

City of San Juan Bautista

The "City of History"

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REGULAR CITY COUNCIL TUESDAY, MARCH 21, 2023, 6:00 P.M.

HYBRID MEETING

City Hall, Council Chambers
311 Second Street, San Juan Bautista, California

AGENDA

ZOOM WEBINAR PARTICIPATION

The meeting can also be accessed by the public in the following methods: Through Zoom (https://zoom.us/join) per the instruction stated below, and on Facebook.

JOIN ZOOM WEBINAR TO PARTICIPATE LIVE

https://us02web.zoom.us/j/88373320235

To participate telephonically: call 1 (669) 900-6833
Webinar ID: 883 7332 0235

1. CALL TO ORDER

- A. Pledge of Allegiance Councilmember Morris-Lopez
- B. Roll Call

2. CITY COUNCIL ANNOUNCEMENTS

This is an opportunity for the Council and staff to share the community calendar and announce upcoming dates of interest to the general public.

3. GENERAL PUBLIC COMMENT

Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City's subject matter jurisdiction. The Mayor may further limit the time for public comments depending on the agenda schedule.

SUBMISSION OF PUBLIC COMMENTS PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press *9 on your telephone keypad icon.

Written comments may be submitted via mail to the Deputy City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to deputycityclerk@san-juan-bautista.ca.us no later than 4:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

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4. CONSENT

All matters listed under the San Juan Bautista City Council Consent Agenda may be enacted by one motion unless a member of the City Council or the public requests discussion or a separate vote.

- A. Approve a **RESOLUTION** Terminating the Local Emergency due to COVID-19 Effective March 21, 2023.
- B. Approve a **RESOLUTION** Confirming the Continued Existence of Local Emergencies in the City of San Juan Bautista.
- C. Waive the Reading of Ordinances and Resolutions on the Agenda Beyond the Title.
- D. Approve the Affidavit of Posting Agenda.
- E. Approve the Minutes of March 15, 2023.
- F. Approve a **RESOLUTION** Authorizing Closure of Streets for Certain Special Events in 2023.
- G. Approve a **RESOLUTION** Enabling a Housing Choice Voucher and Project Based Voucher programs within and within a 10-mile radius outside City Limits.

5. ADMINISTRATIVE REPORT

A. Storm Update and Rancho Vista Stormwater Management Status

6. DISCUSSION ITEMS

- A. Discuss "Reach" Codes
- B. Discuss Establishing a Recreation Program
- C. Discuss Changing the Zoning code Section 11-04-110 Regarding Large Retail, Formula Retail, and Formula Visitor Accommodations
- D. City Hall Office Hours

7. ACTION ITEMS

A. Removal of Parklets

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<u>Recommendation:</u> Approve a **RESOLUTION** ordering the removal of certain parklets, and directing the City Manager to make funds available to defray the cost of removal within 60 days of the date of lifting of the State of Emergency due to COVID-19 by the State of California.

- **B.** Introduce an Ordinance to Amend Chapter 5.1 and Sections 5-1-100 and 5-1-105, Repealing Sections, 5-1-150, 5-1-160, and 5-1-170 of Article 1 of Chapter 5.1 of Title 5 "Public Health, Safety and Welfare," of the City of San Juan Bautista Municipal Code to Adopt By Reference in its Entirety the California Building Standards Code 2022 Edition of the California Fire Code and Appendices, Title 24, Part 9, of the California Code of Regulations, with Certain Exceptions, Modifications and Additions Required by Local Climatic, Geological or Topographical Conditions, and Approving Findings to Support Local Modifications, and Setting a Public Hearing on the Matter for Tuesday, April 18, 2023.
- C. Introduce an Ordinance to Amend Chapter 10, Article 1-110 "Code Adoption by Reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" of the City of San Juan Bautista Municipal Code to Adopt by Reference Certain of the Parts of California Code of Regulations Title 24, the California Building Standards Code 2022 Edition including: Part 1 the

California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code; repealing section 10-1-115; and setting a public hearing for Tuesday, April 18, 2023.

D. Council's Selection of Member At Large to the Urban Growth Boundary/Sphere of Influence Subcommittee

<u>Recommendation:</u> Appoint a Member at Large to serve on the Urban Growth Boundary/Sphere of Influence Subcommittee.

8. INFORMATIONAL ITEMS AND REPORTS

- A. Reports from City Council Representatives to Regional Organizations and Committees
- **B.** Treasurer's Report and Monthly Financial Statements Receive Report from City Treasurer Michelle Sabathia.
- C. City Manager's Report
 - a. Fire Department Update
 - b. Sheriff Department Update

9. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. City Council reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing deputycityclerk@san-juan-bautista.ca.us or calling the Deputy Clerk (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Deputy City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

PUBLIC NOTIFICATION

This agenda was posted on Friday, March 17, 2023, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website.

Meetings are streamed live at https://www.facebook.com/cityofsanjuanbautista/ and televised live on local Channel 17 on the date of the regularly scheduled meeting.

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA TERMINATING THE LOCAL EMERGENCY DUE TO COVID-19 EFFECTIVE MARCH 21, 2023

WHEREAS, Government Code §8630 and the San Juan Bautista Municipal Code §5-33-040 authorize the Director of Emergency Services to proclaim a local emergency when conditions of disaster or extreme peril to the safety of persons and property within the territorial limits of a city exist if the City Council is not in session and provides that the City Council shall ratify the proclamation within seven days thereafter; and

WHEREAS, under authority provided by Government Code §8625, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic; and

WHEREAS, in accordance with Government Code §8630 and San Juan Bautista Municipal Code §5-33-040, on March 17, 2020, the City Council of the City of San Juan Bautista, by Resolution 2020-10, upon the request of the Director of Emergency Services, proclaimed a state of local emergency caused by the coronavirus (COVID-19) pandemic to have existed in the City of San Juan Bautista since March 13, 2020; and

WHEREAS, the City Council adopted subsequent resolutions confirming the continued existence of the local emergency and consistent with Government Code §8630, the City Council has periodically reviewed the need for continuing the local emergency and last reviewed the need for the local emergency on February 21, 2023; and

WHEREAS, on February 28, 2023, pursuant to Government Code §8629, Governor Newsom issued a Proclamation terminating the COVID-19 statewide state of emergency as of 11:59 p.m. on that date; and

WHEREAS. Covid-19 vaccinations are now accessible to all; and

WHEREAS, within San Benito County 75.5 percent of residents have received a primary series vaccination against COVID-19; and

WHEREAS, Government Code §8630 provides that a local state of emergency shall expire at the earliest possible date that the conditions warrant; and

WHEREAS; based on current conditions and trend of COVID-19 data, the City Council desires to end the local emergency.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of San Juan Bautista that the City Council hereby proclaims and declares that the local emergency declared by Resolution 2020-10 due to the COVID-19 pandemic shall terminate as of 11:59 on March 21, 2023.

PASSED AND APPROVED at a duly noticed reg City of San Juan Bautista duly held on the 21st day of Mar	
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	APPROVED:
	Leslie Q. Jordan, Mayor
ATTEST:	
Elizabeth Soto, Deputy City Clerk	

RESOLUTION NO. 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA CONFIRMING THE CONTINUED EXISTENCE OF LOCAL EMERGENCIES IN THE **CITY OF SAN JUAN BAUTISTA**

WHEREAS, the California Emergency Services Act (Cal. Gov't. Code §§8550-8668) requires the governing body of a city to review the need for continuing a local emergency that has previously been declared; and

WHEREAS, on April 19, 2022, by Resolution No. 2022-27, the San Juan Bautista City Council declared the City of San Juan Bautista to be in a state of drought emergency; and

WHEREAS, on January 12, 2023, the City Manager acting as the Director of Emergency Services (Municipal Code 5-33-030) proclaimed a state of emergency in the City of San Juan Bautista to facilitate the City's response to excessive winter storms, which proclamation was subsequently ratified by the City Council by Resolution No. 2023-01 on January 17, 2023; and

WHEREAS, on March 10, 2023, the City Manager acting as the Director of Emergency Services (Municipal Code 5-33-030) proclaimed a second state of emergency in the City of San Juan Bautista due to excessive winter storms and flooding, which proclamation was subsequently ratified by the City Council by Resolution No. 2023-17 on March 15, 2023; and

WHEREAS, state and local public health and safety emergencies resulting from the drought and from the excessive winter storm activities continue pose a threat to the health and safety of residents in the City of San Juan Bautista.

NOW, THEREFORE, be it resolved by the City Council of the City of San Juan Bautista, that:

1. The City Council hereby finds and declares that the local emergencies described in this Resolution continue to exist and shall be deemed to continue to exist until their termination is proclaimed by the City Council of the City of San Juan Bautista, California.

PASSED AND APPROVED at a duly noticed regular meeting of the City Council of the

City of San Juan Bautista duly held on the 21st day of March 2023, by the following vote:
AYES:
NOES:
ABSENT:
ABSTAIN:

Item# 4.B City Council Meeting March 21, 2023

	APPROVED:
	Leslie Q. Jordan, Mayor
ATTEST:	
Elizabeth Soto, Deputy City Clerk	

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.

GC § 36934

AFFIDAVIT OF POSTING

I, Elizabeth Soto, Do Now Declare, Under the Penalties of Perjury That I Am the Deputy City Clerk / Administrative Services Manager in the City of San Juan Bautista and That I Posted Three (3) True Copies of the attached City Council Agenda. I Further Declare That I Posted Said Agenda on the 17th day of March 2023, and 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 17th day of March 2023.

Elizabeth Soto

Deputy City Clerk / Administrative Services Manager

SAN JUAN BAUTISTA CITY COUNCIL UNOFFICIAL SPECIAL MEETING MINUTES MARCH 15, 2023

1. CALL TO ORDER

Mayor Jordan called the meeting to order at 12:00 p.m. in the Council Chambers.

PLEDGE OF ALLEGIANCE

ROLL CALL Present:

Mayor Pro Tem John Freeman Councilmember Scott Freels

Councilmember Jackie Morris-Lopez

Mayor Leslie Q. Jordan

Absent:

Councilmember EJ Sabathia

Staff Present:

Don Reynolds, City Manager Robert Rathie, City Attorney Elizabeth Soto, Deputy City Clerk

2. PUBLIC COMMENT

Received public comment.

3. ACTION ITEMS

A. City Manager Declaring a State of Emergency and Ratifying the Proclamation of the Existence of a Local Emergency

City Manager Don Reynolds reported that on January 12, 2023, the City Manager acting as the Director of Emergency Services (Municipal Code 5-33-030) proclaimed a state of emergency in San Juan Bautista, to facilitate the City's response to the local state of emergency caused by the excessive winter storms. The declaration will support the City's on-going response to the winter storms and flooding.

City Attorney Robert Rathie clarified that a press release from the Governor's office published on March 12, 2023 added the additional counties of Calaveras, Del Norte, Glenn, Kings, San Benito and San Joaquin to the proclaimed "State of Emergency."

Item #4.E City Council Meeting March 21, 2023

Mr. Rathie pointed out that the Resolution, third recital, should say March 10, 2023; and the fifth recital, should read, "and also on March 12, 2023, California Governor Newsom to proclaim a state of emergency...."

Received public comment from the following members of the public: Mirgana Tomas Mary Edge

The City Council thanked City Manager, Public Works, city contractors, and community members for their efforts during this local state of emergency.

MOTION:

Upon motion by Freels, second by Mayor Pro Tem Freeman, **RESOLUTION 2023-17** ratifying the Proclamation issued by the City Manager on March 10, 2023, declaring a State of Emergency for the City of San Juan Bautista as amended was approved. AYES: Councilmembers: Freeman, Freels, Morris-Lopez, and Mayor Jordan. NOES: None; ABSTAIN: None; ABSENT: Councilmember Sabathia

B. APPROVE THE AFFIDAVIT OF POSTING AGENDA

MOTION:

Upon motion by Mayor Pro Tem Freeman, second by Councilmember Morris-Lopez, the Affidavit of Posting Agenda was approved. AYES: Councilmembers: Freeman, Freels, Morris-Lopez, and Mayor Jordan. NOES: None; ABSTAIN: None; ABSENT: Councilmember Sabathia

Lopez, and Mayor Jordan. NOES: None; ABSTAIN: None; ABSENT: Councilmember Sabathia
ADJOURNMENT
There being no further business, Mayor Jordan adjourned the meeting at 12:19 p.m.
APPROVED:
Leslie Q. Jordan, Mayor
ATTEST:
Elizabeth Soto, Deputy City Clerk

RESOLUTION NO. 2023-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA AUTHORIZING CLOSURE OF STREETS FOR CERTAIN SPECIAL EVENTS IN 2023

WHEREAS, The City has received the following applications for Special Events in 2023 and authorization for Street Closure are a prerequisite for issuance of such permits for the following events:

<u>Early Days in San Juan Bautista</u> June 17, 2023 AND June 18, 2023 from 11 AM – 4 PM , Second Street Between Washington Street and Mariposa Street

Los Paladrinos 12th Annual Car Show
June 24, 2023 6AM to 5PM
Third Street From Franklin to Muckelemi Streets
Washington Street, Mariposa Street, Polk Street Between Second and Fourth Streets

Mandala Street Painting (Revised)
April 23, 2023 7AM – 6 PM
Polk Street Between Third and Fourth Streets

BE IT RESOLVED that the City Council does hereby authorize the referenced entities to close streets on the dates and times referenced herein subject to the following requirements:

- 1. All conditions and requirements of agencies, including the Fire Marshall, San Benito County Sheriff, Building Official, Public Works Director, San Benito County Health Dept., San Benito County Integrated Waste Management, Community Development Director shall be met prior to, during, and after the event in the manner deemed necessary by the City Manager.
- 2. Prior to each event, Sponsors shall submit an agreement to reimburse the City in accordance with an invoice duly issued by the City to cover City expenses as deemed necessary by the City Manager to support administrative, material and City staff time associated with the Street Closure.

