0665 acres Resolution 2017-01 on January 3rd, 2016.

CITY OF SAN JUAN BAUTISTA

STAFF REPORT – CITY COUNCIL

REVISED

DATE: January 17, 2017

SUBJECT: Final Subdivision Map Copperleaf Subdivision. Tract No. 337.

APPLICANT: Edenbridge Investments, Inc.

GENERAL PLAN: On August 2, 2016, the Planning Commission passed Resolution 2016-31, which included Findings that the Project was consistent with the General Plan. The final map of Copperleaf Subdivision is consistent with the 2035 General Plan.

ENVIRONMENTAL REVIEW: On August 2, 2016, the Planning Commission passed Resolution 2016-31, which approved a Mitigated Negative Declarations (MNG) for this Project.

ZONING: The proposed land uses of the Copperleaf Subdivision is consistent with the zoning district to which the subdivision is located.

DETAILS: On November 17th, 2016 the City Council held a closed session to consider the legal issues raised on behalf of Edenbridge Inc by Norman E. Matteoni of the Matteoni, O’Laughlin & Hechtman Law Office and the legal issues raised on October 18, 2016 by Katharine Oesterreich, on behalf of Edenbridge Inc. It was announced out of closed session that the City Council found that the Vesting Tentative Map was legally certified by the failure of the Planning Commission to take final action on the Map and make applicable findings within fifty days of the approval of the Mitigated Negative Declaration and General Plan consistency findings.

The certified Vesting Tentative Subdivision Map was subject to conditions of approval, mitigation measures and mitigation monitoring programs. (See attached Exhibits.) The development will construct interior roads, streets, Courts and Lanes. The Subdivision will widen and improve San Juan-Hollister Road with curbs, gutter, sidewalks and asphalt pavement along San Juan –Hollister Road. The subdivision will also extend sidewalk to existing sidewalk along Hacienda de Leal providing a continuous pedestrian pathway from the Mission RV park to the intersection of 156 and The Alameda. This final map consists of 45 lots as shown on the enclosed tentative map.

1. Final Copperleaf Subdivision Tract No. 337
2. Subdivision Improvement Agreement Signed and executed by applicant.
3. Faithful Performance Security in the amount of \$ 2,429,364.00
4. Labor and Materials Security in the amount of \$ 1,214,682.00
5. Improvement Plan Checking fees: \$ 36,440.46
6. Inspection Fee: \$ 48,587.28
7. Map Recording Fee: \$30.00.
8. Map Duplication Fee: \$270.00.00
9. Subdivision Guarantee:

10. Reimbursable agreement for off-site fair share improvements. (See G below.)

ANALYSIS: Pursuant to Municipal Code Section 10-2-930, "[t]he City Council shall take final approval action on final maps. It shall disapprove a final map for failure to meet or perform any of the requirements or conditions imposed by the Subdivision Map Act, this Chapter, or the approved tentative map for the subdivision; provided, that a final map shall be disapproved only for failure to meet or perform requirements or conditions which were applicable to the subdivision at the time of approval of the tentative map; and provided further, that such disapproval shall be accompanied by a finding identifying the requirements or conditions which have not been met or performed. A final map shall not be disapproved when the failure to meet requirements or conditions is the result of a technical or inadvertent error which does not materially affect the validity of the map as may be determined by the City Council.

It is noted that the City Council must act upon this Map at this meeting or the next regular meeting or it will be deemed approved. Gov't Code Sec. 66458(b). Law provides that the Council's function is administrative, ministerial and mandatory where the final tract map complies with the state and local laws and has complied with the conditions to the tentative tract map. Great Western Sav. & Loan Assn. v. City of Los Angeles (1973) 31 Cal.App.3d 403, 410 [107 Cal.Rptr. 359, 363]. The Developer is entitled to the acceptance and approval of the Final Map, without the imposition of new or altered conditions. Anthony v. Snyder, 116 Cal.App.4th 643, 660, 664 (2004).

RECOMMENDATIONS: Adopt Resolution 2017-XX, a Resolution of the City Council of the City of San Juan Bautista approving final subdivision map of Copperleaf Subdivision, Tract No. 337.

- A. Approved Final Map of Tract 337, Copperleaf Subdivision and authorize recordation.
- B. Accept on behalf of the public, the offer of dedication of Public Rights of Way for the following
 1. 10 feet wide PUE along San Juan –Hollister Road
 2. Copperleaf Lane
 3. Cedar Court
 4. Cypress Lane
- C. Accept the offer of dedication of Parcel "B" for public purposes to construct a domestic water well.
- D. Accept the offer to reserve Parcel "A" for landscaping, storm water management and open space purposes.
- E. Approve Subdivision Improvement Agreement with performance securities, hold harmless agreement and authorize Mayor, City Clerk and City Engineer to sign.
- F. Accept Insurance Certificate, Certificate of Bonds, plan checking fees, inspection fees for the Copperleaf Project
- G. Approved Reimbursable Agreement for off-site improvements for fair share cost of the following.
 1. Fair share cost of 20% for the deceleration lane of the Dadwal Fuel Station Project.
In the amount of \$60,940.00

2. Fair share cost of 12% for the Round a Bout intersection at San Juan-Hollister Road and The Alamedas/Salinas Grade Road Capital Improvement Account Fund in the amount of \$14,640.00.
3. Fair Share cost of 10.25% to drill and install a domestic water well at well site Parcel "B" is based upon the increase water demand from the Copperleaf Subdivision at 330 gallon per dwelling unit per day and 9,950 gallons per week for irrigation of park and open space and landscaping in the amount of \$15,375 paid to the Water Capital Improvement Reserve Fund.

RESOLUTION 2016-57

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA DECLARING THE VESTED TENTATIVE MAP (VTM 2016-01) FOR THE COPPERLEAF SUBDIVISION WITH MITIGATION MEASURES, MONITORING AND REPORTING PROGRAMS, AND CONDITIONS OF APPROVAL APPROVED PURSUANT TO SECTION 66542.4 OF THE SUBDIVISION MAP ACT AND SAN JUAN BAUTISTA MUNICIPAL CODE SECTION 10-02-530 AND DIRECTING CERTIFICATION BY THE CITY CLERK

WHEREAS, on August 2, 2016, the Planning Commission received the staff report, all written correspondence, oral input and public testimony on the Edenbridge Inc. proposed 45 lot Copperleaf Subdivision to evaluate the project for consistency with the 2025 General Plan and its potential impacts to the environment of the surrounding and immediate area and passed Resolution 2016-31, which approved a Mitigated Negative Declarations (MNG), with General Plan consistency findings for Copperleaf Subdivision and continued the public hearing; and

WHEREAS, on September 6, 2016, the Planning Commission reviewed and received public comments on a Vesting Tentative Map for the Copperleaf Subdivision (Map) and continued the hearings so that staff could return with the appropriate documentation and findings; and

WHEREAS, on October 4, 2016, the matter returned to the Planning Commission. Edenbridge Inc. attorney, Norman E. Matteoni of the Matteoni, O'Laughlin & Hechtman Law Office presented a letter to the Planning Commission, which declared the Map automatically approved because no action was taken within fifty days from approval of the Environmental Review. (SJB Municipal Code Sec. 10-02-530, Gov't Code Sec. 66452.4). However, it was noted by the City Attorney that the last day to appeal the approval of a Subdivision Map to the City Council under the San Juan Bautista's Municipal Code was October 6, 2016 (fifty days plus the fifteen calendar day appeal period provided in SJB Municipal Code Sec. 10-2-540.) If this time limitation was applicable, rather than the ten day time limit for appeals set forth in the Subdivision Map Act at Government Code Section 66452.5(b)(2), then appeal of the automatic approval could be possible. As such, the Planning Commission held a hearing, denied the Map and made detailed oral findings to support the denial of the Map; and

WHEREAS, on October 5, 2016, Jolene Cosio appealed the automatic approval of the Map. The appeal was timely under the San Juan Bautista Municipal Code but was not timely under the State Subdivision Map Act; and

WHEREAS, the City Council held a closed session on November 1st 2016 to consider the legal issues raised on behalf of Edenbridge Inc. by Norman E. Matteoni of the Matteoni, O'Laughlin & Hechtman Law Office and the legal issues raised on October 18, 2016 by Katharine Oesterreich, on behalf of Edenbridge Inc. which could lead to litigation against the City; and

WHEREAS, it was announced out of closed session that the City Council found that the Vesting Tentative Map was legally certified by the failure of the Planning Commission to take final action on the Map and make applicable findings within fifty days of the approval of the Mitigated Negative Declaration and General Plan consistency findings. The City Council found

that it was appropriate and more legally defensible to follow the ten day limit for appeal set forth in the State Subdivision Map Act, rather than the fifteen day limit in the San Juan Bautista Municipal Code for appeal of the decision and therefore the appeal of Jolene Cosio, was not timely and could not be heard. The appeal by Edenbridge Inc. of the Planning Commission action to deny the Map on October 4, 2016, was not appropriate because the Planning Commission decision was made after the date of automatic approval and the decision was *ultra vires*. As such, the appeal would not be heard.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Juan Bautista, does hereby approve this Resolution declaring that the Vested Tentative Map (VTM 2016-01) for the Copperleaf Subdivision with conditions of approval, Mitigation Measures and Monitoring and Reporting Programs is approved by law pursuant to Government Code Section 66542.4. and San Juan Municipal Code Section 10-02-530 and directs the City Clerk to certify the Vesting Tentative Map.