PASSED AND APPROVED this 21st day of March 2023 by the following vote:

	PASSED AND APPROVED this 21st day of March 2023 by the following vote:
AYES:	
NOES:	
ABSEN	TT:
ARSTA	.IN·

Item #4.F City Council Meeting March 21. 2023

	Leslie Q. Jordan, Mayor
ATTEST:	
Elizabeth Soto, Deputy City Clerk	

APPROVED:



CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

DATE: MARCH 21, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

FROM: BRIAN FOUCHT, DIRECTOR COMMUNITY DEVELOPMENT

TITLE: RESOLUTION ENABLING A HOUSING CHOICE VOUCHER AND

PROJECT BASED VOUCHER PROGRAMS WITHIN AND WITHIN

A 10 MILE RADIUS OUTSIDE CITY LIMITS.

RECOMMENDED ACTION(S):

Adopt a resolution authorizing the County of Santa Cruz Housing Authority to serve and administer the Housing Choice Voucher and Project Based Voucher Programs within City Limits and within a 10-mile radius of the City of San Juan Bautista.

BACKGROUND INFORMATION:

The Housing Authority of the County of Santa Cruz has served and administered multiple housing resources, such as the Housing Choice Voucher and Project Based Voucher Programs for the cities of Hollister and San Juan Bautista since 1977.

The Housing Authority currently administers these programs within the cities in San Benito County. This agreement designates the Housing Authority of the County of Santa Cruz as the agent Housing Authority for San Juan Bautista in the application, operation, and administration of HUD's federally subsidized housing programs. With the agreement of all parties (parallel resolutions to be considered by the City of Hollister and San Benito County) the Housing Authority of the County of Santa Cruz will continue to extend the administration of referenced HUD federally funded rental assistance programs within a 10-mile radius outside of the San Juan Bautista city limits. Reentering into this agreement will not increase the number of available vouchers; yet, will allow renters owners to have more rental options throughout the San Benito County.

The Housing Authority of Santa Cruz also owns and manages USDA Farmworker Housing, provides foreclosure education, and administers homeownership programs. With the Housing Authority of Santa Cruz's vast knowledge and experience of housing programs the City of San Juan Bautista can begin to establish more programs and achieve more equitable housing.

The last agreement between the County of San Benito and the Housing Authority of Santa Cruz was entered into in 2020. The Housing Authority of Santa Cruz has requested the establishment of a new agreement between the County of San Benito and the cities of Hollister and San Juan Bautista.

Attached:

DRAFT City Council Resolution

RESOLUTION NO. 2023 – XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA AUTHORIZING THE HOUSING AUTHORITY OF THE COUNTY OF SANTA CRUZ TO EXTEND SERVICE AND ADMINISTER HOUSING PROGRAMS WITHIN A 10-MILE RADIUS OUTSIDE THE CITY LIMITS OF SAN JUAN BAUTISTA

WHEREAS, The Housing Authority of the County of Santa Cruz has served and administered multiple housing resources, such as the Housing Choice Voucher and Project Based Voucher Programs for the Cities of San Juan Bautista and Hollister since 1977 as the Cities' agent for the application, operation, and administration of HUD's federally subsidized housing programs; and

WHEREAS, with the agreement of San Benito County and the Cities of Hollister and San Juan Bautista, the Housing Authority of the County of Santa Cruz will extend the administration of HUD federally funded rental assistance programs within a 10-mile radius outside of the San Juan Bautista City Limits; and

WHEREAS, the City of San Juan Bautista supports extending services of the Housing Authority of Santa Cruz County extending rental assistance services for rental units located in the City of San Juan Bautista and also an unincorporated portion of the County of San Benito within a 10-mile radius outside the San Juan Bautista; and

WHEREAS, though extending the program into the unincorporated area will not increase the number of available vouchers, it will allow residents to have more residential options in the unincorporated areas of San Benito County.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Juan Bautista that the Housing Authority of the County of Santa Cruz may extend housing assistance services on behalf of the City of San Juan Bautista for units located within San Juan Bautista and within in a portion of the unincorporated County of San Benito within a 10-mile radius outside the San Juan Bautista City Limits.

PASSED AND APPROVED at a regular meeting of the San Juan Bautista City Council on the 21st day of March 2023, by the following vote:

	,	
AYES:		
NOES:		
ABSENT:		
ABSTAIN:		

Item# 4.G City Council Meeting March 21, 2023

	APPROVED:
	Leslie Q. Jordan, Mayor
ATTEST:	
Elizabeth Soto, Deputy City Clerk	



CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

DATE: MARCH 21, 2023

DEPARTMENT: CITY MANAGER

FROM: DON REYNOLDS, CITY MANAGER

BY:

TITLE: DISCUSS "REACH" BUILDING CODES

RECOMMENDED ACTION(S):

Staff's intention is to introduce "Reach" Building Codes to the City and City Council for discussion to determine if or how these Building Codes might be considered for San Juan Bautista.

BACKGROUND INFORMATION:

Building Codes are updated every two years. On this same agenda in a separate report to the City Council, the California Building Code and update process are described and provided as background information for this matter.

At the February 21, 2023 City Council meeting, staff presented the 2022 California Building Codes for adoption without amending them. They include the 6-distinct sections that update the basic building codes, incorporate International code revisions, and the specific California Green Building Codes intended to reduce greenhouse gasses. Decisions were postponed until this March 21, 2023 Agenda.

While contemplating the update of the Building Codes, a discussion occurred regarding possibly amending the proposed Codes. The changes considered are known as "Reach Codes" because they "reach" beyond the standard template of Title 24 of the Uniform Building Codes.

Originally, "Reach" Codes were intended to encourage energy conservation and efficiency beyond the State Title 24 Building Codes. Now several State laws have been passed to mandate that these steps be taken, to include solar panels for new construction (for example) and other similar improvements. In the past three years, Reach Codes have been targeting the "electrification" of buildings, a trend that moves buildings away from natural gas. Burning natural gas is a significant source of green-house gasses, and for some, the CO2 produced can cause respiratory health issues.

At the February 21, 2023 Council meeting the City (a "Member Agency") also received an update from Central Coast Community Energy (3CE). 90% of 3CE's budget is spent on buying power, with a focus on sustainable power, and a goal to be free from fossil fueled power ahead of the State's 2050 goal. Customers that were reliant upon PGE for their power now have a choice, and 90.98% of San Juan Bautista residents have chosen to buy power from 3CE instead of PG&E (PG&E uses its transmission lines to deliver 3CE energy. The bills are from PG&E but indicate that the power comes from 3CE).

The City Council's 3CE update included a financial status, as well as the status of their special programs. 10% of their annual budget pays for administration and special programs that provide a variety of incentives for its subscribers:

- 1. Electrifying your home (including multifamily projects);
- 2. Electrifying your ride (Phase 1 and 2);
- 3. Ag Electrification; and
- 4. Electric Bus program.

Summaries of these programs are provided in the first Attachment to this report. It includes a whole new division added in October 2022, "the journey towards Reach Codes." It is intended to help member agencies adopt codes to "electrify" new buildings, and encourage the use of electric vehicles. It is focused primarily on new construction and volunteer incentivized appliance upgrades (rebates, et al). More details can be found at this link, are attached, and summarized below https://centralcoastreachcodes.org/

"CCCE's Reach Code Program for Member Agencies

Every three years, California's Building Energy Efficiency Standards (Title 24) are updated by the California Energy Commission (CEC) to reduce wasteful energy consumption in newly constructed and existing buildings. At this juncture, cities and counties have the option to go beyond what is required by the CEC, and instead adopt Reach Codes, building codes designed to reduce greenhouse gas emissions more aggressively.

Adopting Reach Codes can be a complex and lengthy process for jurisdictions, involving studies, community engagement, and ordinance revisions. CCCE's past Reach Code Program provided post-codification financial incentives to Member Agencies. This year's program provides help to City and County staff in conducting the process required to develop, adopt, and implement Reach Codes, which is often a difficult and resource intensive process.

Reach codes can take many forms including prohibiting new gas line hookups in new construction, requiring heating system electrification for major renovations, and requiring electric vehicle charging readiness, to name a few. Of the 33 Cities and Counties that make up CCCE, two have adopted or initiated the process to adopt reach codes.

"The path to zero-emission buildings and transportation is fraught with challenges," said Jon Griesser, Director of Energy Programs for Central Coast Community Energy. "Our local communities are committed to improving air quality, safety, and protecting the environment for the families, residents, and businesses of the Central Coast. But they've also let us know they need a helping hand with some of the heavier-lift items. We're excited to be able to offer this opportunity for partnership that promises immediate and meaningful benefits."

DISCUSSION:

3CE has been invited by the City Manager to make a brief presentation to the City Council about the "path to Reach Codes." They offer this service to their members, using grant funds and technical consultant to draft policies, and help cities update and modify their Title 24 Building Codes. This presentation and report have also been shared with the City Attorney and Building Official.

There are many different paths to choose from. The most popular seem to be those that require all new buildings to include Reach Code requirements and compliance, and incentivize existing property owners to make changes away from natural gas appliances to electric.

Once a path is decided upon, the City Attorney and Building Official will draft a new Ordinance that amends the current Title 24 Building Codes. It would be subject to two public meetings and public comment, and a 30-day notice period before becoming effective.

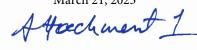
FISCAL IMPACT:

There is no fiscal impact anticipated by considering a change to the building codes.

ATTACHMENTS:

Summary of 3CE programs

Reach Code Summary





Customer Enrollment and Engagement Report

Communications and Outreach February 2023

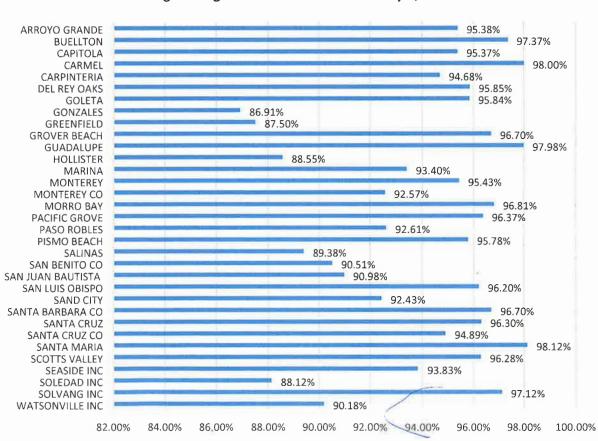
I. Enrollment/Opt-Outs:

Total Opt-Out request for December 2022: 17

The reasons given by customers for opting out were as follows:

Rate of cost concerns	3
Decline to provide	3
Other	7
Dislikes being automatically enrolled	4

Percentage of Eligible Enrollment as of January 1, 2023





FY 22-23 3CE Community Energy Programs

Provided in this report is an update on FY 22-23 Community Energy Programs implementation activities.

Electrify Your Home Program

On October 3, 2022, 3CE staff launched the Electrify Your Home Program (EYH) with implementation support from a consultant, Energy Solutions. This residential electrification program provides incentives "midstream" to enrolled contractors who recommend and switch out gas powered appliances in existing single and multi-family buildings with all-electric heat pump water heating and HVAC technologies. These incentives directly reduce the upfront cost for CCCE customers who make the switch to all-electric heat pump technology. In FY 22/23, CCCE budgeted \$1.6 million for EYH.

Contractors enrolled in the statewide TECH Clean California (TECH) program also have access to no-cost workforce education and training focused on electrification design and specification, heat pump installation, building science, and soft skills in sales and marketing. As of February 23, 2023, there are 75 licensed contractors enrolled in the TECH program that serve part of 3CE's service area.

The following table summarizes program performance as of February 23, 2023.

	Approved & Paid	Submitted	Reserved	Total Allocated
Single Family	\$159,600	\$85,500	\$77,100	\$322,200
Multifamily	\$0		\$45,000	\$45,000
Total	\$159,600	\$85,500	\$122,100	\$367,200

New Construction Electrification Program

On October 3, 2022, 3CE staff launched the New Construction Electrification Program (NCEP). This year's iteration of NCEP provides affordable and farmworker housing developers, and homeowners building Accessory Dwelling Units (ADU), with incentives to build all-electric housing. Housing projects must be built to all-electric standards for all energy utility needs including but not limited to water heating, space heating, and cooking appliances. Incentives will be provided on a per-unit basis and will be provided "downstream" to developers and homeowners upon successful completion of the project. In FY 22/23, CCCE has budgeted \$1.5 million for NCEP.