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista on the 1st day of November, 2016 by the following vote.

AYES: **Lund, West, Martorana, Edge**

NOES: **None**

ABSENT: **Boch**

ABSTAIN: **None**

Mayor Rick Edge

ATTEST:

City Clerk Connie Schobert

EXHIBIT A

CONDITIONS OF APPROVAL

1. The applicant shall dedicate, improve and guarantee by bond the following streets, roads or cul-de-sac as shown upon the approved vested tentative map labeled Tentative Map for Copperleaf Subdivision, including but not limited to concrete curbs, gutters, sidewalks, aggregate base, asphalt street surfacing, sewer mains and laterals, water mains and water service laterals, underground electrical, telephone, cable TV conforming to City of San Juan Bautista Standard specification.
 - a. Street Copperleaf Lane
 - b. Street Cedar Court
 - c. Street Cypress Lane
2. The applicant shall improve and guarantee by bond the half street improvements along San Juan-Hollister Road including but not limited to concrete curbs, gutters, sidewalk, sewer mains, manhole, water valves, fire hydrants, underground electrical, telephone, cable TV, asphalt surfacing, aggregate base, pavement centerline stripping, bike lane striping, street name signs, architectural fence, low shrubbery landscaping and drip irrigation system. The improvements shall extend from Lot 1 to the easterly end of the curb, gutter and sidewalk of the Hacienda de Leal motel. Provisions shall be made for one 16' wide concrete driveway to lot C.
3. The applicant shall enter into a Subdivision Agreement and post a faithful performance bond, labor and materials bond guaranteeing construction all improvements within the subdivision.
4. The applicant shall submit a grading, erosion control and storm water pollution prevention plan (SWPPP) for all earthwork and grading activities proposed for the subdivision.
5. The applicant shall obtain an encroachment permit for all improvement in the San Juan-Hollister, Road.
6. The applicant shall enter into an indemnification and hold harmless agreement with the City of San Juan Bautista for the approval of the subdivision.
7. The applicant shall submit a geotechnical soils report for the subdivision with recommendations for the structural sections of street improvements, foundation design standards for building and structures and recommendation for field testing, inspections and compaction standards.
8. The applicant shall submit an archaeological report to the City prior to approval of the tentative map.
9. The applicant shall submit a drainage report to the City showing the on-site storm water drainage system, retention capacity and application for the submittal of a Conditional letter of map amendment (CLOMA) to Federal Emergency Management Agency.
10. The applicant shall install fire hydrants within the subdivision. The location shall be determined by the City Engineer.
11. The applicant shall relocate and underground the electrical distribution line running across lots 7, 8, 11 and 12 to a location as determine in the final improvement plans and coordination with the utility company.
12. The applicant shall install an architectural sound wall, similar to the existing sound wall on State Route 156, along the rear lots of 10 through 23 and architectural fence along Open Space Lot "A" for 220 feet. Also a side yard fence along San Juan-Hollister Road

- of lots 27, 28, 36, 37, 45, and 1. A fence shall be constructed along the west property line of lot 9, 10 and Lot C.
13. The applicant shall extend the street improvements to the east boundary of the subdivision, provide finish rough grade to lot B and the 28 feet wide maintenance driveway to Lot A. The applicant shall dedicate to the City a 100'x100 lot designated lot B and participate in a fair share portion of the cost to install a domestic well meeting the City Standards together with electrical service, fencing and security night lighting. The applicant shall upon approval from the state and activation of the new well on lot B, remove and the demolition of well no. 2 per state standards.
 14. The applicant shall submit improvement plans and construct a storm drainage retention pond for all surface runoff water from the subdivision.
The storm drainage retention pond shall be designed with multiple elevation levels. The pond shall have a perimeter fence with access gates or entrance which restrict pedestrian and maintenance equipment access during heavy rainy periods.
 15. The applicant shall submit a traffic report to the City identifying traffic volumes, patterns, pedestrian traffic, together with mitigations measures to address impacts to the vehicular and pedestrian traffic at the intersection of The Alameda and State highway 156.
 16. The applicant shall install street lights within the subdivision that conform to the City adopted dark sky ordinance. Location shall be determined by the City in coordination with the utility company.
 17. The applicant shall submit plans to Caltrans for the installation of pedestrian push button signal facilities on existing signal poles situated on the east side of the intersection and install a painted pedestrian cross walk across State Highway 156 on the east side of the intersection from the south side to north side of the Alameda.
 18. The applicant shall participate in fair share cost for the construction of a deceleration right turn lane and an east bound right turn overlap signal phase at the intersection of State Highway 156 in accordance with the recommendation of the traffic study report from Hatch Mott McDonald.
 19. The applicant shall as part of the Subdivision Agreement, noted in condition 3 above, pay a subdivision improvement plan check fee of 1.5% and improvement plan inspection fee of 2% of the improvements cost identified in the subdivision agreement. The inspection fees shall be use for on-site inspection services to the subdivision during construction.
 20. The applicant shall submit to the City a Site and Design Review Permit application for all homes and or secondary units proposed. The application shall consist of a site plan showing all setbacks and property line dimensions, floor plans with square footage calculations, exterior elevation of all four sides, a landscaping and irrigation plan showing the drought resistant plants, turf areas not exceeding 25% of the front yard area and a layout or schematic of the drip irrigation systems.
 21. The applicant shall obtain a building permit for each home and pay building permit fee, plan check fee, electrical permit fee, plumbing permit fee, mechanical permit fee, fire sprinkler permit fee, strong motion instrumentation fee, green fee, water connection fee when allowed by the State, sewer connection fee, traffic impact fee, public safety development fee, park development fee, storm drainage development fee, library development fee and public/civic facilities development fees for each dwelling permit issued. The applicant may elect to use four or five base model plans for the building permit plan check fees and the City will establish credit to each subsequent building permit issuing the same floor plans and structural improvements.

22. The applicant shall install a domestic water and fire sprinkler service to each home with a water utility box conforming to the city's standard plan B3-3. A separate ball valve or equal shall be install behind each water service box.
23. The applicant shall form and implement a landscaping and lighting district for the subdivision to maintain the landscaping and electrical costs for the street lights. The internal street light standard shall be similar to those in the down town area.
24. The applicant shall form a Community Maintenance Service District for the continual maintenance, repair of streets, storm drain facilities, park facilities and street sweeping.
25. The applicant shall install all street lighting equipped with LED fixtures within the subdivision. Location shall be determined by the City Engineer in coordination with the utility company.
26. The applicant shall contribute a fair share contribution, not exceeding 15% of the cost of a roundabout improvement project at the intersection of The Alameda and San Juan-Hollister Road.
27. The applicant shall install a small community park with walkways, benches, picnic tables, drought tolerant landscaping, trees, and turf area and irrigation facilities at the northwest quadrant of lot A.
28. Mail service for all resident of the subdivision shall be picked up at the Post Office, located in the Windmill Market complex, unless deemed otherwise by the San Juan Bautista Post Office Manager. If postal service is provided to the subdivision, group cluster drop-off boxes shall be provided at locations throughout the subdivision..
29. The applicant shall construct a school bus stop area within the subdivision within the vicinity of Lot A or as determined by the School District. Bus services will be provided by the Aromas-San Juan School District.
30. The applicant shall submit to the Planning Commission an application for all temporary on-site sales signs and one off- premise sign for marketing and sales purposes.
31. The applicant shall allow construction activities within the subdivision to hours between 7:30 A.M. to 6:00 P.M. Monday through Friday and 8:30 A.M. to 5:30 P.M. on Saturday. No construction shall be allowed on Sundays and Federal or State Holidays.
32. The applicant shall restrict all loud noises, vibratory equipment, trucks backup devices, and gas powered compaction tools to hours between 8:30 A.M. to 4:00 P.M. during the permitted days of the week for construction. No construction on Sundays or Federal or State Holidays unless it is done within a closed building or structure.
33. The applicant shall have the following note placed on all construction drawings and plans. "If prehistoric archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 10 meters (25 feet) of the find until it can be evaluated by a qualified professional archeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented."
34. The applicant shall obtain all rights of way and easements required and necessary for the construction and completion of the Copperleaf subdivision.
35. The applicant shall submit to the City and San Benito County Environmental Health a hazardous waste management plan together with emergency contact information.
36. The applicant shall submit to the City a solid waste disposal plan for all solid waste material disposed of from the project site.
37. The applicant shall submit a copy of the permit from the Monterey Bay Area Air Pollution Control District if required.

38. The applicant shall install a separate water service lateral to each lot for a fire sprinkler system and potable water. The services shall conform to the City standards. Separate water, electrical and telephone services shall be to each secondary unit constructed.
39. A note shall be placed upon all improvement plans for all grading, excavation and embankment during high wind periods shall cease. The City Planning Department or building inspector shall contact the contractor when construction activities shall cease due to high winds.
40. Prior to final occupancy of the residential structures, a final building inspection shall be performed by the City.
41. Prior to issuance of a building permit, school impact fee shall be paid to the Aromas-San Juan school District. Confirmation of the payment shall be submitted to the City.
42. The applicant shall restrict the number of two story structure built on each street frontage to no more than seventy (70%). The roof line shall vary in style, roof pitch, design, color and type of roof material. All structures within the subdivision shall incorporate a drought tolerant landscaping, drip irrigation systems and have a least one street tree within the lot frontage of each house. Turf area shall be minimized to the best practices.
43. The applicant shall submit the final map of the phases to be recorded if applicable together with all the necessary documentation, recording fees, subdivisions guarantees, tax clearance letter and executed subdivision agreement,
44. All residential homes shall be constructed and designed for future solar conversions.
45. The applicant shall submit to the City a copy of the P.G. & E utility underground electrical, telephone, gas and communication plans for the subdivision.
46. The applicant shall provide sound reduction-type windows on the rear of all homes of lots 10 through 23 backing up on State Highway Route 156.
47. The applicant, in accordance with assessment findings in the WSA, Inc. Cultural Resources Assessment Report dated October 2015, shall remove the old barn, cabin and modern outbuilding situated on lot 9.

EXHIBIT B

MITIGATION MONITORING AND REPORTING

Environmental Topic	Mitigation Measures	Implementation Responsibility
<p style="text-align: center;">AESTHETICS</p> <p>AESTHETICS-1: Site Plan and Landscape Plan</p>	<p>AES-1 The applicant shall submit for review a Project site plan that shows design features including a landscape and irrigation plan to the City prior to approval of the Final Map. The site plan and landscaping design shall depict the types of vegetation planned for areas adjacent to driveways, streets, and storm drainage areas, as well as landscaping of the individual residences to complement the planned architectural design and to uphold the visual quality of the site. The landscape plan shall also depict Project sound walls (along State Route 156) per the noise study, plus fences, and other design features. The Project shall meet the City's site plan and design review standards, as outlined in the City's Municipal Code, and General Plan 2035 Conservation Policy that supports use of local native plant species for landscaping, and avoidance of invasive plant species.</p>	<p style="text-align: center;">Project Site Developer(s)</p>
<p>AESTHETICS-2: Lighting Plan</p>	<p>AES-2 The applicant shall submit a lighting plan for the Project conforming to the City's dark sky regulations and standards, with provisions for shields on all lighting fixtures. All light fixtures shall be directed into the Project site.</p>	<p style="text-align: center;">Project Site Developer(s)</p>
<p style="text-align: center;">AIR RESOURCES</p> <p>AIR RESOURCES-1: Limit Exposure to Sources of TAC Emissions</p>	<p>AIR-1 The Project shall include the following measures to minimize long-term TAC exposure for new Project occupants: • Design buildings and site to limit exposure from sources of TAC emissions. The site layout shall locate windows and air intakes as far as possible from Highway 156 traffic lanes, using Figure 6 as a guide. Any modifications to the site design shall incorporate buffers between residences and the freeway. • To the greatest degree possible, plant vegetation</p>	

	<p>along the Project site boundary with Highway 156 and around outdoor use areas. This barrier shall include trees and shrubs that provide a dense vegetative barrier. • Mechanical ventilation shall be installed on an individual unit-by-unit basis, with individual air intake and exhaust ducts ventilating each unit separately in the case of single-family housing. Install air filtration in residential buildings where cancer risk is greater than 10 in one million (see Figure 6). Air filtration devices shall be rated MERV11 or higher. To ensure adequate health protection to sensitive receptors, this ventilation system shall meet the following minimal design standards: o A MERV11 filter or higher rating at receptors shown to exceed 10 in one million (or 1 in 100,000 cancer risk) in Figure 6; o At least one air exchange(s) per hour of fresh outside filtered air; and o At least four air exchange(s) per hour recirculation. • Ensure that the property purchase documents include assurance that new owners are provided information on the ventilation system, including cleaning and maintenance requirements.</p>	Project Site Developer(s)
<p>BIOLOGICAL RESOURCES</p> <p>BIOLOGY-1: Pre-construction Bird Survey</p>	<p>BIO-1 If Project construction-related activities would take place during the nesting season (February through August), preconstruction surveys for nesting passerine birds within the Project site, and the surrounding area of influence of the Project site, should be conducted by a competent biologist prior to the commencement of the tree removal or site grading activities. Nesting bird surveys shall be conducted no more than 30 days prior to any vegetation removal. If any bird listed under the Migratory Bird Treaty Act is found to be nesting within the Project site or within the area of influence, an adequate protective buffer zone should be established by a qualified biologist to protect the nesting site. This buffer shall be a minimum of 75 feet from the Project activities for passerine birds, and a minimum of 200 feet for raptors (birds-of prey). The distance shall be determined by a competent biologist based on the site conditions (topography, if the nest is in a line of sight of the construction and the sensitivity of the birds nesting). The nest site(s) shall be monitored by a competent biologist periodically to see if the birds are stressed by</p>	Project Site Developer(s)

	the construction activities and if the protective buffer needs to be increased. Once the young have fledged and are flying well enough to avoid Project construction zones (typically by August), the Project can proceed without further regard to the nest site.	
BIOLOGY-2: Pre-construction Bat Survey	<p>BIO-2 To avoid “take” of special status bats, the following mitigation measures shall be implemented prior to the removal of any existing trees or structures, including the barn, on the Project site: a) A bat habitat assessment shall be conducted by a qualified bat biologist during seasonal periods of bat activity (mid-February through mid-October – ca. Feb. 15 – Apr. 15, and Aug. 15 – October 30), to determine suitability of each existing structure as bat roost habitat.b) Structures found to have no suitable openings can be considered clear for Project activities as long as they are maintained so that new openings do not occur.c) Structures found to provide suitable roosting habitat, but without evidence of use by bats, may be sealed until Project activities occur, as recommended by the bat biologist. Structures with openings and exhibiting evidence of use by bats shall be scheduled for humane bat exclusion and eviction, conducted during appropriate seasons, and under supervision of a qualified bat biologist.d) Bat exclusion and eviction shall only occur between February 15 and April 15, and from August 15 through October 30, in order to avoid take of non-volant (non-flying or inactive, either young, or seasonally torpid) individuals.ORA qualified wildlife biologist experienced in surveying for and identifying bat species should survey the portion of the Project where tree removal is proposed to determine if any special-status bats reside in the trees. Any special-status bats identified should be removed without harm. Bat houses sufficient to shelter the number of bats removed should be erected in open space areas that would not be disturbed by Project development.</p>	Project Site Developer(s)
CULTURAL RESOURCES		
CULTURAL-1: Historic and Prehistoric Resources	<p>CULT-1 In accordance with CEQA Guideline §15064.5 (f), should any previously unknown historic-period resources, including but not limited to privies, trash deposits or similar debris, be discovered during grading, trenching, or other on-site excavation(s), earthwork within</p>	

	<p>the immediate vicinity of such discoveries shall be stopped until a qualified professional archaeologist has an opportunity to evaluate the potential significance of the find. If the find is recommended as not significant, excavation will resume. If the find is recommended to be potentially significant, or requires further testing in order to make such a determination, the archaeologist in consultation with the Project sponsor and the lead agency will develop an appropriate plan to mitigate the loss of the resource. Significant resources typically include intact deposits with physical integrity, such as refuse-filled privies, that contain the variety and quantity of artifacts required to answer research questions regarding the historic development of the Project area. Sparse sheet refuse scatters and isolated artifacts are not typically considered significant. Should any previously unknown prehistoric resources, including but not limited to charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, or pockets of dark, friable soils be discovered during grading, trenching, or other on-site excavation(s), earthwork within 25 feet of such discoveries shall be stopped until a qualified professional archaeologist has an opportunity to evaluate the potential significance of the find and suggest the appropriate steps to protect the resource.</p>	Project Site Developer(s)
CULTURAL-2: Unidentified Human Remains	<p>CULT-2 If human remains are encountered during earth-disturbing activities for the Project, all work in the adjacent area shall stop immediately and the San Benito County Coroner's office shall be notified. If the coroner determines the remains are Native American, the coroner shall contact the NAHC within 24 hours, and the NAHC shall identify the person or persons it believes to be the most likely descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98.</p>	Project Site Developer(s)
GEOLOGY AND SOILS		
GEOLOGY AND SOILS-1: Geologic Instability	<p>GEO-1 Seismic and other soil and geologic instability shall be addressed by adhering to</p>	