As of February 23, 2023, staff have received and approved three (3) multi-unit projects totaling \$150,000 in funding reservations for a total of 60 affordable housing units. 3CE has also received and approved three (7) applications for ADU projects, reserving a total of \$35,000.

 Integrate workforce development incentives to train or certify local contracts to install EVSE throughout CCCE service area.

Residential, commercial/agricultural, and public agency customers are welcome to apply. Higher incentive amounts are available through this program for income-qualified customers to promote greater adoption of transportation electrification in disadvantaged and low-income communities. In FY 21/22, 3CE budgeted a total of \$4.63 million with \$2 million allocated for EV, Level 2 EV charger, and EV Readiness incentives, as well as \$2 million for Level 3/DC Fast Charger incentives.

The following figures summarize program performance based on 500 applications received as of February 23, 2023.

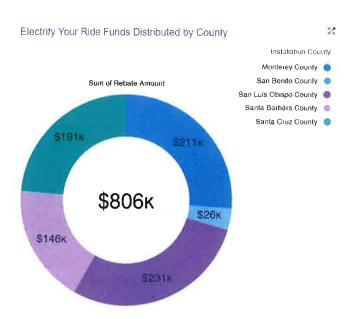


Figure 2 (above): Shows Electrify Your Ride funds distributed by County in FY 22/23.

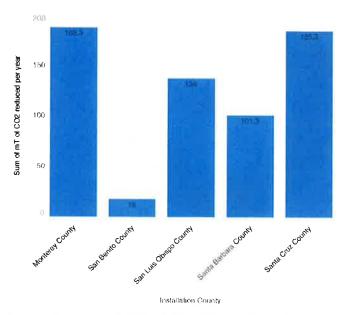


Figure 5 (above): Shows estimated annual GHG emissions reductions (MTCO₂e) by County resulting from reduced vehicle emissions under the Electrify Your Ride Program in FY 22/23.

Ag Electrification Program

On December 8, 2022, staff launched the fourth iteration of the Agricultural (Ag) Electrification Program. The Ag program provides incentives to 3CE customers for replacement of fossil fuel powered agricultural equipment with new electric equipment including irrigation pumps, farm tools, tractors, utility vehicles, and other equipment. Incentives are provided "downstream" directly to the customer after proof of purchase and/or installation of equipment.

For FY 22/23 a total of \$750,000 is available for agriculture equipment incentives. Like last year, applications for projects with the greatest estimated GHG emissions reduction as well as those submitted by small to medium sized businesses will be supported by the highest incentive levels.

Starting in mid-January, and conditional upon Operations Board approval of the Frontier Energy agreement amendment, the Ag program will offer a no-cost technical assistance "concierge" service and administer additional incentives for Level 3 or Direct Current Fast Charging (DCFC) infrastructure at eligible customer sites, totaling \$1,250,000. The following figure summarizes program performance in FY 22/23.

schools, school districts, transportation agencies, and businesses that offer farmworker transport services to help offset the cost of the purchase of an all-electric bus.

Santa Cruz	Pacific Station North	April 2025	\$237,500	95	Funds Reserved
Santa Cruz	Jessie Street Apartments	TBD	\$123,500	50	Funds Reserved
Santa Cruz	1500 Capitola Road Family Housing	June 2023	\$142,500	57	Funds Reserved
Santa Cruz	Downtown Library Apartments	March 2025	\$240,000	105	Funds Reserved
Santa Cruz	Calypso	September 2024	\$87,500	35	Funds Reserved
Santa Cruz, CA	Natural Bridges Apartments	January 2025	\$50,000	20	Funds Reserved
Santa Ynez	Harry's House	May 2023	\$150,000	60	Funds Reserved
Seaside	Lower Stilwell Privatized Military Housing	March 2023	\$240,000	96	Funds Reserved
Soledad	San Vicente Rentals	Completed - 2021	\$20,000	8	Project Complete
Unincorporated Monterey County	East Garrison Apartments	TBD	\$165,000	66	Funds Reserved
Watsonville	Miles Lane Family Housing	December 2023	\$180,000	72	Funds Reserved
Watsonville	Pippin Phase II Apartments	July 2024	\$200,000	80	Funds Reserved
Watsonville	1482 Freedom Blvd	November 2023	\$131,750	53	Funds Reserved

electrification to drive participation in existing programs and inform future program design; identify common needs, barriers, and scalable solutions for regional electrification; and identify and share resources between Member Agencies and 3CE.

The Building Electrification Working Group (BEWG) most recently met on October 27, 2022. Energy Programs staff presented an overview of FY 22-23 building electrification programs including the Reach Code, Electrify Your Home, and New Construction Electrification Programs. Staff from the City of Watsonville and County of Monterey provided updates on their 3CE grant funded building electrification projects. The BEWG will meet quarterly in 2023.

The Transportation Electrification Working Group (TEWG) met on December 1, 2022. 3CE Staff presented on the suite of 3CE transportation electrification programs planned for FY 22-23. The TEWG will meet quarterly in 2023. On February 23rd, the TEWG met and received project updates from Planning Implementation and Innovation Grantees, City of San Luis Obispo and City of Santa Cruz.

BEWG	TEWG
None	February 23
April 27	May 18
July 27	August 24
October 26	November 16

FY 22/23 Member Agency Services and Initiatives Launch Schedule

Member Agency Services and Initiatives	Proposed Launch
Plan Your Fleet Program	FY Q2
Broadband Access Initiatives	FY Q2

FY 22/23 Programs To-be-Launched

Plan Your Fleet Program

The Plan Your Fleet Program (PYF) will provide no-cost technical assistance to help Member Agencies electrify their fleets. PYF will be supported by a third-party planning, design, and engineering consultant. The consultant (TBD) will deliver a broad scope of services to CCCE Member Agencies to accelerate fleet electrification and development of Member Agency electric vehicle charging infrastructure across the CCCE service area.

Broadband Access Initiative

3CE's Broad Band Initiative will collaborate with Member Agencies and regional economic agencies to support greater broadband access and deployment. 3CE will design and administer a program that will provide funding to Member Agencies for the purpose of studying, planning, or implementing broadband initiatives that will increase broadband access in 3CE's service area, particularly in rural, underserved, and geographically isolated regions. Funding will be distributed geographically to reach a minimum of two counties and/or regions of 3CE's service area.

An Ad Hoc Committee (Broadband AHC) has been formed including Community Advisory Council members Heather Allen and Wayne Norton to provide recommendations to staff informing program design and help evaluate program applications. Staff and Broadband AHC members held a kick-off

Contact us



Home About

Atfachment 2

2022 Building Electrification & EV Infrastructure Reach



Central Coast Community Energy (CCCE) is

committing to reduce

greenhouse gas (GHG) emissions within its service area by developing forward-thinking building and transportation electrification reach codes. The reach codes program provides technical assistance to help cities and counties adopt and implement reach codes and offers stakeholder outreach support. Support includes answering technical questions, attending meetings, reach code customizations, reviewing staff presentations and reports, and developing

^



interested in adopting a reach code, please see the model reach codes and resources for building electrification and electric vehicle infrastructure below. Please contact us if you are interested in adopting a reach code.

About Reach Codes

?







of the California Code of Regulations.

Cities and counties may adopt building codes more advanced than those required by the state, which are known as reach codes.

Reach codes aim to update local building codes concurrently with the state-required adoption of the 2022 Standards. The previous adoption cycle with new Standards took effect January 1, 2020. The next reach code adoption cycle, to coincide with the 2022 Title 24 Standards will go into effect January 1, 2023.

Reach codes can also take the form of local municipal code amendments that extend beyond the state code minimum requirements for energy efficiency and reduced greenhouse gas emissions. These municipal code amendments are not tied to the three-year state code cycle and can be adopted indefinitely.







in CCCE's service area can save energy and reduce GHG emissions. With improved indoor air quality and no combustion or fire risk, all-electric buildings are safer and healthier to live in along with being cost effective, especially when adopted at the new construction stage. It is most efficient for cities to coordinate adoption of reach codes with the adoption of the new 2022 building code, taking effect January 1, 2023.

Model Reach Code Recommendations



The following building electrification reach code language is based on the anticipated <u>Investor-Owned Utilities Codes and Standards Program</u> (IOU's C&S) cost effectiveness studies. These studies will be listed under <u>resources</u>.

Building Electrification







ordinance adopted by the City of Menlo Park and can be used for all Climate Zones in California. The amendment is for 2022 Title 24 Part 11 Green Building Standards (also referred to as CALGreen) and allows only electric appliances for specific end-uses. Over 30 jurisdictions adopted a similar model in California in the 2019 code cycle.

This model is a municipal code ordinance that broadly requires buildings to be constructed without any natural gas lines with limited exceptions. The municipal code amendment is not tied to the building code cycle and can be adopted indefinitely. Over the last two years about 10 jurisdictions adopted some form of this ordinance.

PART 11 ALL-ELECTRIC BUILDING REACH CODE ORDINANCE

EXCEPTIONS

ALL ELECTRIC MUNICIPAL ORDINANCE

EXCEPTIONS

Existing Buildings Electrification Ordinances







- + Framework
- Model Codes
- Policy Planning Tools

Electric Vehicle Infrastructure





The following Zoning Code
amendment exceeds the adopted 2022
Title 24 Part 11 Green Building
Standards (also referred to as
CALGreen). Similar to the All-Electric
Municipal Ordinance, this zoning code
amendment is not tied to the building
code cycle and can be adopted
indefinitely. The model code anhances



This code amendment has also been translated into a 2022 CALGreen building code amendment.

> EV ZONING CODE

PART 11 EV REACH CODE

Adoption Process















Contact CCCE to understand resources available

Conduct community

Draft local engagement amendments council

Submit to for review

Application to **Energy** Commission File with **Building Standards** Commission







Cost and Cost Effectiveness



View Resources

Videos









<u>How Heat Pumps</u> <u>Work</u> <u>5 Benefits of</u>
<u>Induction Cooking</u>

Why an Electric
Home is Better

How Bad Are Gas
Stoves for Our
Health?

FAQ











Contact Us



Do you have questions or comments about the reach codes initiative? Fill out the contact form, and a member of our team will reach out to you.

First Name *	Last Name <u>*</u>
•	•
Email Address *.	Company/Organization <u>*</u>
Title *.	



Home About

O Other

Submit

CONSULTANT



If you are ready to adopt a building electrification or EV charging infrastructure code, please contact

Jon Griesser Mayra

Mayra Vega

Yolanda

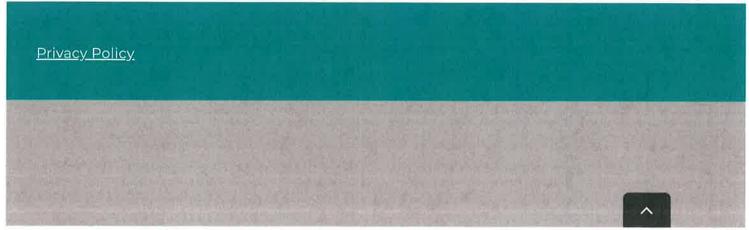
CCCE

TRC

Beesemyer

jgriesser@3ce.orgmvega@trccompa**TRS**.com

ybeesemyer@trccom



Is your city or county interested in reducing greenhouse gas (GHG) emissions and supporting safe, clean, and comfortable buildings?

Reach Code Program

3CE offers no-cost technical assistance to Member Agencies pursuing reach codes

WHAT ARE REACH CODES?

- Reach codes are building codes related to energy that go beyond the minimum state requirements and are adopted by local cities and counties.
- Today, reach codes commonly address building electrification, energy efficiency, and electric vehicle charging.
- Reach codes can take several forms including building, municipal and zoning code amendments.

CENTRAL COAST COMMUNITY ENERGY (3CE) IS HERE TO HELP

3CE is committed to reduce GHG emissions within its service area by supporting building and transportation electrification reach codes.

3CE'S PROGRAM PROVIDES:



Recommended model code language and resources



Adoption assistance



Implementation assistance

If your city or county is interested, please visit **centralcoastreachcodes.org** to view model codes, resources and to request support.





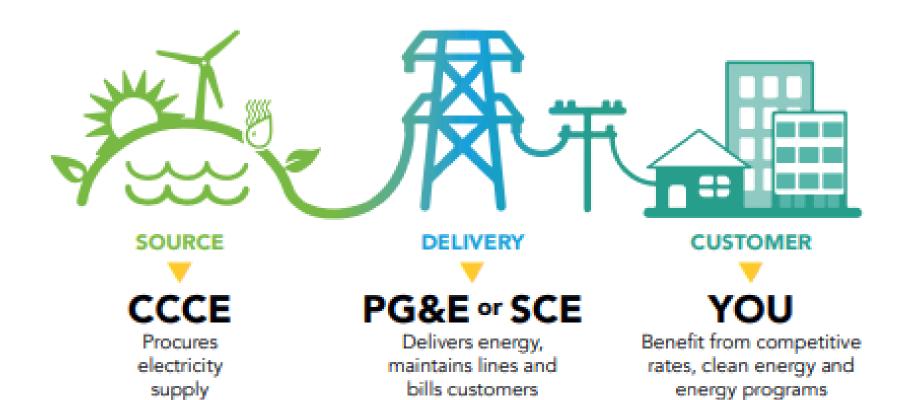
City of San Juan Bautista Reach Code Presentation

Council Study Session March 21, 2023





CLEAN ENERGY. LOCAL CONTROL.