<p>GEOLOGY AND SOILS-2: Soil Erosion</p> <p>GEOLOGY AND SOILS-3: Expansive Soils</p>	<p>design recommendations in the Project's geotechnical design report and to the satisfaction of the Project engineer and City staff.</p> <p>GEO-2 Soil erosion shall be addresses by development and implementation of construction and post-construction erosion control programs in the form of a SWPPP and a SWMP, and otherwise adhering to design recommendations in the Project's geotechnical design report and to the satisfaction of the Project engineer and City staff.</p> <p>GEO-3 The presence of expansive soils shall be addressed in foundation, infrastructure, and roadway design according to the Project's geotechnical design report and to the satisfaction of the Project engineer and City staff.</p>	<p>Project Site Developer(s)</p> <p>Project Site Developer(s)</p> <p>Project Site Developer(s)</p>
<p>HAZARDS AND HAZARDOUS MATERIALS</p> <p>HAZARDS and HAZARDOUS MATERIALS-1: Soil Hazard</p>	<p>HAZ-1 The potential migration of contaminated soils from Lot C onto the Project site shall be addressed through the construction of a permanent wall along the Project boundary (shown on Attachment 1, Figure 8).</p>	<p>Project Site Developer(s)</p>
<p>HYDROLOGY AND WATER QUALITY</p> <p>HYDROLOGY-1: Stormwater Pollution</p> <p>HYDROLOGY-2: Flood Management</p>	<p>HYD-1 The applicant shall retain a qualified SWPPP consultant to prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the City of San Juan Bautista that identified specific actions and maps Best Management Practices (BMPs) to prevent stormwater pollution during construction activities.</p> <p>HYD-2 To comply with FEMA requirements and the San Juan Bautista Municipal Code (section 12-1-400), the lowest floor elevation of each structure in the Zone AO shall be 1 foot above the highest adjacent grade. The final grading of each building in the special flood hazard area shall be at least at the base flood elevation as indicated in Table 5 (Draft IS/MND page 36).</p>	<p>Project Site Developer(s)</p> <p>Project Site Developer(s)</p>

NOISE		
<p>NOISE-1a: Limit Exposure to Noise Sources</p>	<p>NOI-1a Ensure that all residents have access to outdoor use areas that achieve the City of San Juan Bautista's exterior noise criteria (Normally Acceptable 60 dBA Ldn for residential uses or Conditionally Acceptable 70 dBA Ldn after noise reduction features are included in the design). Based on the site plan provided, achieving 65 dBA Ldn would be possible for all residential land uses with the construction of a 9-foot high wall along the northern edge of the proposed development. The final barrier limits and heights shall be confirmed during final design, based on the latest site plan and grading plan.</p>	<p>Project Site Developer(s)</p>
<p>NOISE-1b: Limit Exposure to Noise Sources</p>	<p>NOI-1b A qualified acoustical consultant shall review the final site plan, building elevations, and floor plans prior to construction and recommend building treatments to reduce interior noise levels to 45 dBA Ldn or lower. Treatments would include, but are not limited to, sound rated windows and doors, sound rated wall and window constructions, acoustical caulking, protected ventilation openings, etc. Results of the analysis, including the description of the necessary noise control treatments, shall be incorporated in the building plans and approved design.</p> <p>NOI-1c Provide a suitable form of forced-air mechanical ventilation, as determined by the local building official, for all residences on the project site, so that windows can be kept closed at the occupant's discretion to control interior noise and achieve the interior noise.</p>	<p>Project Site Developer(s)</p> <p>Project Site Developer(s)</p>
	<p>NOI-2 The construction contractor will implement the following controls in order to reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance. With the implementation of these measures, the substantial temporary increase in ambient noise levels would be less-than-significant: • Limit construction activity to weekdays between 7:00 am and 7:00 pm and Saturdays and holidays between 9:00 am and 7:00 pm, with no construction on Sundays; • Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction</p>	<p>Project Site Developer(s)</p>

	<p>project area; • Construct sound walls or other noise reduction measures prior to developing the project site, where feasible;• Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment; • Prohibit all unnecessary idling of internal combustion engines; and• Utilize “quiet” models of air compressors and other stationary noise sources where technology exists.</p>	
<p>TRANSPORTATION AND TRAFFIC</p> <p>TRAFFIC-1: Cumulative Project Traffic</p>	<p>TRAF-1 The Project shall contribute (20 % of the cost) toward recommended traffic improvements (i.e. the exclusive eastbound right turn lane and the eastbound right turn overlap signal phase) based upon the percentage of the added traffic. In addition, the Project will be responsible for payment of the San Benito County Transportation Impact Mitigation Fee.</p>	<p>Project Site Developer(s)</p>

RESOLUTION 2017-XX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA
APPROVING FINAL MAP OF COPPERLEAF SUBDIVISION, TRACT NO. 337
TOGETHER WITH SUBDIVISION AGREEMENT ACCORDANCE WITH THE
SAN JUAN BAUTISTA MUNICIPAL CODE CHAPTER 10-2**

WHEREAS, the City Council of the City of San Juan Bautista adopted Resolution 2016-57 declaring the vested tentative map for Copperleaf Subdivision with conditions of approval, mitigation measures and mitigation monitoring programs approved pursuant to Section 66542.4 of the Subdivision Map Act and San Juan Bautista Municipal Code Section 10-02-530; and,

WHEREAS, the applicant executed the Subdivision Agreement to fulfilled the conditions of approval by incorporating the required mitigation measures, monitoring programs and subdivision improvements to meet the provisions of the City's municipal code; and

WHEREAS, a Mitigation Negative Declaration has been certified for this Project;

WHEREAS, the Final Map has been reviewed by the City Engineer and determined to conform with the approved Tentative Map, the Subdivision Map Act and applicable City ordinances.

NOW, THEREFORE, BE IT RESOLVED, the City Council hereby approves the Final Map of Copperleaf Subdivision, Tract No. 337 and accepts the offer of dedication of all public Roads, Streets, Courts and Lanes as shown upon said map and approved Subdivision Improvement agreement, faithful performance bond, labor and material bond, subdivision guarantee, improvement plans, improvement plans checking fee, improvement plan inspection fee, final map recording fee, map duplication fees and reimbursable agreement for offsite work.

PASSED AND ADOPTED BY THE City Council of the City of San Juan Bautista on the 17th day of January, 2017 by the following vote.

AYES:

NOES:

ABSENT:

ABSTAIN:



Connie Schobert, City Clerk



SUBDIVISION IMPROVEMENT AGREEMENT

This Subdivision Improvement Agreement is made and entered into by and between the City of San Juan Bautista, a municipal corporation of the State of California, hereinafter referred to as "CITY" and Edenbridge Inc., hereinafter referred to as "SUBDIVIDER." In consideration of the approval and recordation by the City of the final map of the Tract No.337, Copperleaf Subdivision described as follows and to the mutual covenants, conditions of approval, mitigation measure and mitigation monitoring and reporting program, contained in the agreement herein, CITY and SUBDIVIDER hereby agree as follows:

RECITALS

This agreement is made with respect to the following information and facts which each party acknowledges as to be true and correct:

Tract No. 337

Title of Subdivision: Copperleaf Subdivision

Tentative Map Resolution of Approval No. 2016-57

Surety Bond Company Name, Address: Developers Surety and Indemnity Company, Irvin California

Faithful Performance Bond and Labor Materials Bond Nos. Developers Surety and Indemnity Company, Irvin, California

Estimate of Cost of Monuments \$ 6,000.00 : Land Surveyor submitted a waiver letter for lot corners and monuments to be set 60 day after street improvements and final grading is complete.

Cost Estimate of Improvements:

Mobilization, Grading and Earth work	\$ 229,680.00
Utilities Water mains and services	\$ 214,600.00
Utilities Sewer mains, laterals, etc.	\$ 123,930.00
Storm Drainage lines, manholes, drop inlets	\$ 121,575.00
Street pavement, curbs, sidewalks, driveways	\$ 444,705.00
Lighting, Electrical, Gas, Communication	\$ 252,500.00**
Offsite improvements	\$ 361,900.00
Exterior Sound Wall, retaining walls, fencing	\$ 356,260.00

Storm Drain Bio retention pond & rip rap	\$ 107,170.00
Striping, street signs, landscaping	\$ 217,044.00
Right Turn Lane off 156, 20% of cost	\$ 60,940.00
Share 12% of round a bout intersection	\$ 14,640.00
Total Cost Estimate of Improvements	\$ 2,429,364.00

** If Utility Companies require pre-payment of utility costs, it can be eliminated from bonding amount.

A. SUBDIVIDER has submitted to CITY for approval and recordation of final subdivision map of Tract No.337, Titled; Copperleaf Subdivision, pursuant to provisions of the Subdivision Map Act of the State of California and City ordinances, regulations relating to the filing, approval and recordation of subdivision maps. The subdivision Map Act and City Ordinances and regulations relating to the filing approval and recordation of subdivision maps are collectively referred to in the Agreement as the "Subdivision Laws."

B. A Tentative Map of the Subdivision has been approved subject to the Subdivision Laws and to the requirements and conditions contained in the Resolution of Approval, Conditions of Approval, Mitigation Measures and Mitigation monitoring and reporting programs. The Resolution of approval on file in the office of the Planning Department and is incorporated into this Agreement by reference.

C. In consideration of approval of a final map for the SUBDIVISION by the CITY Council, SUBDIVIDER desires to enter into the Agreement, whereby SUBDIVIDER promises to install and complete, at SUBDIVIDER'S own expense, all the public improvement work required by CITY in connection with the proposed SUBDIVISION, SUBDIVIDER has secured this Agreement by improvement security required by the Subdivision Laws and approved by the City Attorney.

D. Complement Improvement Plans for the construction, installation and completion of the improvements will be prepared by SUBDIVIDER and approved by the City Engineer. The Improvement Plans for this SUBDIVISION are on file in the office of the City Engineer and are incorporated into the Agreement by this reference. All references in this Agreement to the Improvement Plans shall include reference to any specifications for the improvements as approved by the City Engineer.

E. Within thirty (60) days after completion of the required improvements and their acceptance by the City, it is necessary that certain monuments and stakes as specified on the final map for the SUBDIVISION shall be installed.

NOW, THEREFORE, IN CONSIDERATION OF THE APPROVAL AND AUTHORIZATION TO RECORD THE FINAL MAP OF COPPERLEAF SUBDIVISION, THE SUBDIVIDER and CITY agree as follows:

1. SUBDIVIDER'S obligation to construct improvements, SUBDIVIDER shall:

a. Comply with all the requirements of the conditions of approval, mitigation measure, monitoring and reporting programs of said tentative map, including the donation of a 100' by 100' domestic well site, participation in fair share of the cost to drilling and installing a new well at the site and the demolition of existing well no. 2, situated within the Copperleaf Subdivision boundaries.

b. Construct and install at SUBDIVIDER'S own expense all the public improvement work in conformance with the improvement Plans and CITY standards and outlined in this agreement.

c. Commence the construction and installation of the improvements within 180 days from the approval of said map by the CITY and shall complete said work within two (2) years from the date of said approval. The SUBDIVIDER has the ability to request additional time for completion by requesting in writing to the City Engineer.

d. Acquire and dedicate, or pay the cost of acquisition by CITY, of all rights-of-ways, easements and other interest in real property for construction or installation of the public improvements, free and clear of all liens and encumbrances, SUBDIVIDER'S obligations with regard to acquisition by CITY of off-site rights-of-way, easements and other interest in real property shall be subject to a separate agreement between SUBDIVIDER and CITY.

SUBDIVIDER shall also be responsible for obtaining any public or private drainage easements or authorization to accommodate the construction or installation of improvements within public or private drainage easements or rights-of-ways.

2. **Acquisition and Dedication of Easements or Rights-of-Way.** If any of the public improvements and land development work contemplated by this agreement is to be constructed or installed on land not owned by SUBDIVIDER, no construction or installation shall be commenced before:

a. The offer of dedication to CITY of appropriate rights-of-way, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work, or

b. The dedication to, and acceptance by CITY of appropriate rights-of-way, easements or other interest in real property, as determined by the City Engineer, or

c. The issuance by a court of competent jurisdiction pursuant to the State of California Eminent Domain Law of and order of possession, SUBDIVIDER shall comply in all respects with the order of possession.

Nothing in Section 2 shall be construed as authorizing or granting an extension of time to SUBDIVIDER unless agreed in writing by SUBDIVIDER and CITY.

3. **Security.** SUBDIVIDER shall, at all times, guarantee SUBDIVIDER'S performance of this Agreement by furnishing to CITY, and maintaining, good and sufficient security as required by the Subdivision Laws on forms approved by CITY for the purposes and in the amounts as follows:

a. To secure faithful performance of this Agreement in regard to said improvements in an amount of 100% of the estimated cost of the improvements; and

b. To secure payment to any contractor, subcontractor, persons renting equipment, or furnishing labor and materials for the improvement required to be constructed or installed pursuant to this Agreement in the additional amount of 50% of the estimated cost of the improvements; and

c. To guarantee or warranty the work done pursuant to this Agreement for a period of one (1) year following acceptance thereof by CITY against any defective work or labor done or defective materials furnished in the additional amount of 10% of this estimated cost of the improvements; and

d. SUBDIVIDER shall also furnish to CITY good and sufficient security in the amount of 100% of the estimated cost of setting subdivision monuments as stated previously in this Agreement; or have the monuments install upon completion of the subdivision improvements and prior to acceptance, and

e. The securities required by this agreement shall be kept on file with the City Clerk. The terms of the security documents referenced on Page 1 of this Agreement are incorporated into this Agreement by this reference. If any security is replaced by another approved security, the replacement shall be filed with the City Clerk and, upon filing, shall be deemed to have been made a part of and incorporated into the Agreement. Upon filing of a replacement security with the City Clerk, the former security may be released. The City Engineer or City Manager shall approve replacement of security.

4. **Inspection.** SUBDIVIDER shall at all times maintain property facilities and safe access for inspection of the public improvements by CITY and to the shops wherein any work is in preparation. Upon completion of the work, the SUBDIVIDER may request a final inspection by the City Engineer or the City Engineer's authorized representative. If the City Engineer or the designated representative determines that the work has been completed in accordance with this Agreement, then the City Engineer shall certify the completion of the public improvements to the City Council. No improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the improvement plans and CITY standards. SUBDIVIDER shall bear all costs of plan check fees in the

amount of 1.5 % of t cost estimates of improvements and inspection fees of 2% of the cost estimate of improvements outlined in this agreement.

5. **Release of Securities.** Subject to approval by the City Council of CITY, the securities required by this Agreement shall be released as follows:

a. Security given for faithful performance of any act, obligation, work or agreement shall be released upon the final completion and acceptance of the act or work, subject to the provisions of subsection (b) hereof.

b. The City Engineer may release a portion of the security given for faithful performance of improvement work as the improvement progresses upon application therefore by the SUBDIVIDER provided, however, that no such release shall be for an amount less than 10% of the total improvement security given for faithful performance of the improvement work. In no event shall the City Engineer authorize a release of the improvement security, which would reduce such security to an amount below that required to guarantee the completion of the improvement work and any other obligation imposed by this Agreement.

c. Security given to secure payment to the contractor, his or her subcontractors and to persons furnishing labor, materials or equipment shall, six (6) months after the completion and acceptance of the work, be reduced to an amount equal to the total claimed by all claimants for who liens have been filed and of which notice has been given to the CITY, plus an amount reasonably determined by the City Engineer to be required to assure the performance of any other obligation secured by the security. The balance of the security shall be released upon the settlement of all claims and obligations for which the security was given.

d. No security given for the guarantee or warranty of work shall be released until the expiration of the warranty period and until any claims filed during the warranty period have been settled. As provided in paragraph 7, the warrant period shall not commence until final acceptance of all the work and improvements by the City Council.

e. CITY may retain from any security released an amount sufficient to cover costs and reasonable expenses and fees, including reasonable attorney's fees.

6. **Injury to Public Improvements, Public Property or Public utilities Facilities.** SUBDIVIDER shall replace or have replace, or repair or have repaired, as the case may be, all public improvements, public utilities facilities and surveying or subdivision monuments which are destroyed or damaged as a result of any work under this Agreement. SUBDIVIDER shall bear the entire cost of replacement or repairs of any and all public or public utility property damaged or destroyed by reason of any work done under

this Agreement, whether such property is owned by the CITY or any public or private utility corporation or by any combination of such ownership. Any repair or replacement shall be to the satisfaction of the utility company or owner of public utilities, and subject to the approval of the City Engineer.

7. **Permits.** SUBDIVIDER shall, at SUBDIVIDER'S expense, obtain all necessary permits and licenses for the construction and installation of the improvements, give all necessary notices and pay all fees and taxes required by law.

8. **Default of SUBDIVIDER.**

a. Default of SUBDIVIDER shall include, but not be limited to, SUBDIVIDER'S failure to timely commence construction of this Agreement; SUBDIVIDER'S failure to timely complete construction of the improvements; SUBDIVIDER'S failure to timely cure any defect in the improvements, SUBDIVIDER'S failure to perform substantial construction work for a period of twenty (20) days after commencement of the work; SUBDIVIDER'S insolvency, appointment of a receiver, or the filing of any petition in bankruptcy, either voluntary or involuntary, which SUBDIVIDER fails to discharge within thirty (30) days; the commencement of a foreclosure action against the SUBDIVIDER or a portion thereof, or any conveyance in lieu or in avoidance of foreclosure; or SUBDIVIDER'S failure to perform any other obligation under this Agreement.

b. CITY reserves to itself all remedies available to it at law or in equity for breach of SUBDIVIDER'S obligations under his Agreement. CITY shall have the right, subject to this section, to draw upon or utilize the appropriate security to mitigate CITY damages in event of default by SUBDIVIDER. The right of CITY to draw upon or utilize the security is additional to and not in lieu of any other remedy available to CITY. It is specifically recognized that the estimated costs and security amounts may not reflect the actual cost of construction or installation of the improvements and, therefore, CITY damages for SUBDIVIDER'S default shall be measured by the cost of completing the required improvements. The sums provided by the improvement security may be used by CITY for the completion of the public improvements in accordance with the improvement plans and specification contained herein.

c. In the event of SUBDIVIDER'S default under this Agreement, SUBDIVIDER authorizes CITY to perform such obligation twenty (20) days after mailing written notice of default to SUBDIVIDER, and SUBDIVIDER'S Surety shall be liable to CITY for any excess cost or damages occasioned CITY thereby; and, in such event, CITY, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to SUBDIVIDER as may be on the site of the work and necessary for performance of the work.

d. CITY may take over the work and prosecute the same to completion, by contract or by any other method CITY may deem advisable, for the account and at the expense of SUBDIVIDER, and SUBDIVIDER'S Surety shall be liable to CITY for any excess cost or damages occasioned CITY thereby; and, in such event, CITY, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to SUBDIVIDER as may be on the site of the work and necessary for performance of the work.