What are Reach Codes?

- Local enhancements to state code
 - Title 24 amendments Part 11 or Part 6
 - Municipal amendments i.e. Health and Safety Code amendment
 - San Luis Obispo
 - Santa Cruz
- Can be adopted at any time
- Focus on building electrification and electric vehicle charging infrastructure



Tonight's discussion is about **new construction** only



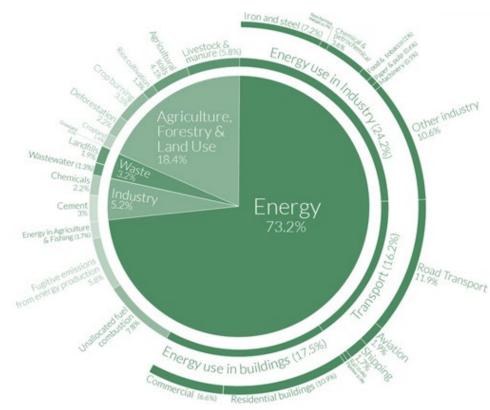
Reach Code Pathways

Amendment Type	Governing Agency	Advantage	Disadvantages	Examples
Part 11	Building Standards Commission (BSC)	CEC approval not required	Tied to the 3-year code cycle	Pacifica
Part 6	California Energy Commission (CEC)	Can include energy efficiency measures	CEC approval required	Ojai
Municipal Code	Building Standards Commission (BSC)	Not tied to the 3- year code cycle	Semi-permanent approach favors long-term measures	San Luis Obispo Santa Cruz
Zoning Code (EV only)	Building Standards Commission (BSC)			San Luis Obispo



Why All-Electric Reach Codes?

- Senate Bill 100 and Assembly Bill 3232
- Reduce green house gas emissions
 - 18% of emissions from commercial and residential Buildings
 - 12% of emissions from road transportation¹
 - Achieve your climate action goals
- Improved indoor and outdoor air quality
- Lower cost buildings
- Job creation
 - ~64,000 new jobs created per year²





Reach Code Support

Outreach and Stakeholder Engagement

Stakeholder Engagement and Feedback

Stakeholder meeting facilitation support
Solicit feedback from building industry,
community and city staff
Drive tool enhancement

Website Development

Technical Assistance

Tool Development

Model codes, staff report templates, info

Adoption Support

Attend city council meetings
Answer technical questions

Implementation Support

Building plan checklist
Training for Member Agency staff



Building Electrification – New Construction

All-electric construction required

Also restricts extension of any existing gas infrastructure

New construction definition

- If either of the below are replaced over 3 years for purposes other than repair or reinforcement
 - 50% of above-sill framing, or
 - 50% of foundation

Optional exceptions

- No prescriptive pathway according to CA Energy Code
- Commercial kitchen appliances
- Electric-readiness required
 - Pre-wiring
 - Physical space

Find our codes on: CentralCoastReachCodes.Org



EV Code Terminology

Speed

Level 1

3-4 miles per charging hour



Level 2

10-20 miles per charging hour





Level 3

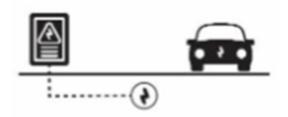
150+ miles per charging hour



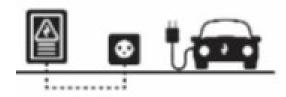


Readiness

EV Capable



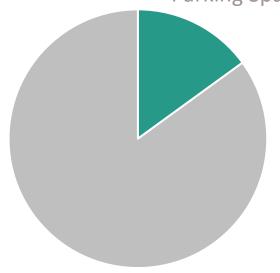
EV Ready



EV Charging Station

Number

Percent of Parking Spaces





EV Infrastructure – New Construction

Single Family

- 2 EV spaces total:
 - 1 Level 2 EV Ready
 - 1 Level 1 EV Ready

Multifamily – 100% Access

- High-Power Option: 15% L2 EVCS + 85% L2 EV Ready (low-power)
- Low-Power Option: 40% L2 EVCS + 60% L1 EV Ready

Commercial

- Offices: 20% L2 EVCS + 30% L2 EV Capable
- Other commercial: 10% L2 EVCS + 10% L2 EV Capable



All-Electric Home Cost Effectiveness



	Mixed-Fuel Home	All-Electric Standard: minimal efficiency, minimal solar	All-Electric Efficient: expanded efficiency, optimal Solar
Construction Cost: (compared to mixed-fuel)	-	\$6,000 savings	\$1,000 savings
Bill Impact: (compared to mixed-fuel)	-	\$17/month increase	\$50/month savings
CO ₂ Impact:			

*This analysis was performed for climate zone 5



Available Incentives

- New Construction
 - New Construction Electrification Program
 - <u>Building Initiative for Low-Emissions Development Program (BUILD)</u> for affordable housing developments
 - <u>California Electric Homes Program (CEHP)</u> for market rate developments
- Electric Vehicle Charging Infrastructure
 - Electrify your Ride
 - For single-family, receive up to \$4,000
 - For multifamily, receive up to \$10,000
 - For commercial, receive up to \$5,000

3CE is providing \$\$ millions in electrification incentives

- Building Electrification = \$5MM
- Transportation Electrification = \$17MM

Existing Buildings – <u>Electrify your Home</u>



Is Electrification Resilient?

Heat Pump Space Heating





Gas furnaces require electric fans, but fireplaces still work.

Heat Pump Water Heating





Gas water heaters require electronic ignition or pumps

Induction Cooking



Electric Clothes Drying



Gas stoves will work without electricity, but it's unsafe

Gas dryers use electric motors to run tumbler

Thank you!

Any Questions?

Mayra Vega: myega@trccompanies.com

Kevin Miller: kmiller@3ce.org

Please contact us to request further information or support!





CITY OF SAN JUAN BAUTISTA CITY COUNCIL REPORT

AGENDA TITLE: DISCUSS ESTABLISHING A RECREATION PROGRAM

MEETING DATE: March 21, 2023

DEPARTMENT HEAD: Don Reynolds, City Manager

RECOMMENDED ACTION(S):

It is recommended that the City Council receive reports from City Manager Reynolds, and Kim Calame, the Chair of the Community Relations and Resources Subcommittee of the Economic Development Citizen's Advisory Committee, and discuss the establishment of a City recreation program for all ages, but especially seniors and children below the age of 18.

BACKGROUND INFORMATION:

On June 14, 2022, the City approved resolution 2022-49, and adopted its new Operating and Capital Improvement Budgets for Fiscal Year 2022/23. With the help of federal American Rescue Plan ("ARP") funds, the City subsequently approved Joint Use Agreement (as amended) with the School District to open its playgrounds to the general public when school was not in session. It also budgeted funds to resolve the acoustic issues in the Community Hall. These two projects are intended to address the unmet needs of the most vulnerable population in the City hardest impacted by the pandemic; seniors and young children.

CAPITAL IMPROVEMENTS

On November 15, 2022, the Council approved Resolution 2022-84 amending the Joint Use Agreement with the School District. The City spent approximately \$85,000 on fencing at the San Juan School, to allow for the use of the facility without, access to the buildings. The facilities were open in time for the Thanksgiving holiday. In the fall of 2022, the City retained an acoustic expert to evaluate the 2018 Community Hall acoustics study. After several months of refining the specifications, the City is ready to solicit bids for the acoustic work. After completion, the facility will be better suited to resume hosting senior lunches, after school and summer recreation programs.

PERSONNEL CHANGES

Several changes to City personnel occurred with the adoption of the City's Fiscal Year 2022/23 Budget. Below is a summary from the published "Cleargov" Budget Narrative. (https://city-san-juan-bautista-ca-budget-book.cleargov.com/5627/introduction/transmittal-letter)

Here are notable changes and confirmations budgeted for FY 22/23:

- · Removal of the Community Liaison part-time position
- Code Enforcement; paid 75% from Code Enforcement and 25% from Public Safety to remain at 30-hours per week (part-time, no benefits)
- Library Lead Tech to remain at 30 hours per week (part-time, no benefits)
- New Deputy City Clerk at the same payrate (may have to reconsider)
- · Potential new City Clerk position following the November election
- 6% cost of living increase across the board (inflation for March was 8%) (cost estimated to be \$65,000 split amongst various departments and funds)
- A new Community Services Coordinator position to start at mid-year (\$30,000)
- A second and new part-time Maintenance Worker position to start immediately using salary savings from the 9-month vacancy in this single position. The two part-time positions will provide janitorial services on weekends and holidays, and support full-time staff during the week.
- Workers' compensation costs have more than doubled from \$28,000 to close to \$60,000 annually.
- Hazard Pay for essential public services work during COVID-19; a one-time stipend of \$2,000 for each full-time employee, Lead Library Tech (served as part-time PIO) and Code Enforcement Officer (served as part-time Incident Command System Operations Director)
 - (\$30,000 across all funds)

Overall, the City anticipates an 8.9% increase in its Payroll for 2022.

Among the many changes, it confirmed these policies, including keeping "Code Enforcement" and the Library Lead Tech at 30-hours per week without regard to the status of the COVID-19 state of emergency. Staff working as "Code Enforcement" is clearly working out-of-class, and providing the City much more than just code enforcement. Extra duties include the coordination of the private security services, animal regulation, parking enforcement, commercial truck traffic enforcement, and some investigation work of petty crimes. These skills are known as "quality of life" public safety services. The Library Lead Tech is working with part-time staff limited to 20-hours per week, and three positions work to keep the library open 6 days a week. This is currently a hard role to sustain due to a vacancy that has taken several months to fill. This year the City hopes to re-establish its summer programs now that COVID 19 has passed. Without keeping the Lead Library Tech hours at 30-per week, we may have to reduce services.

The only matter not accomplished on this list was contingent upon the status of the mid-year budget at which time if funding was available, the City would look into hiring a part-time "Community Services Coordinator." When the Budget was adopted last June, the position of "Community Services Coordinator" was being used to describe the role of establishing recreation programs, coordinating volunteers, facility rentals and special events.

Staff confirmed at its January 24, 2023 Council meeting, that the mid-year budge review does have adequate funding for this part-time position that serves seniors, and youth programs at City parks and the Community Hall, as well as at the school playground and basketball courts. If successful, the position may be expanded to a full-time position that includes volunteers, facility rentals, and coordinating special events. A proposed Job Description for a "Recreation Assistant" is attached for the Council's consideration.

COMMUNITY ENAGEMENT

During the past year, the Economic Development Citizens Advisory Committee has been conducting community engagement and research through its "Community Relations and Resources Subcommittee." It last met January 19th, 2023, and the City Council received feedback from its work focused on recreation. The second attachment is the Subcommittee's annual report. Chair of this Committee Kim Calame, will be at the City Council meeting to present the findings to the City Council. Page 12-of this 28-page report discusses "next steps." There are 13-different recommendations listed here that start with helping programs that already exist. These include youth sports, pickleball, chess, and senior activities. Hiring a part-time position this fiscal year will help the community evaluate the potential and challenges of developing and staffing a more robust and sustainable recreation program.

DISCUSSION:

As the City considers venturing into recreation program services, different service and funding models need to be considered to avoid starting and then ending popular programs. Local government has the tools needed to develop recreation facilities, but staffing them and building a sustainable recreation program can be more challenging. Rarely do recreation program fees offset the costs, but they help. Over the years as local government budgets ebb and flow with the economic tide, it seems that recreation programs are the most vulnerable to budgets cuts.

Occasionally a regional recreation solution can be created relying on a property tax assessment voted on and approved by ballot measure as a direct funding source. The Conejo Recreation and Park District is an example, and can be found at this link: https://www.crpd.org/ (City Manager's home town!) But if this solution cannot be agreed upon, then it comes down to the local government's general fund that subsidizes programs to make them affordable. The Subcommittee has provided a creative solution in the third attachment called a "Parks Charter Fund." This example is more flexible than a property tax because it is renewed and modified by the local government without the need to return to the ballot. It has a sunset clause whereby the local government can elect to not renew it. It is a general guarantee to the community that recreation will be funded every year by a percentage of the revenues received.

Staff and the Subcommittee agree that by starting with a simple small recreation program is the best way to initiate this endeavor. It is popular and the citizens take advantage of it, then it has the potential to grow. In the meantime, the proposed part-time Recreation Assistant position can support the current efforts ongoing in the City now.

Fitting a new Recreation Assistant into the organization may also be a challenge. The Lead Library Technician currently reports to the City Manager. The job description does include some program funding, but on a very-limited scale. Initially, the Recreation Assistant would report at least initially to the City Manager, and work from the Library.

If successful, the recreation and library services for the City could be grown into a Library and Community Services Department. It would have its own Commission, and perhaps a new youth commission and/or senior citizen commission. Senior programs could evolve into a focused recreation leader position just for senior services, and the same for sports and youth services. The Luck Park Master Plan does consider offices and a community center for these types of services. This may be a 5–10-year plan, assuming the funding sources are also approved (considered) to support this growth. But if the City does not grow, it does not make sense to grow a recreation program of this size or magnitude.