e. Failure of SUBDIVIDER to comply with the terms of this Agreement shall constitute consent to the filing by CITY of a notice of violation against all the lots in the SUBDIVISION or to rescind the approval or otherwise revert the SUBDIVISION to acreage. The remedy provided by this Subsection C is in addition to and not in lieu of other remedies available to CITY. SUBDIVIDER agrees that the choice of remedy or remedies for SUBDIVIDER'S breach shall be within the discretion of CITY.

f. In the event that SUBDIVIDER fails to perform any obligation thereunder, SUBDIVIDER agrees to pay all costs and expenses incurred by CITY in securing performance of such obligations, including costs of suit and reasonable attorneys' fees.

g. The failure of CITY to take an enforcement action with respect to a default, or to declare a breach, shall not be construed as a waiver of that default or breach or subsequent default or breach of SUBDIVIDER.

h. SUBDIVIDER recognizes that by approval of the final map for SUBDIVISION, CITY has conferred substantial rights upon SUBDIVIDER, including the right to sell, lease, or finance lots within the SUBDIVISION, and has taken the final act necessary to subdivide the property within the SUBDIVISION. As a result, CITY will be damaged to the extent of the cost of installation of the improvements by SUBDIVIDER'S failure to perform its obligations under this Agreement, including, but not limited to, SUBDIVIDER'S obligation to complete construction of the improvements by the time established in this Agreement. CITY shall be entitled to all remedies available to it pursuant to this Agreement and the Subdivision Laws in the event of a default by SUBDIVIDER. It is specifically recognized that the determination of whether a reversion to acreage or rescission of the SUBDIVISION constitutes an adequate remedy for default by the SUBDIVIDER shall be within the sole discretion of the CITY.

9. **Warranty.** SUBDIVIDER shall guarantee or warranty the work done pursuant to this Agreement for a period of one (1) year after final acceptance by City Council of the work and improvements against any defective work or labor done or defective materials furnished. If within the warranty period any work or improvement or part of any work or improvement done, furnished, installed, constructed or caused to be done, furnished, installed or constructed by SUBDIVIDER fails to fulfill any of

the requirements of this Agreement or the improvement plans and specifications referred to herein, SUBDIVIDER shall without delay and without any cost to CITY, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should SUBDIVIDER fail to act promptly or in accordance with this requirement, SUBDIVIDER hereby authorizes CITY, at CITY option, to perform the work twenty (20) days after mailing written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety, and agrees to pay the cost of such work by CITY. Should CITY determine that an urgency requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacements or perform the necessary work and SUBDIVIDER shall pay to CITY the cost of such repairs.

10. **SUBDIVIDER Not Agent of City.** Neither SUBDIVIDER or any of SUBDIVIDER'S agents or contractors are or shall be considered to be agents of CITY in connection with the performance of SUBDIVIDER'S obligations under this Agreement.

11. **Injury to Work.** Until such time as the improvements are accepted by CITY, SUBDIVIDER shall be responsible for and bear the risk of loss to any of the improvements. CITY shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage, regardless of cause, happening or occurring to the work or improvements specified in this Agreement prior to the completion and acceptance of the work or improvements. All such risks shall be the responsibility of and are hereby assumed by SUBDIVIDER.

12. **Other Agreements.** Nothing contained in this Agreement shall preclude CITY from expending monies pursuant to agreements concurrently or previously executed between the parties, or from entering into agreements with other SUBDIVIDERS for the apportionment of costs of water and sewer mains, or other improvements, pursuant to the provisions of CITY ordinances providing therefor, nor shall anything in this Agreement commit CITY to any such apportionment.

13. **SUBDIVIDER'S Obligation to Warn Public During Construction.** Until final acceptance of the improvements, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition existent in said improvements, and will take all reasonable actions to protect the public from such dangerous condition.

14. **Vesting of Ownership.** Upon acceptance of the work on behalf of CITY and recordation of the Notice of Completion, ownership of the improvements constructed pursuant to this Agreement shall vest in CITY.

15. **Indemnity/Hold Harmless.**

a. CITY or any officer, agent, or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of SUBDIVIDER, its agents or employees in the performance of this Agreement. SUBDIVIDER further agrees to protect and hold harmless CITY, its officials and employees from any and all claims, demands, causes of action, liability or loss because of, or arising out of, in whole or in part, the design of consideration of the improvements. This indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said SUBDIVISION, and the public improvements as provided herein, and in addition, to adjacent property owners as a consequence of the diversion of waters from the design or construction of public drainage systems, streets and other public improvements.

b. Acceptance by CITY of the improvements shall not constitute an assumption by CITY of any responsibility for any damage or taking covered by this paragraph. CITY shall not be responsible for the design or construction of the SUBDIVISION or the improvements pursuant to the approved Improvement Plans or map, regardless of any negligent action or inaction taken by CITY in approving the plans or map, unless the particular improvement design was specifically required by CITY over written objection by SUBDIVIDER submitted to the City Engineer before approval of the particular improvement design, which objection indicated that the particular improvement design was dangerous or defective and suggested an alternative safe and feasible design. Except as may be provided above, CITY shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any work or construction. Nothing contained in this paragraph is intended to or shall be deemed to limit or waive any protections or immunities afforded by law to CITY, its officials, agents and employees, by virtue of CITY'S approval of the plan or design of the improvements, including without limitation the protections and immunities afforded by Government Code Section 830-6. After acceptance of the improvements, SUBDIVIDER shall remain obligated to eliminate any defect in design or dangerous condition caused by the design or construction defect; however, SUBDIVIDER shall not be responsible for routine maintenance. Provisions of this paragraph shall remain in full force and effect for ten (10) years following the acceptance by CITY of the improvements. It is the intent of this paragraph that SUBDIVIDER shall be responsible for all liability for design and construction of the improvements installed or work done pursuant to this Agreement and that CITY shall not be liable for any negligence, nonfeasance, misfeasance or malfeasance in approving, reviewing, checking, or correcting any plans or specifications or in approving, reviewing or inspecting any

2

19. **Notices.** All notices required or provided for under this Agreement shall be in writing and

delivered in person or sent by mail, postage prepared, and addressed as provided in this section. Notice

shall be effective on the date it is delivered in person or, if mailed, on the date of deposit in the United States Mail. Notices shall be addressed to:

CITY: _____ City Engineer

Roger A. Grimsley
City of San Juan, Puerto Rico

A California Limited Liability Company
It's General Partner
Address: 21771 Stevens Creek Boulevard, Suite 200A
Cupertino, CA. 95014
Phone: (669) 231-4246
FAX (669) 231-4250

By: _____
Patrick J. Geary
Managing Member

20. **Litigation or Arbitration.** In the event that suit or arbitration is brought to enforce the terms of this contract, the prevailing party shall be entitled to litigation costs and reasonable attorneys' fees.

21. **Incorporation of Recitals.** The recitals to this Agreement are hereby incorporated into the terms of this Agreement.

22. **Entire Agreement.** This agreement constitutes the entire agreement of the parties with respect to the subject matter. All modifications, amendments, or waivers of the terms of this Agreement must be in writing and signed by the appropriate representatives of the parties. In the case of CITY, the appropriate party shall be the City Engineer.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the effective date first written above.

SUBDIVIDER:

San Juan Edenbridge L.P.
A California Limited Partnership

By: Edenbridge Land and Cattle, LLC
A California Limited Liability Company
It's General Partner

By: _____

Name: Patrick J. Geary
Managing Member

(Proper Notarization of SUBDIVIDER'S
Signature is required and shall be attached)

CITY OF SAN JUAN BAUTISTA

Mayor Chris Martorana
ATTEST:

Connie Schobert, City Clerk

APPROVED AS TO FORM:

Deborah Mall, City Attorney

CITY ENGINEER

Roger A. Grimsley BCE 23003

Exp. 12/31/17



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)

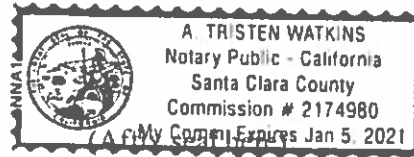
County of Santa Clara) §

On January 10, 2017, before me, A Tristen Watkins, a Notary Public, personally appeared Patrick J. Geary 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.

A Tristen Watkins
Signature of Notary



CITY OF SAN JUAN BAUTISTA

CITY COUNCIL

STAFF REPORT

DATE: January 17, 2017

SUBJECT: Budget: Community Development & Planning (Department 17)

DISCUSSION: The attached 2016/2017 fiscal budget for the Planning Department allocated under line item 526 expenses for education and training. Inadvertently, training for newly appointed Planning Commissioners was not anticipated in this year's fiscal budget. The current budget has earmarked only \$500.00 for education and training.

One of the newly appointed commissioner has submitted a request to attend the League of California Cities Planning Commission Academy to be held in Los Angeles. The cost to attend the Academy is estimated to be \$1355.00. This includes transportation, lodging, conference registration fee and meals.

RECOMMENDATION:

Revise Budget 17 line item 526 from \$500.00 to \$1,500.00

FISCAL IMPACT: Funds from General Fund Reserve in the amount of \$1,000 transferred to Budget 17, Line Item 526.

RESOLUTION 2017-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA AMENDING THE SAN JUAN BAUTISTA MUNICIPAL BUDGET FOR FY 2016-2017

WHEREAS, the City Council adopted the municipal budget for FY 2016-2017,
and

WHEREAS, new Planning Commissioner desires to attend training in Los
Angeles, and

WHEREAS, staff proposes that reserve funds in the amount of \$1,000 be
transferred to the budget to provide for Planning Commissioner training.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of
San Juan Bautista approves the transfer of reserve funds in the amount of \$1,000
into Community Development and Planning (Dept. 17), line 526 (Education and
Training), and adopts the amended FY 2016-2017 San Juan Bautista Municipal
Budget.

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista
at a meeting held on the 17th day of January, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chris Martorana, Mayor

ATTEST:

Connie Schobert, City Clerk

**CITY OF SAN JUAN BAUTISTA
CITY COUNCIL SPECIAL MEETING
December 20, 2016
DRAFT ACTION MINUTES**

1. CALL TO ORDER – Vice Mayor Martorana called the meeting to order at 6:00 PM

A. PLEDGE OF ALLEGIANCE –

B. ROLL CALL Present: Martorana, West, Freeman, DeVries, Boch

Staff Present: City Manager Grimsley, Comm. Dev. Dir. Orbach,
City Clerk Schobert

2. Ceremonial Items: Swearing In of Council Members

A. Approve Resolution 2016-58 Declaring Election Results

Motion made by Council Member West, seconded by Council Member Boch. Item passed unanimously.

B. Presentation of Plaques Honoring Outgoing City Council Members Edge and Lund

C. Installation of New City Council Members Freeman and DeVries, and Continuing City Clerk Schobert and Continuing City Treasurer Geiger

D. Selection of New Mayor and Vice Mayor

Selection of Mayor Chris Martorana, a motion was made by Council Member Boch to close nomination, seconded by Council Member West. Item passed unanimously.

Nomination of Council Member West as Vice Mayor by Council Member Boch. A motion was made by Council Member Boch, seconded by Mayor Martorana. Item passed, 4-1 with Council Member DeVries voting no.

Motion of selection of Vice Mayor by Council Member Boch, seconded by Mayor Martorana. Item passed unanimously.

3. PUBLIC COMMENT

4. CONSENT ITEMS

- A. Approve Affidavit of Posting Agenda**
- B. Approve Affidavit of Posting Public Hearing Notice**
- C. Approve Minutes for the November 17, 2016 Special Council Meeting**
- D. Approve Resolution 2016-59 for Street Closures**

E. Waive Reading of Ordinances and Resolutions on Tonight's Agenda Beyond Title

A motion was made by Council Member Boch, seconded by Vice Mayor West. Item passed unanimously.

5. Presentations, Informational Items and Reports

A. Presentation of Plaque to Historic Resources Board Member and Planning Commissioner Wanda Guibert

B. Presentation of the Fiscal Year 2016 Audit – Ryan Jolley, CPA (7G Action Item)

C. Monthly Financial Statements and Treasurer's Report

D. Sheriff's Report: Monthly Activity – No report.

E. Fire Chief's Report

F. Library Report

G. Administrative Report

H. City Council Committee Reports

7H. Council Member Devries wishes to appoint an ad-hoc committee to renegotiate the Sheriff's contract. Motion made by Council Member Devries, seconded by Council Member Boch. Item passed unanimously.

6. Public Hearing Items

A. Consider Amending Chapter 11-03-010 of the San Juan Bautista Municipal Code Dealing with Zoning District Development Standards (First Reading of the Ordinance)

Mayor Martorana opened the public hearing at 6:50 PM.

A motion for a first reading was made by Council Member Boch, seconded by Council Member Devries. Item passed unanimously.

7. Action Items

A. Youth Commission –

i. Consider Appointments to Youth Commission

A motion was made by Council Member Freeman, seconded by Mayor Martorana. Item passed unanimously.

ii. Request Amendment of Municipal Code Dealing with Qualifications for Membership to Youth Commission (Agendize for January meeting)

B. Accept Security Contract with Level One Security

C. Adopt Resolution 2016-60 Changing Signature Responsibilities on City Bank Accounts

A motion was made by Council Member Devries, seconded by Council Member West. Item passed unanimously.

D. Planning Commission Appointments per SJBMC Section 2-3-110 –

- i. Appointment by Council Member Freeman – John Hopper**
- ii. Appointment by Council Member DeVries – Scott Freels**
- iii. Appointment by Council Member Martorana – Darlene Boyd**

A motion was made by Council Member Boch, seconded by Council Member West. Item passed unanimously.

E. Consider Appointment of Matt Orbach to the Strategic Planning Committee – John Freeman

A motion was made by Council Member Freeman, seconded by Council Member West. Item passed unanimously.

F. Mayor's Council Appointments for Representative to Boards and Committees

G. Consider Resolution 2016-61 Accepting the Fiscal Year 2016 Audit

A motion was made by Council Member West, seconded by Council Member Boch. Item passed unanimously.

H. Accept Bid for Abbe Park Covered Bus Stop Project and Award to DelCurto Bros. Construction Co. in amount of \$42,750.00.

A motion was made by Council Member Freeman, seconded by Vice Mayor West. Item passed unanimously.

I. Staff Requests the City Council Declare the old Military Portable Generator as Surplus

A motion was made by Council Member DeVries, seconded by Council Member Boch. Item passed unanimously.

8. Discussion Items

- A. Seniors Council on Aging Representative**
- B. Re-Visit Street Closure for Williams Ltd. April 2017 Event**
- C. New Outreach Options – Matt Orbach**
- D. Schedule a Special Meeting for a Workshop on Goal Setting – Council Member Martorana**
- E. Consider a Policy for Addressing Underutilized, Neglected and Public Nuisance Properties – Council Member Martorana**
- F. Creation of a Living Project List for New Domestic Water Wells and Pellet Plant**

Construction – Council Member Martorana

G. Curb Painting Schedule Citywide – Council Member Martorana

H. Additional Stop Signs at Franklin/Third Street and Soccer Field Driveways – Council Member Martorana

9. Comments

A. City Council

B. City Manager

C. City Attorney

10. Adjournment – The meeting was adjourned at 8:53.

CITY OF SAN JUAN BAUTISTA

CITY COUNCIL

STAFF REPORT

DATE: January 17th, 2017

SUBJECT: Stop Sign at Third and Franklin Street

DISCUSSION: On September 20, 2016 the City received the staff report on the one way street, stops signs, directional signs and restriping plan of the intersection of Third and Franklin Street together with a restriping plan of the centerline of The Alameda from Fourth Street to Franklin Street. (See attached diagram.)

Emily Renzel views the stop sign at the corner of Third and Franklin as a sign to slow traffic. It will slow the traffic down because the vehicle will have to stop before crossing the intersection. The rational and justification was for safety sight distance concerns due to the ability of a vehicle to make a left or right hand turn and in a safe movement without risking and avoiding a collision with south bound traffic. This also applies to north bound traffic as it approaches the Franklin Street intersection on the Dona Ester side. Quite often we see cars creeping out in to the north bound lane to see if south bound vehicle are coming before making a left hand turn. It should be pointed out that the speed limits is 15 mph but often the speed is much higher. Safety is the primary concern.



FRANKLIN ST.



R1-1



R1-1



R6-2



ALAMEDA



R3-1



R5-1



R5-1



R3-1



R6-2

PEARCE



R6-2



R6-2



R3-1

FOURTH



R3-1

Traffic Counts by Emily Renzel

>

For my survey, I sat in front of 101 Third Street (Old Adobe Antiques) and I counted all cars using the intersection of Third and Franklin. I counted cars passing on Third Street through Franklin Street. And I counted cars turning onto Franklin Street from Third Street and leaving Franklin Street onto Third Street. I counted all pedestrians crossing Third Street at Franklin. FYI "<" is cars passing to my left (north?). ">" is cars passing to my right (south?). I tried to segment the survey into quarter hours, but sometimes segments are, as noted, 20 minutes or 30 minutes.

There is no overlap between the straight through counts and the turning counts at the Third & Franklin intersection.

I observed that about 2/3 of the <right turns onto Franklin were to enter JJ's. Those cars often approached the intersection slowly and always slowed for the turn. Some of those were Dona Esther patrons using JJ's lot. The traffic coming from 156 was in pulses due to the signal at 156. I observed about 1 U-turn on Third (in the intersection) in each one hour segment. I counted those as TWO passes through the intersection of Third and Franklin.

I think that because folks were looking for parking places, they were, on the whole, proceeding at 25 mph or less.

After my first survey on 12/30, I noted exactly how many pedestrians crossed in groups of 2 or groups of 4+ because it is the "crossings" not the number of pedestrians that actually presents the auto/ pedestrian conflict.

This article on justification for stop signs (warrants) <<http://www.midwesternite.org/FallJournal/StopSignWarrants.html>> suggests minimum volumes averaging 300 vehicles/hour over any 8-hour period on an average day or a history of 5 or more reported crashes in any one year. Total hourly counts of cars using Third & Franklin intersection are: 259, 216, 195, & 187. From the four hours I surveyed, I don't think our counts justify a Stop sign at Third and Franklin, nor is a One-Way Street justified on Franklin between Third and Fourth.