Staff suggests allowing the job description to come back to the City Council for approval in April, and that recruitment start before May 1st. The position will report to the City Manager, but work together with the Library Lead Technician to start a formal recreation program.

ATTACHMENTS:

- 1. Part-Time Recreation Assistant Job Description
- 2. EDCAC Community Relations and Resources Subcommittee Annual Report
- 3. "Parks Charter" funding system for consideration

RECREATION ASSISTANT (Part-Time/Hourly)

Class Title

RECREATION ASSISTANT (Part-Time/Hourly)

Salary

\$19.94 - \$26.72 Hourly

DEFINITION

BENEFITS

Class Concept

JOB SUMMARY

Assists with or independently organizes, plans, directs and implements a wide range of programs that foster human development, promote health and wellness, provide recreational experiences, and strengthen safety and security through activities, programs, and special events. Employees in this classification receive general supervision within a framework of standard policies and procedures. This position may assist in supervising or directing the work of volunteers, or other part-time staff. This job class requires knowledge of recreation program principles, creative ability, and organization and planning skills.

DISTINGUISHING CHARACTERISTICS

This job class is responsible for a variety of program areas and functions focusing on seniors and children age 18 or younger, at an entry level of classification.

Examples of Duties

EXAMPLES OF ESSENTIAL DUTIES

Duties may include, but are not limited to, the following:

- assists in the planning and delivery of a defined activity and/or program area or service, which may include pre-school programs, after school/summer programs, facility/equipment rental programs, aquatics, sports or special events
- establishing youth sports leagues
- assists with supervising, leading and directing assigned program staff
- purchases and orders supplies and materials
- follows and giving oral and written directions
- maintains accurate records and preparing reports
- supervises program activities and participants
- · maintains facility and equipment in a clean and orderly manner
- responds calmly and efficiently in emergency situations
- observes and enforces safety regulations to secure safety of activity, participants and spectators
- ensures proper food and/or cash handling procedures are maintained
- Provides excellent customer service, to include professionally and politely communicating with participants, parents, and teammates
- · maintains order, discipline and good public relations

opens and closes buildings

drives City vehicles and transports program participants and staff

performs related duties similar to the above in scope and function as required

EMPLOYMENT STANDARDS Knowledge of:

 principles, practices, methods, techniques, procedures and policies of planning and promoting recreational and cultural programs, and/or events related to area of assignment

facilities, operations and techniques used in area of assignment

- effective use of technology computer and modern office equipment to organize and distribute information
- proper English language usage, spelling, vocabulary, grammar, and punctuation in order to read, comprehend, and communicate clearly, concisely, and tactfully both verbally and in writing
- modern theories, principles, practices, methods and human development models of organizing, conducting, and directing play and recreation to create recreational experiences
- understanding of inclusive practices as they apply to the operation of programs, services, and facilities
- time management tools and techniques to organize, prioritize, and follow up on work assignments to meet deadlines
- techniques of advertisement, outreach, and public relations for the promotion of assigned program area
- practices of coordinating, training, and monitoring subordinate staff or volunteers

Ability to

- provide creative leadership in organizing, directing, and conducting recreation programs and activities
- determine supplies and equipment necessary for assigned programs
- prepare accurate reports, program schedules, and publicity materials as required
- · work well with community groups, parents, volunteers, and staff
- assist with and/or supervise use of facility or monitoring of activity to insure compliance with policies and codes, protection of property, and safety of all users and staff and resolve conflicts or problems that arise
- effectively and tactfully communicate in both oral and written forms
- establish and maintain effective work relationships with those contacted in the performance of required duties

TRAINING AND EXPERIENCE:

Any combination of training and experience, which would provide the required knowledge and abilities, is qualifying. A typical way to obtain the knowledge and abilities is:

- to have actively participated in sports programs, music, art and/or music classes, or similar activities
- have some experience in supervising a recreation program and communicating with the general public and/or in leadership activities, such as experience as a Recreation Leader or related work

LICENSE & CERTIFICATION:

- possession of a valid California Class C Driver's License and a safe driving record
- must obtain CPR and first aid certifications within six months of employment

Supplemental Information

Physical Requirements

PHYSICAL REQUIREMENTS

Physical requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. These typically include:

- prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting and stooping in the performance of daily activities
- grasping, repetitive hand movement and fine coordination
- walking on uneven surfaces
- see and hear in the normal visual and audio ranges with or without correction
- work indoors in an office environment subject to heat\cold and fragrances
- reach above and at shoulder height
- drive a vehicle
- depending on area of assignment, the nature of the work may require the incumbent to work outdoors, lift equipment and materials weighing up to 50 pounds and work evenings, weekends and holidays

San Juan Bautista Economic Development Citizens Advisory Committee

Community Relations & Resources Sub-committee 2022-23 Annual Report

San Juan Bautista Community Recreation Project Dream, Develop, and Deliver!



The Benefits are ENDLESS!

Community Recreation builds Healthy Communities! It improves the "Quality of Life" within its community.

The benefits of Community Recreation reaches community members of all ages and cultures.

> Parks and Recreation programs bring opportunities for tourism.

Quality recreation programs invite new families and business to a community.







SUMMARY

The City of San Juan Bautista, Ca. hosts a population of 2,086. To address local issues, an Economic Development Citizens Action Committee (EDCAC) was developed.

This report reflects the work lead by the Community Resources sub-Committee of EDCAC. The committee is apprised of three volunteers from within the SJB community that strive to facilitate a process leading to a communitydriven community recreation program.

INTRODUCTION

DREAM

A unique opportunity to "dream" what we as the citizens want in a community recreation program.

DEVELOP

Create values, systems, and funding opportunities tailored to meet our foundational needs through ongoing community engagement.

DELIVER

Provide a sustainable community recreation program that will benefit the community of San Juan Bautista.



Figure 1

DREAM Priorities

- Engage our community
- Partner with businesses
- Build relationships
- Analyze existing programs



ADDED PRIORITIES

- Engage with youth
- Connect with advocates
- Develop partnerships and sponsorships
- Explore Mutiagency Use
 Agreements,
 (school district,
 County, non profits, etc.)

Agendas

DREAM Meeting 1

Agenda

- Introductions
- Meet and Greet
- Activity
 Brainstorm
- Survey
- Wall Exercise

DREAM

COMMUNITY ENGAGEMENT

Community engagement is essential to building support for developing a community recreation program. As a small community, our physical and structural resources that are available for recreation programming are limited. By leveraging the support of the community through engagement, we can benefit from a variety of individual, non-profit, commercial and government resources.

MEETING 1

Our first meeting hosted 18 people from a variety of backgrounds. We talked about the benefits that a community recreation program can bring to a community. We brainstormed the recreational activities that people were looking for in our community. We also developed a big idea form that anyone could complete. These were available at a variety of locations around SJB. In summary, we want it all!

In introductions, each person introduced themselves and talked about how recreation programs have influenced their lives. There were a variety of different recreation interests, including sports, music, fitness, wellness, aquatics, field trips, camps, free programs, events, and more. We also discussed:

"How Community Recreation can benefit a community?"

- Connects and brings a community together including the Mission, the School District, and local and regional business partners.
- Improves the health and wellness of people within the community.
- Provides skill-building and socialization in a positive environment.
- Delivers life-long learning opportunities.
- Can support local social problems (drug use, mental health, nutritional support, builds confidence, obesity, etc.)
- Provides positive activities for all ages.
- Builds economic development through events, programs, and activities.
- Recreation provides a conduit for Social Equity through free and reduced fee programs.
- Connects communities with local business through sponsorships/ partnerships.
- Increases tourism.
- Escalates economic development.
- In recreation, sportsmanship matters.
- Recreation can work with other agencies to provide services, (Meals on Wheels, Shuttle services, etc.)
- Celebrates Cultural Events.

DREAM Meeting 2 Agenda

- Introductions
- Brainstorm Results
- Survey Results
- Focus Groups Q1-4

DREAM Meeting 3 Agenda

- Introductions
- Review Meetings 1 and 2
- Results of Focus **Group Questions** 1-4
- Focus Groups Q5-8

Next, each person completed a survey and added activities to our wall exercise. Large poster paper was placed on the wall with categories of recreation activities, and participants listed activities/programs in which they were most interested.

For the next two, meetings, we had a nice mix of new people and returning supporters. Below, you will see a summary for each meeting. Please refer to Addendum pages for the survey results, which includes activities listed during a wall exercise. Also, see the discussion notes regarding each focus group questions.

MEETING 2

In this meeting, about a third of the attendees were also at the first meeting, We had a total of 19 attendees. We reviewed the results of our activity brainstorm, and we reviewed the results of the survey and the ideas collected in the Big Idea form. We had a solid variety of interests represented in this meeting and a strong interest to get some going as soon as possible. There were community members that have been at each meeting and representatives that can connect us with sponsorship/partnership opportunities.

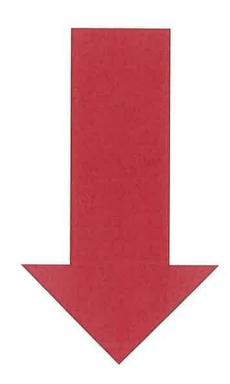
MEETING 3

We had 17 attendees at this meeting, many of them were new and leaders within their organizations. In this meeting, we had several new advocates including representatives from the city council, the school district, non-profit leaders, and state parks. We provided a summary of all our meetings and reviewed the results of focus group question 1-4. Then, we divided into focus groups and completed discussion for focus group questions 5-6. Finally, we asked for volunteers to help us develop systems, programs and administrative policies and processes.

THROUGH THESE MEETINGS AND THE SUPPORT OF OTHER GROUPS IN TOWN. WE HAVE COLLECTED AN INVENTORY OF PROGRAMS, CONTACTS, AND ADVOCATES.

The first phase of the Community Recreation Project was to connect and to create engagement opportunities with people that see the benefits that come with community recreation. While we identified "Dream" as the "first phase", that doesn't mean the dreaming ever stops.

We will always seek input and feedback throughout all our processes as we move toward the next phases, **DEVELOP, then, DELIVER!**



WHAT CAN SOCIAL EQUITY LOOK LIKE IN SAN JUAN BAUTISTA COMMUNITY RECREATION?

"It is a right, not just a privilege, for people nationwide to have safe healthful access to parks and recreation...regardless of income level, ethnicity, gender, ability or age." Cities across the nation are beginning to incorporate the value of social equity into their parks and recreation planning.

Free and reduced fee-based programs and activities are strong components on the path to social equity in recreation.

Social Equity in Recreation

Providing access to parks and recreational opportunities to all members of a community is a critical opportunity for enhancing social sustainability within a community. Parks promote physical activity and promotes mental wellness in addition to decreasing crime rates. In local governments across the nation, consideration of social equity in parks and recreation operations lie on a broad spectrum. The Department of Parks and Recreation at the City of Sacramento, California has its own sustainability plan based on the Triple Bottom Line principle including social equity. This strategy is something we should explore in the Develop Phase.

In other communities, public serviceoriented leadership strives to provide low or no cost recreational programs to allow greater access.

We must address these concepts as a foundation to building our Community Recreation Program.

DEVELOP

We are now recruiting volunteers/advocates to build program priorities, foundations, and schedules, and to help develop an administrative structure and processes with the city, develop funding strategies, and meet with potential partners and sponsors.

Once we recruit support, we will start working through all the steps necessary to building a community recreation program. Our next meeting with be April/May.

Recreation makes life Better.

DELIVER

Feedback has been consistent. People want to get something going so our community can see it and get excited about new recreational opportunities for the SJB community.

While we have some serious work in developing our values, infrastructure, administrative processes, volunteers and staff recruitment, there are programs that we can start very soon.... the low hanging fruit. We will collate all the existing programs and work to promote them by season/quarter and send them to the community through an eblast.

To deliver a sustainable community recreation program, we need to think out of the box! We need to ask for more than we think we deserve and be creative in developing sustainable funding strategies while attaining strong partnerships and sponsorships. We can build our own unique model.



The Little Town that could, should, and will...

Phase 2 and 3, Develop and Deliver, will and can go hand in hand. We can develop as we go.

It will be a process, but with patience and support from our community, our local and regional government leadership, schools, and our business community, we can design an organically-grown, unique, sustainable, robust community recreation program for all ages.

Next Steps

 Establish task forces consisting of interested parties, including local and regional volunteers, local non-profits, and city leadership. Each committee becomes one of three task forces:

Program Taskforce, Administrative Taskforce, Strategic Funding Task Force.

- Develop clear, sustainable funding strategies.
- Identify potential corporate and sponsorship opportunities. Make contact. Develop levels of sponsorship packages.
- Collaborate with organizations that support and provide existing sports, arts, and other recreational programs to bring them under one umbrella. Identify summer programs to develop an eblast.



- Collaborate with School District to involve kids in this process. Connect with school leadership to develop school contest to develop artwork and tagline for a Community Recreation logo.
- Collaborate with school leadership to create programs for youth and teens, such as Youth Alliance, Teen Council, etc.
- Build facility inventory and identify gaps.
- Build a sustainable scholarship fund.
- Explore partnerships with local and regional.
- Collaborate with city leadership to develop systems that support registration, accounting, policies, and procedures.
- Develop Joint-Use Facility Agreements with the School District, State Parks and Hollister Parks and Recreation.
- Plan strategies to keep some activities free and/or reduced.