The next four pages contain the results:

Friday, December 30, 2016

1 p.m. to 2 p.m.

Third Street cars completely passing through Franklin

	1 - 1:15 p.m	1:15 to 1:30	1:30-1:45	1:45-2 p.m.	Total	Cars/minute
< cars	28	18	20	20	86	1.43 cars/minute
>cars	17	29	23	19	88	1.46 cars/minute
Combined counts both directions					194	3.23 cars/minute

Cars turning onto Franklin from Third or passing from Franklin onto Third - not passing through the intersection

<cars turning right on Franklin	27	Franklin between Third and Second
Franklin turning left on Third	22	Franklin between Third and Second
> cars turning left on Franklin	1	Franklin between Third and Second
> cars turning right on Franklin	7	Franklin between Third & Fourth
Franklin cars turning right on Third	8	Franklin between Third & Fourth

Total vehicle use at Third & Franklin = $194 + 65 = 259$ vehicles

Total cars on Franklin between Third & Fourth = 15 cars/Hour - half in each direction

Total pedestrians crossing Third at Franklin 30 - mostly in groups of 2 - 4 so 7 to 15 crossings in one hour

Saturday, December 31, 2016 11:15 a.m. to 12:15 p.m.

Third Street passing through Franklin		11:15 - 11:30	11:30-noon	noon-12:15	Total	Cars/Minute
<cars	25	39	23	87	1.46/minute	
<cars	12	28	24	64	1.02/minute	
Combined count both directions				151	2.48/minute	

Cars turning onto Franklin from Third or passing from Franklin onto Third - not passing through the intersection

<cars turning right on Franklin	12	Franklin between Third and Second
Franklin turning left on Third	7	Franklin between Third and Second
> cars turning left on Franklin	2	Franklin between Third & Second
> cars turning right on Franklin	0	Franklin between Third & Fourth
Franklin cars turning right on Third	1	Franklin between Second & Third
Franklin cars turning right on Third	6	Franklin between Third & Fourth
Franklin cars straight through	4	Franklin between Second & Fourth (total both directions)

Total vehicle use at Third & Franklin = 151 + 65 = 216 vehicles

Total cars on Franklin between Third and Fourth 6 plus half of the 4 straight thru = 8 cars

Total pedestrians crossing Third at Franklin 14 (4 were pairs, so 10 "crossings")

Saturday, December 31, 2016 1 to 2 p.m

Third Street passing through Franklin

	1:00 - 1:15 p.m.	1:15-1:30 p.m.	1:30 - 1:45 p.m.	1:45-2:00 p.m.	Total	Cars/Minute
<cars	21	19	17	26	83	
<cars	14	11	18	16	59	
Combined count both directions					142	

Cars turning onto Franklin from Third or passing from Franklin onto Third - not passing through the intersection

<cars turning right on Franklin	15	Franklin between Third and Second
Franklin turning left on Third	22	Franklin between Third and Second
> cars turning left on Franklin	3	Franklin between Third & Second
> cars turning right on Franklin	6	Franklin between Third & Fourth
Franklin cars turning right on Third	1	Franklin between Second & Third
Franklin cars turning right on Third	5	Franklin between Third & Fourth
Franklin cars straight through	1	Franklin between Second & Fourth (total both directions)

Total vehicle use at Third & Franklin = $142 + 53 = 195$ vehicles

Total cars on Franklin between Third & Fourth: 11 plus 1 straight thru = 12

Total pedestrians crossing Third at Franklin 36 (11 were pairs & 2 were "4"s, so 19 "crossings")

Saturday, December 31, 2016 3:10 p.m. to 4:10 p.m.

Third Street passing through Franklin				Cars/Minute
	3:10 to 3:25 p.m	3:25 to 3:45 p.m.	3:45 to 4:10 p.m	Total
<cars	18	21	43	82
<cars	10	14	48	72
Combined count both directions				154

Cars turning onto Franklin from Third or passing from Franklin onto Third - not passing through the intersection

<cars turning right on Franklin	12	Franklin between Third and Second
Franklin turning left on Third	7	Franklin between Third and Second
> cars turning left on Franklin	2	Franklin between Third & Second
> cars turning right on Franklin	0	Franklin between Third & Fourth
Franklin cars turning right on Third	6	Franklin between Second & Third
Franklin cars turning right on Third	1	Franklin between Third & Fourth
Franklin cars straight through	5	Franklin between Second & Fourth

Total vehicle use at Third & Franklin = 154 + 33 = 187 vehicles

Total cars on Franklin between Third & Fourth 1 plus half of straight through 2.5 = 3.5

Total pedestrians crossing Third at Franklin 18 (8 were in pairs, so 10 "crossings")

Comparative data

University Ave in Palo Alto 12K to 20K/day or 500 to 850 hour over 24 hours

Church Street in Gilroy 3100 to 11,500 or 129 to 479/hour over 24 hours

Princevalle in Gilroy 4000 to 5900 or 167 to 245 /hour over 24 hours

CITY OF SAN JUAN BAUTISTA

STAFF REPORT – CITY COUNCIL

DATE: September 20, 2016

SUBJECT: Stop Sign at Third and Franklin Street

DISCUSSION: Over the past years, there has been much discussion about the safe sight distance for west bound vehicle traffic exiting Franklin Street. The curb side street parking in front of Dona Esther Restaurant makes the west bound vehicle slowly inching out and encroaching in the north bound travel lane of The Alameda and Third Street intersection to observe the oncoming south bound traffic on Third Street. The situation result in an unsafe conditions during heavy traffic periods and exposes the vehicle traffic to potential traffic accidents and conflicts, which could lead to potential liability to the City. The 15 mph speed limits along Third Street, both north bound and south bound directions, makes the traffic movement tolerable but still unsafe.

The staff has reviewed the intersection and measured the sight distances, parking arrangements and pedestrian crosswalk markings to determine the improvements necessary to make the intersection safer for vehicular and pedestrian traffic. The attached site plan shows the proposed improvements, traffic directional signs, pavement markings and authorized stop signs. The staff has determined that one way traffic patterns on Franklin and Pearce Street, due to their narrow widths could reduce the accident potential at the intersection. Installation of stop signs in the north and south bound directions at Franklin and Third Street would make the intersection safer for pedestrians and vehicle traffic.

RECOMMENDATIONS:

The staff is recommending the following improvements for the Third, Franklin, Pearce Street and The Alameda area.

1. Install a stop sign in the north bound direction at the southeast corner of Franklin Street with The Alameda.
2. Install a stop sign in the south bound direction at the northwest corner of Franklin Street with Third Street.
3. Install angle pavement striping for angle parking from Pearce Lane north to the Franklin Street.
4. Install a one way sign at the northwest returns of Franklin Street and Third Street.
5. Install on the south side of Franklin Street 25 feet east of the southeast return of Fourth Street with Franklin Street, a no thru do not enter sign.
6. Install on the north side of Franklin Street at the northeast return a one way sign.
7. Install pavement striping of a white painted arrow on the surface of Franklin Street at three locations heading in the southwest direction.
8. Install no turn sign at the returns of Franklin and Fourth Street north and south bound direction
9. Install on the east side of The Alameda at the existing stop sign a no turn sign.

10. Install on the west side of The Alameda in the south bound direction at the existing stop sign a no turn sign.
11. Install a 25 feet west of the northwest return on the north side of Pearce Street a do not enter sign.
12. Install a one way sign on the north side of Pearce Street, at the northwest return.
13. Install on the south side of Pearce Street, a one way sign at the southwest return and northwest return.
14. Install pavement striping of a white painted arrow on the surface of Pearce Street at two locations heading in the northeast direction.
15. Remove north bound stop sign on the east side of The Alameda at the intersection of Pearce Street and The Alameda.

RESOLUTION NO. 2016-45

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN
BAUTISTA, AUTHORIZING A STOP SIGN AT THE INTERSECTION OF FRANKLIN
STREET WITH THIRD STREET IN COMPLIANCE WITH PROVISIONS OF
SECTION 21353 OF THE VEHICLE CODE**

WHEREAS, the City of San Juan Bautista is designated the local authority and may designate any street under its jurisdiction as a through street and may erect stops signs at any intersection under exclusive jurisdiction, and

WHEREAS, the City of San Juan has determined the need to ensure the safety and welfare of residents traveling on city streets, and

WHEREAS, the City has identified the intersection of Franklin Street and Third Street as a two way stop sign intersection pursuant to Vehicle Code Section 21353.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of San Juan Bautista hereby authorizes the installation of a two way stop sign at the intersection at Franklin Street and Third Street and the installation of one way direction signs on Franklin Street between Third Street and Fourth Street together with do not enter signs and pavement directional markings in the southwesterly direction from Third Street to Fourth Street.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon adoption by the City Council.

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista on the 20th day of September 2016, by the following vote:

AYES: Lund, Boch, Edge

NOES: None

ABSTAIN: West

ABSENT: Marlorana

Mayor Rick Edge

ATTEST:

Connie Schobert, City Clerk