CEDS: Recommended Projects

- Complete Luck Park Plan-Expand library
- At Luck Park, add Senior Center with catering kitchen, meeting rooms, and multi-purpose classrooms attached to Library. Add Visitor Center at Luck Park to better interpret the story of SJB.
- Use funding strategies to expand the High School Campus to include a full-service Community Recreation Center and Community School programs to bring a Recreation/Education hub to the community, including a Technology Center. If not, explore a stand-alone Community Recreation Center.
- Support a Multi-Modal Hub that would increase tourism and support Community Recreation and Events.
- Splash Pad-Verutti Park, Abbe Park, or property near Washington/Lang.
- More restrooms to support events and community
- Downtown Revitalization
- Skatepark
- Dog Park
- Active Transportation Plan

The End...and the BEGINNING!

Parks and Recreation is more than just fun and games. It becomes the heartbeat of a community and provides a conduit to skill building, arts, improved health, wellness, sports, events, and socialization for all ages! Community Recreation raises the quality of life within a community, and it increases opportunities for tourism, and local businesses.

"If change is to be, it's up to you and me." "Dreams are simply goals with wings." Charles Jordan, Parks, and Recreation



The BENEFITS ARE ENDLESS!





Addendum

An informal Survey includes a list of suggested activities/programs

Focus Group Questions and Answers

Community Engagement Flyers Examples

Task Force Recruitment letter

An Informal survey to determine priorities. Each X represents an answer for an individual.

- Do you reside in San Juan Bautista?
 Yes X X X X X X X X X X X-11
 No X X X-3
- 2. Do you currently own, operate or volunteer for any organization that offers recreational programming in San Juan Bautista?

Please list:
None
Not Yet
ASJUSD
Scouts
Battle Barn Games
Anza Trail Volunteer
R.E.A.C.H San Benito Parks Foundation
Jr. Giants
Soccer
EDCAC
GoBIZ (Funding)
Pinnacles National Park Partnership

Who, in your household, would be participating in programs? (Check all that apply)

Children under age of 5 - X X X

Children between 6-10 - X X X

Children between 11- 15 X X X X

Teens/Young adults between 16-20 X X

Adults 21-30 - X X X X X

Adults 31-40 X X X

Adults 41- 50 X X

Adults 51- 65 - X X X X X X X

Adults 66 + X X X X X X X

Person(s) with a disability X (! yes, please), X

Are there any parks, recreation, or cultural activities that you or members of your household would like to see offered in San Juan Bautista that are not currently available? List as many as you would like.

Justice, Equity, Inclusion, Access
Judo, Intro extension of Watsonville Judo Club
Dog Park
Walking Trails in Town
Walking Club
Art & Wine

Singles Events

Couples Events

Kids Waterpark

Festivals

Splashpad

Aquatic programs

Indoor park

Music

Dance

Art

Interactional Activities

Skate Park - X

Basketball courts,

Tabletop Gaming

Board Gaming

Robotics

STEM programs

STEAM Programs

Game Nights

Luck Park Plan

Community Garden

Culinary Arts

Theater

Biking

Chess Club

Bonsai

Yoga

Senior specific wellness programs

SJB Youth/Teen Commission

Camps-themed, school breaks for holidays, spring breaks and summer camps.

Transportation to out of town facilities for field trips.

Adult Leagues-All sports

W	nat	programs would you be interested in? (Check all that apply)
Ch	ildr	en/young adult team sports
		Craft/Fiber Art/ cooking activities - X X X X X X X
		Fitness/wellness activities - X X X X X X X X X X
		Recreation for people with disabilities - X X X X
		Life-time sports (e.g., hiking, pickleball, climbing) - X X X X X X X X X
		Arts/music programs (i.e., art, theater or music lessons - X X X X X X
		Adult team sports - X X X X X X X X
		Special Interest (i.e., Table games, gardening, self-improvement - X X X X X X X
		Educational programs (e.g., tutoring, English as a second language classes, STEM, STEAM)
		-XXXXX
		Childcare (afterschool, preschool, summer, and holiday break camps) - X X X X X X
		Technology programs (i.e., computer fluency lessons – X X X X X X X X
		Family activities (i.e., movie night, Indoor Park, Game nights) - X X X X X X X X X
		Senior programs - (i.e., social activities, health, and wellness activities) $X X X X X X X$
		Other (please specify)
	3.	Would you be willing to pay a fee to participate in programs offered through the Recreation Department?
C	Ye:	s - X X X X X X X X X
(No	- X
Co	mm	ents: Budget-friendly, please
		you participate in recreational activities offered in other cities? $S - X \times X \times X \times X$
$\overline{}$	Nlo	- X X X

8. If yes, which programs have you participated in and in which city have they been located? Where? Swim Santa Cruz Capitola Bay Area Gaming Events Historical Park Regional Park FPOA Watsonville Bonsai Club Hollister Recreation Elkhorn Slough SJB Life Drawing Group 7th & 8th grade basketball
9. How would you like to learn about future Community Recreation planning? (indicate all that apply) Emails - X X X X X X X X Flyers in school backpack - X X X Newspaper - X X X X Public access television - X Recreation information fair - X X X Recreation website - X X X X X X Social media - X X X X X X X Other (please specify) - X EDCAC 10. Do you support the development of a SJB Community Recreation Program? Yes -X X X X X X X X
Comments - Absolutely!, Definitely No - zero responses

Focus Group Questions 1-4

The bullets listed under each question reflect the combined notes taken from multiple discussion groups. Repeated or similar listings indicate answers from more that one person.

- 1. Prioritize our service priorities. What are the benefits of recreation for each group. Why or why not ...do we need to set priorities?
 - Priorities determined by money and resources
 - Find funding through grants
 - Social, learning, Health, and Fun
 - Look for city support to provide more access
 - Take care of land, transportation, equipment
 - Mental and physical health, community support
 - Data collection
 - Open space
 - Youth and Teen-keep them active and engaged and off the streets
 - · Adults-Time off from kids & parents, health, and Wellness activities
 - Seniors-Keep active and engaged
 - People with disabilities
 - Notes: Naming opportunities for Big Farm/Business
 - Money from: True leaf, Taylor Farms, Coke, Willis, Granite Rock,
 - **Strada Verde**-get them to build a community center for P&R to serve senior programs, sports, fitness, classroom space, connected to outdoor space.
- 2. What are local community issues, with any age group, that we can address through recreation programming. How can we best address immediate needs while working through the bigger picture?
- Social/community engagement with good leadership
- Limit bullying-provide community support for team building and skill building (building relationships)
- Provide training for community to work together and leadership skill building
- Health and Well-being
- Gathering spaces
- Volunteer screenings
- P&R can identify and show where more attention is needed.
- A year-round, diverse recreation program
- Utilize the resources we in town to create recreation programs and a schedule
- Collaboration and communication city and school district-all public money
- Human Resources
- Transportation
- Accessibility
- Inclusion
- Vacant lots
- Identify programs that don't need money-knitting, walking, pick-up basketball, Indoor park

- 3. What values are important to sports programs: How do we establish a value surrounding sportsmanship and other bad behaviors from participants and spectators?
 - Encourage participation
 - Team building
 - Leadership
 - Community support
 - Behavior contract
 - Teach sportsmanship
 - Competitiveness
 - Self-motivation
 - Fun
 - Develop mission statement
 - Set protocols-Program and Individual activity
 - Spectators with bad behavior-no tolerance-eject them
- 4) What would the administrative structure look like in a SJB Community Recreation program? Is there a parks and recreation committee> Recreation Coordinator, Special event Coordinator? Both? Who would manage them?
 - Parks and Recreation Director FT or PT
 - Parks & Recreation Coordinator
 - School staff-sports to get credit for coaching
 - City would manage them
 - Volunteered-Require background checks
 - Funded, paid positions
 - Volunteers are important, sometimes hard to sustain
 - Partner support San Benito County support
 - CM Asst ACM Parks and Recreation Coordinator
 - Create Parks and Recreation Commission

Focus Group Questions 5-8

Our third community engagement meeting participants were divided into 4 groups to discuss and to initiate discussion on important topics needed to develop a Community Recreation program. Below, you will see the combined results of discussion for each group for questions 5-8.

5) How can we work with local businesses to support community recreation? Talk about ideas for developing partnership relationships?

- Work with local business to teach students about the business: Provide hands on experience such as, What it takes to run a business, fashion design, ask business to be a part of teaching skills.
- Have a career fair, Rent a dad or mom program, Big Brother, Big Sister programs, Mental Health resources.
- Collaborate with SJB Business Association
- Ask for donations from local groups. Ex: El Camino Produce-funded soccer.
- Recruit/collaborate with parents who are business owners.
- Tech companies-Employee sponsorships
- Bring business to school programs such as afterschool to enrich content.
- Luna Gallery can off a space for studio art.
- Business Grant programs
- Partner with small business of large organizations
- Plan outcomes: Who, What, when, where, and Why.
- Business mentoring and fundraising opportunities
- Appeal-share the why
- Grant writing and story-telling
- Find seed money, tap the community, leverage community interest.
- Government support-Local and regional
- Offer different levels of support of stakeholder investment with opportunity to buy in.
- Identify Point person or liaison to connect with lead person at agency.
- Collaborate utilizing Chamber Mixers, Events Networking/ San Juan Committee/ SJBBA
- Sponsorships-Go Big!

Ag. Businesses, State Parks, Hildebrand, Foundations-Shawn Herrera, Libraries And local Artisans

Host Lunches for: jobs, skill sets, building, artisans, agriculture

6) What funding strategies can we start now as "seed" money? How can we fund community recreation without becoming an unsustainable burden to our community.

- Paid Classes-Sip and Donate
- Beer Garden
- Carnival-Dunk the Principal
- Game Nights-Pay to Play-Adults: Chess, Backgammon, Cards, Bingo
- City Sponsored Pickleball Tournament
- Restaurant Week-A % will go to fund.
- Tourism brings visibility and helps business and would fund percentage
- Kaiser Foundation

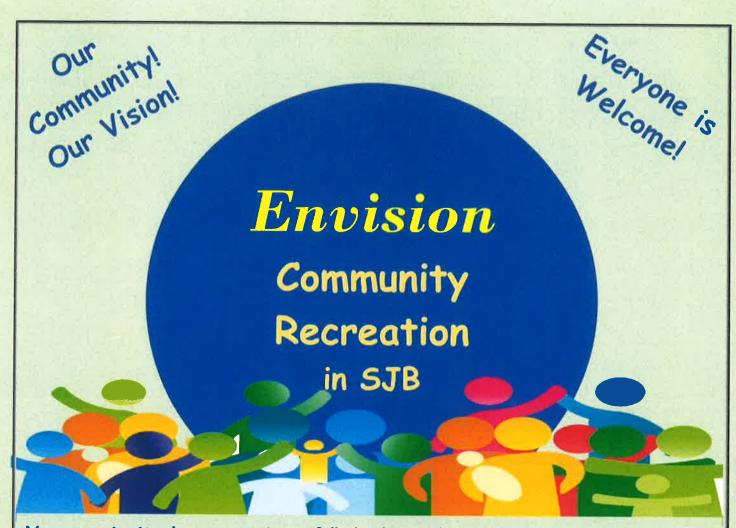
- San Benito Health Center
- Afterschool Aces-60 students
- Sustain partnerships with school Youth Alliance
- Non-profit average X three years to sustainability
- Rotary, Veterans, R.E.A.C.H, Historical Society
- Fiscal sponsors in exchange for media/marketing
- **Grant writing**
- Innovative-new approach
- Youth Advocates
- San Benito Foundation
- Social Media Fundraising
- Communication is the challenge
- QR codes Direct Mail/ Email Blast/Social Media
- **Events Calendar**
- **Create Campaigns**
- Annual Crab Feed-Unduplicated
- Creative and innovative, per quarter
- Charter Fund provides sustainable funding
- Marketing/Tourism- for Recreation @ 5 year term
- Music Festivals
- Jasper Movie Festival

7) Scholarship programs are generally based on the free lunch income guidelines. How do wee ensure that we keeps fees affordable for everyone in SJB. Can/ Should we establish some fress programs for our community.

- Non-profits
- Yes
- Skill building with Seniors
- Asking for donations-sending letters out
- Volunteer Parks and Recreation tax
- Grants
- Mentorship opportunities/skill building with referred cohort (employee development)
- Peer mentorship
- Volunteer hours
- Reduced/free lunch to incentivize participation
- **Community Service hours**
- Provide opportunities for corporate and organizations
- Community members to sponsor
- Exchange: Annual appreciation event
- Free=for everyone, community supported, consistency, sustainability
- Soccer partners w/other (insurance \$10 because in the umbrella
- Kids only pay \$100 for soccer and there is a need for scholarships

8) What are your thoughts in developing a small parks district with other local communities. Is that the direction we want to go... or...do we just do what we can with our limited resources? Should we do our own thing...and partner with Hollister on some programs, aquatics, sports leagues, etc.

- City Leagues
- Recreation Coordinator
- Recreation Commission
- We reach out to Hollister pool program
- Horse Play-Aromas
- Community Garden
- Azevdo Family Non-profit
- Stay within the San Juan Community
- Expand for growth (Hollister and other communities)
- Partners-Create Special District/Property tax vote
- Go with Aromas or not if you want the city to run it and not have a special vote
- Partner with Hollister for Aquatics
- Buses to Gilroy/ Hollister
- Hollister Aquatics-non-profit



You are invited to a series of "Think Tank" Discussions to talk about "Community-based" Resources, Programs & Events!

Please join us to dream, define, develop & deliver what we want in our community!

Each meeting will build from the previous meetings.

Mark your calendars and be a part of planning

SJB Community-based programs.

Hosted By Economic Development Citizens Action Committee

Dates: October 20 November 9 January 29

Location: VFW, 58 Monterey St

Time: 6-8pm

For more information, contact:
Brian Foucht <ACM-CDDirector@san-Juan-Bautista.ca.us
831-623-4661 X20 Office 831-207-5430 Cell

San Juan Bautista Community Recreation Think Tank!

Join engaged SJB community members to "Dream, Develop, and Deliver" a grassroots Community Recreation Program

> Thursday, January 19 6-8pm

VFW Post, 58 Monterey 5t

RECREATION Makes Life BETTER!

Builds Confidence

Quality of Life IMPROVE HEALTH and WELLNESS

Socialization SKILL Development

Ignites Economy ACTIVE Connect to Nature Inclusion

DRAFT Recruitment letter for Task Force members.

Dear Friends of the Community Recreation Project

My name is Kim Calame and many of you have shown interest or have participated in our effort to create a Community Recreation program. We have made good progress. We have hosted three community engagement meetings that included residents, business owners, school leadership, non-profit leadership, state parks, and local government representatives. In addition, we have surveyed and discussed what members of the community want to see in a Community Recreation program, and we have developed a mechanism for individuals to give us their "Big Ideas". Finally, we have had great discussions on key topics that will impact how we approach Community Recreation programs. You may remember our tagline: Dream, Develop, Deliver! We have been dreaming since October 2023 and now we are moving to the next phase, Develop.

There are only three of us on the Community Resource Committee facilitating this project. We need your time, your knowledge, and your energy to keep our momentum moving forward to make this a reality. We have three groups that will be meeting to start working through programming priorities, administrative structures, policies and processes.

The first task force is the Programming Committee, led by Teresa with my support.

Identify low hanging fruit-look at Youth, Teen, Adult (Bring existing programs together to promote)

Discussion: Transitioning existing programs under a Parks & Recreation umbrella

Develop 1st quarterly eblast to provide recreation program information for existing programs by quarter

Teen Council
Develop behavior contract
Develop participant waiver
Develop registration process for new recreation
Identify available spaces by quarter Fall, Winter, Summer, Spring Volunteer
Guidelines/Recruitment strategies/Background check

The second taskforce is Administration Development, led by Kim and Darlene, who will take the lead on the Strategic Funding Task Force with my support.

Identify Administrative Reporting Structure
Research current city policies/permitting rules for park/facility usage
Meet with students
Work with city to develop systems (program registration, website, FaceBook, GoFundMe, etc.)
Develop SJB Community Recreation Report

Identify potential grants, sponsors and partners and make contact
Work with grant writer to identify project scope, etc.
Develop a presentation package for funding support
Connect with SBC P&R Foundation (represent)
Present to Rotary other local agencies

Of course, this isn't EVERYTHING! Each working committee will prioritize, research, and work together to develop different areas. We need people that are currently active and/or that are interested in recreational programs. We need people that represent a variety of our community's needs. We also need folks with administrative and managerial background, and we need people who can get excited about developing funding strategies.

Join us to making our Community Recreation Project a reality! Please give us your time! Once we get a list of interest, we will survey everyone for the best times to meet. If you are interested in any level of participation, please reply to this email with indicate which area, Programming or Administrative Development/ Funding Strategies. Make sure I have the email that you want for communication and a phone number.

This report reflects information gathered by community members, non-profit and for-profit representatives, and **Community Recreation advocates.**

A BIG Thank you for your input and support!

EDCAC/Community Resource Committee/ Dream, Develop, and Deliver Community Recreation Project







Search...





★ Home → About the Parks → Parks Charter

Parks Charter

County Parks Charter Fund

In June 2016 the voters were again asked to renew the Park Charter as amended by the Board of Supervisors and did so with overwhelming support. The amendment to the Park Charter will be in effect for 15 years starting July 1, 2017. It increases the transfer amount from \$0.01425 to \$0.015 per \$100 assessed value of property, allocates at least 10% of the funds be set aside and used for acquisition and at least 10% used for park development with the remainder used for operations and maintenance of the County's Regional Park System. For complete wording of the Park Charter Fund (County Charter Article VI. Section 604.11) see below:

- 1. The existing Section 604 of the County Charter shall remain in full force and effect until midnight on June 30, 2017, at which time subsections (2) through (6) of this section 604 below shall take immediate effect without further action.
- 2. Beginning on July I, 2017, the Board of Supervisors shall transfer from the general fund to the County Park fund an amount of money which shall not be less than an amount

estimated by the Auditor-Controller to equal the amount that would be raised for that year by a tax of \$0.015 per One Hundred Dollars (\$100.00) of assessed valuation of all real and personal property situated within the County of Santa Clara. In addition, the Board of Supervisors shall transfer into such fund all fees and revenues generated by the operation of County Parks and all other monies received from the United States Government, State of California, or any other public agency or any person for County park purposes. Any interest earned on the investment of money in the County Park fund shall be credited to the fund.

- 3. The Board of Supervisors shall appropriate this money into the County Park fund for the acquisition, development, or acquisition and development of real property for County park purposes and for the maintenance and operation of County parks. At least 10% of the funds transferred from the general fund shall be set aside and used for park development for County park purposes, and at least 10% of the funds transferred from the general fund shall be set aside and used for the acquisition of real property for County park purposes, and the remaining funds shall be used for County Park operations.
- 4. The county shall not acquire real property for any County park purpose until the Board of Supervisors has determined that the acquisition is in conformity with the adopted County Parks and Recreation Element of the General Plan.
- 5. This section shall be operative commencing with the fiscal year 2017-2018 (beginning on July 1, 2017) and shall be repealed at the end of fiscal year 2031-2032 (ending on June 30, 2032); provided, however, any unobligated monies remaining in the fund on June 30, 2032, shall be used only for the purposes set forth in subsection (3) of this section 604.

Attachments in PDF:

2018 Strategic Plan Executive Summary

• Report a problem on this page



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CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

DATE: MARCH 21, 2023

DEPARTMENT: CITY MANAGER

FROM: DON REYNOLDS, CITY MANAGER

BY: DON REYNOLDS

TITLE: DISCUS CHANGING THE ZONING CODE SECTION 11-04-110

REGARDING LARGE RETAIL, FORMULA RETAIL, AND

FORMULA VISITOR ACCOMMODATIONS

RECOMMENDED MOTION:

Receive a report from City Manager Don Reynolds, and discuss modifying the Zoning Code 11-40-110 to allow formula hotel, pharmaceutical, and bank establishments.

RECOMMENDATION:

There is no recommended action from staff.

EXECUTIVE SUMMARY:

Zoning Code 11-04-110 is attached to this report along with an article on "Formula Business Restrictions" from the not-for-profit "Institute for Self-Reliance" as background for a discussion requested at the February 21, 2023 Council meeting regarding the City's Formula Retail Business codes. The article provides links to more than twenty cities around the country (including San Juan Bautista) that have restricted formula and large-scale retail in their cities, or a part of their cities. Some members of the City Council asked that the City's policies be reviewed, to explore possible exceptions to this rule to encourage hotels, banks, and pharmacies to locate here.

BACKGROUND:

On February 20, 2007, the City adopted Ordinance 2007-03, 2007-04, and then on March 20, 2007 it adopted Ordinance 2007-12 and established restrictions on formula retail stores, restaurants, and large retail establishments. "Formula Businesses" are defined in the attached article as "stores and restaurants that have standardized services, décor, methods or operation, and other features that make them virtually identical to businesses elsewhere." The article also reviews legal issues that resulted from two court challenges to these laws between 2000, and 2008. The intent of the policy is to preserve local independent retail. It prevents a chain store coffee shop (ice cream, or

other service that already exists) from establishing in the City because the City already has a coffee shop.

On March 18, 2014, threatened by an \$80,000 law suit, the City adopted Ordinance 2014-01 rescinding the 2007 zoning code 11-04-110. But in September 16, 2004, it adopted Ordinance 2014-04, and reestablished 11-04-110. Subsequently approved was a 24-hour retail store for the new gas station, because it was a unique business to the City, and the first of its kind. Amendments were adopted in 2015, 2017 and most recently in 2021, but the intent of the Ordinance has remained as approved September 2014. Large scale retail businesses exceeding 5,000 square feet require a conditional use permit.

A review of the many articles that contributed to the attached article from the Institute of Self-Reliance, can be summarized in these three principals:

Legal Issues

When enacting a formula business ordinance, a city should articulate within the ordinance and its legislative history the public purposes the law will serve and specify how the restrictions will fulfill those purposes. This is key to crafting a sound ordinance that will not be susceptible to legal challenges. The ordinance should reference the city's comprehensive plan, identifying goals within the plan that a formula business restriction will help to fulfill. These commonly include:

- · Maintaining the unique character of the community and the appeal of its commercial district
- Protecting the community's economic vitality by ensuring a diversity of businesses with sufficient opportunities for independent entrepreneurs
- Fostering businesses that serve the basic needs of the surrounding neighborhood, rather than
 those oriented toward tourists or regional shoppers

The concerns expressed at the City Council meeting February 21st, 2023, are regarding certain retail and hotel services that the City does not have, or perhaps needs more of. Three business types were to be discussed as possible "exceptions" to this zoning code, and they include: hotels, pharmacies, and banks. A proposed bank or pharmacy would be unique, (staff is not aware of any current proposal for either of these two types of establishments), and can be considered under the current policy. But a new hotel would be the third in addition to the two establishments already located in town. The Ordinance could be altered, or perhaps a moratorium could be established for a certain period of time to encourage businesses of certain types to be considered. There are plenty of other types of services lacking in the City that may include a laundry matt, dry-cleaner, bike shop, and others.

Does the City want to change the existing ordinance? How and for what purposes? If so, permanently or for a limited period? What is the best way to change the Ordinance to avoid the threat of legal challenges like the one that occurred in 2014?

FISCAL IMPACT:

No fiscal impact from a matter of discussion by the City Council, to the City of San Juan Bautista.

ATTACHMENTS: Zoning Code 11-04-110 11-04-110 Large-scale retail business, formula retail or restaurant business, and formula visitor accommodations. SHARE

- (A) The following findings shall be required:
 - (1) The business offers merchandise and/or services that serve the unmet needs of the population.
 - (2) Although the **formula**-based business may have other store locations throughout the country, State, or region, the business will compliment and enhance the character of the City.
 - (3) Both exterior and interior appearance and presentation of the business are compatible with the existing scale of development, distinctive architecture and pedestrian orientation of the town character and result in an enhancement of the look and feel (i.e., character) of the surrounding area.
 - (4) Signs shall conform to the City sign standards and design guidelines.
 - (5) Drive-through food establishments shall be prohibited.
- (B) Application Procedure. Large-scale **retail** business, **formula retail** or restaurant business, and **formula** visitor accommodations are subject to review by the Planning Commission so therefore the business/applicant shall fill out the application requirements for a conditional use permit and any other pertinent applications as specified therein, pay fees specified, and submit plans as set forth therein.

Legislative History: Ords. 2007-03 (2/20/07), 2007-04 (2/20/07), 2007-12 (3/20/07), 2014-03 (9/16/14), 2015-21 (9/15/15), 2017-01 (1/17/17), 2021-03 (11/16/21).





Formula Business Restrictions

A growing number of cities and towns are enacting policies that restrict the proliferation of "formula businesses" — stores and restaurants that have standardized services, décor, methods of operation, and other features that make them virtually identical to businesses elsewhere.

Having saturated malls and other shopping areas, many formula retailers and restaurants are increasingly locating in downtowns and neighborhood business districts. Because they all like to follow one another, it's not uncommon for formula businesses to arrive in an area en masse, squeezing out independents and causing a speculative run-up in rents that results in the wholesale transformation of a business district almost overnight.

This can have long-term economic consequences as the downtown or neighborhood business district loses its distinctive appeal and no longer offers opportunities for independent entrepreneurs. Low-margin businesses that meet the basic needs of surrounding neighborhoods, such as grocers and pharmacies, may be pushed out as rents rise and the area attracts more formula restaurants and apparel stores. Perhaps of greatest concern, formula businesses tend to be fair-weather friends and can disappear quickly when the economy contracts or their corporate strategy shifts.

To prevent and mitigate these problems, some cities and towns have adopted ordinances that prohibit formula businesses, cap their total number, or require that they meet certain conditions to open. A ban on formula businesses does not prevent a chain such as Starbucks from coming in, but it does require that Starbucks open a coffee shop that is distinct — in name, operations, and appearance — from all of its other outlets. Although there are a few examples of a chain complying with a formula business ordinance by opening a unique outlet, in most cases, they refuse to veer from their cookie-cutter formula and opt not to open.

See <u>Dollar Store Restrictions</u> for other approaches cities are taking to restrict certain chain retailers, such as limiting the density of dollar stores, while supporting more balanced, local development.

Key Decisions in Drafting a Formula Business Ordinance

- 1. Will the ordinance apply only to certain zones or be citywide? Many formula business ordinances are citywide measures, but they may also be written to apply only to a specific area within the community. Fredericksburg, Texas, and Bristol, Rhode Island, regulate formula businesses in their downtowns. San Francisco restricts formula businesses in all of its neighborhood business districts, but not in its downtown core and tourist areas. Port Townsend, Washington, and Chesapeake City, Maryland, prohibit formula businesses everywhere except a single highway commercial zone on the outskirts of town.
 - · What types of formula businesses should be regulated?

Some cities prohibit only formula restaurants. Others have placed restrictions on both formula restaurants and retail stores.

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• Should the measure prohibit formula businesses altogether, cap their number, or make them a conditional use subject to case-by-case review and approval?

About half the policy examples included below ban formula businesses outright. Others cap their number. **Arcata, California**, for example, allows no more than nine formula restaurants in the city at any one time. **McCall, Idaho**, limits formula businesses to no more than 10 percent of the total number of "like businesses" in town (i.e., no more than 10 percent of restaurants, 10 percent of clothing stores, etc.).

Still another approach is to designate formula businesses as a conditional use subject to case-by-case review by either the planning board or the city council. A formula business that wishes to open in any of **San Francisco's neighborhood business districts**, for example, must obtain approval from the planning commission. The law states that, in making its decision, the commission must consider: the existing concentration of formula businesses within the neighborhood, whether similar goods or services are already available, compatibility with the character of the neighborhood, retail vacancy rates, and the balance of neighborhood-serving versus citywide or regional-serving businesses.

Cities may combine these approaches. **Coronado, California**, for example, caps the number of formula restaurants (no more than 10 at one time) and treats formula retail stores as a conditional use. **Bristol**, **Rhode Island**, bars formula businesses larger than 2,500 square feet from its downtown. Smaller formula businesses are allowed provided the town determines they will not detract from the district's uniqueness or contribute to the "nationwide trend of standardized downtown offerings." **Port Townsend**, **Washington**, restricts formula businesses to a single highway commercial zone and, within that zone, limits them to no more than 3,000 square feet.

Legal Issues

When enacting a formula business ordinance, a city should articulate within the ordinance and its legislative history the public purposes the law will serve and specify how the restrictions will fulfill those purposes. This is key to crafting a sound ordinance that will not be susceptible to legal challenges. The ordinance should reference the city's comprehensive plan, identifying goals within the plan that a formula business restriction will help to fulfill. These commonly include:

- Maintaining the unique character of the community and the appeal of its commercial district
- Protecting the community's economic vitality by ensuring a diversity of businesses with sufficient opportunities for independent entrepreneurs
- Fostering businesses that serve the basic needs of the surrounding neighborhood, rather than those oriented toward tourists or regional shoppers

There have been two court challenges to formula business ordinances.

A **California Appeals Court decision** upheld Coronado's formula retail ordinance in June 2003 after several property owners challenged the law. The court ruled that the ordinance does not violate the US Constitution's commerce and equal protection clauses, and is a valid use of municipal authority under California state law.

Most of the decision deals with the property owners' contention that the law discriminates against out-of-state companies and thereby violates the Constitution's dormant commerce clause. The court found that the law does not in fact "impose different regulations on interstate as opposed to intrastate businesses, nor does it distinguish between those businesses that are locally owned and those that are owned by out-of-state interests." The court noted the law focuses on whether the store is contractually required to have standardized features, regardless of whether it is part of a national chain or owned by a California resident.

The court also ruled that the law did not have a discriminatory purpose. The ordinance's lengthy preamble states that the city seeks to maintain a vibrant and diverse commercial district, and that the unregulated proliferation of formula businesses would frustrate this goal and lessen the commercial district's appeal. The court concludes that this is a legitimate purpose, noting that "the objective of promoting a diversity of retail activity to prevent the city's business district from being taken over exclusively by generic chain stores is not a discriminatory purpose under the commerce clause."

The court also dismissed the equal protection and state law challenges, stating that the ordinance is rationally related to a legitimate public purpose.

In 2008, a federal district court overturned a formula business ordinance adopted by the town of Islamorada, Florida. The ruling was subsequently confirmed by an 11th Circuit Court decision. Islamorada's ordinance limited formula businesses to no more than 2,000 square feet and 50 linear feet of storefront. Although the court said that preserving distinctive community character was a legitimate public purpose for enacting a formula business ordinance, it ruled that Islamorada had not demonstrated that this was in fact the purpose of the law. Local officials had instead revealed that the true purpose was protecting particular local businesses.

Moreover, the court noted that Islamorada, which has no downtown or other historic commercial district and consists instead of strip development along U.S. Highway 1, had taken no other steps to develop or protect its distinctive character. Sites already occupied by formula businesses have been redeveloped as new formula businesses with no objection from city officials.

For additional resources on legal questions with formula business ordinances, see below, and in particular, this guide: "A Guide to Regulating Big-Box Stores, Franchise Architecture, and Formula Businesses," [PDF] Daniel A Spitzer and Jill L. Yonkers, New York Zoning Law and Practice Report, January 2007.

More Information:

- "In Jersey City, a Policy Fosters Local Independent Businesses," Olivia LaVecchia, Institute for Local Self-Reliance, Dec., 2017.
- "Watch San Francisco's AnMarie Rodgers on How the City's Formula Business Policy Works,"
 Dec. 2017: In this video of a 30-minute talk, AnMarie Rodgers, Senior Policy Advisor in the City of
 San Francisco Planning Department, breaks down the nuts-and-bolts of San Francisco's law.
- "How San Francisco Strengthens Neighborhood Economies," Building Local Power, Oct., 2017: In this episode of ILSR's Building Local Power podcast, ILSR researchers Stacy Mitchell and Olivia LaVecchia talk with San Francisco Planning Department policy advisor AnMarie Rodgers about how the city's formula business policy works.
- "ILSR's Testimony at New York City Hearing on Retail Diversity and Neighborhood Character," Olivia LaVecchia, Institute for Local Self-Reliance, October 2016: At a New York City Council hearing, ILSR submitted testimony examining the importance of locally owned businesses to the City, the crisis affecting them, and examples of effective and proven policy strategies to level the playing field for these businesses.
- "Preserving Local, Independent Retail: Recommendations for Formula Retail Zoning in the East Village" [PDF], East Village Community Coalition, May 2015: This report calls for new zoning to limit chains in this New York City neighborhood.
- San Francisco Formula Retail Economic Analysis, June 2014: This document, which was prepared for the San Francisco Planning Department, reviews the impact of the ordinance after 10 years, on the eve of changes that the city passed to expand and strengthen it.

- "How San Francisco is Dealing with Chains," Stacy Mitchell, Institute for Local Self-Reliance, Aug. 30, 2012.
- "Legal Review from the Massachusetts Office of the Attorney General" [PDF], April 2010: This
 letter is a legal determination that approves a formula business ordinance adopted in the town of
 Chatham. The attorney general finds that the ordinance does not violate the state's constitution
 or its laws. Here's another one [PDF] from 2011 regarding a formula business ordinance in
 Wellfleet.
- "A Guide to Regulating Big-Box Stores, Franchise Architecture, and Formula Businesses" [PDF], Daniel A Spitzer and Jill L. Yonkers, New York Zoning Law and Practice Report, January 2007: This guide is a valuable resource on the legal and regulatory aspects of formula business policies. It covers regulators' statutory authority, and also looks at the history of legal challenges to these policies. While the guide focuses on New York and New England-area law, it is also generally applicable in other regions of the U.S. The guide concludes, "If properly investigated, supported, and enacted, local regulations can deal with many of the potential negative impacts of [formula] businesses while preserving the benefits."
- "Protecting Locally Owned Retail: Planning Tools for Curbing Chains and Nurturing Homegrown Businesses," Stacy Mitchell, Main Street News, February 2004.
- Our archive of additional articles on formula business restrictions.
- "Saving Banff," Calgary Herald, June 27, 2003.
- "Tackling the Problem of Commercial Gentrification," Institute for Local Self-Reliance, Nov. 1, 2002.
- "The Impact of Chain Stores on Community," Stacy Mitchell, April 2000: A speech by ILSR's Stacy Mitchell delivered at the annual conference of the American Planning Association.

Rules

Formula Business Restriction — Mendocino County, CA

Mendocino County, Calif., passed a formula business ordinance in November 2016, following community outcry over a proposed Dollar General. The outcry led to an interim moratorium on new permits for formula businesses while the county studied the issue, and ultimately, a formula business ordinance. As an ordinance at the county level, it's particularly effective, as it covers unincorporated areas that are outside the boundaries of city and municipal zoning... Read More

Formula Business Restriction — Jersey City, NJ

In May 2015, the City Council of Jersey City voted to restrict formula businesses in the downtown area by limiting where they can locate to a maximum of 30 percent of ground floor commercial area on any single lot. The restriction applies to retailers, restaurants, bars, and banks, though there is an exception for grocery stores. Jersey City is the second most-populous city in the state of New Jersey, with more than 260,000 residents. The City Council voted to uphold the restrictions in June 2017.... Read More



Formula Business Restriction - Port Jefferson, NY

Port Jefferson prohibits formula fast food restaurants from locating in the village's historic commercial and waterfront districts.... Read More

Formula Business Restriction – Ogunquit, ME

In November 2005, voters by a margin of 71 to 29 percent approved a measure that bans formula restaurants.

... Read More

Formula Business Restriction – Fredericksburg, TX

Formula Business Restrictions – Coronado, CA

This city of 24,000 in southern California allows no more than 10 formula restaurants and requires formula retail stores to pass a review and obtain a special permit to open. ... Read More

Formula Business Restriction – Carmel-by-the-Sea, CA

This small city in the mid-1980s became the first town in the country to enact a formula restaurant ban, which prohibits fast food, drive-in and formula food establishments. ... Read More

Formula Business Restrictions – Bristol, RI

Bristol bars formula businesses larger than 2,500 square feet or that take up more than 65 feet of street frontage from locating in the downtown. Smaller

Formula Business Restriction - Pacific Grove, CA

The city's code prohibits formula fast-food restaurants... **Read More**

Formula Business Restriction – Nantucket, MA

A measure barring formula businesses from downtown Nantucket was adopted by a town meeting vote in April 2006.... Read More

Formula Business Restriction - Fairfield, CT

In 2007, the city of Fairfield adopted a measure that stipulates that formula businesses may not locate in neighborhood business districts unless they undergo review and obtain a special permit. ... Read More

Formula Business Restriction – Chesapeake City, MD

The town prohibits formula businesses in the village center, the waterfront district, and all other areas of town except the "general commercial" zone. In this area, formula businesses are allowed provided they meet design standards.... Read More

Formula Business Restriction – Calistoga, CA

In 1996, the town of Calistoga, California enacted an ordinance that prohibits formula restaurants and visitor accommodations, and requires that other types formula businesses undergo review and apply for a special use permit to open.... Read More

Formula Business Restriction – Bainbridge Island, WA

In 1989, the city council adopted an ordinance prohibiting formula take-out food restaurants.... **Read More**



Formula Business Restriction - San Francisco, CA

Throughout most of the city, including all of San Francisco's Neighborhood Commercial Districts, formula retail stores and restaurants are considered conditional uses. This means they must be approved by the Planning Commission on a case-by-case basis. In evaluating whether to grant a permit for a formula business, the Planning Commission considers several criteria, including the existing concentration of formula businesses within the neighborhood, whether similar goods or services are already available, and the balance of neighborhood-serving versus citywide- or regional-serving businesses. In additional, formula retail and restaurant uses are prohibited outright in several neighborhoods. ... Read More

Formula Business Restriction – McCall, ID

In 2006, McCall, Idaho, enacted an ordinance that limits formula restaurants to only 10% of the total number of restaurants and limits formula retail businesses to no more than 10% of the total number of "like businesses" in town. ... Read More

Formula Business Restriction - York, ME

At a town meeting in May 2004, residents of York,
Maine, voted to amend the town's zoning ordinance to
prohibit formula restaurants. ... Read More

Formula Business Restriction – Solvang, CA

One of the first communities to enact a formula business restriction, the town of Solvang prohibits formula restaurants from locating in its village center, ... Read More

Formula Business Restriction – Sausalito, CA

Sausalito treats both formula restaurants and retail stores as "conditional uses" that require a special permit to open or expand. ... Read More

Formula Business Restriction – Sanibel, FL

This island community enacted an ordinance banning formula restaurants in 1996.... Read More

Formula Business Restriction – San Juan Bautista, CA

San Juan Bautista bars all formula retail stores and restaurants, and all stores over 5,000 square feet.....

Read More

Formula Business Restriction – Port Townsend, WA

Port Townsend limits formula retail stores and restaurants to a single commercial zone along the main road leading into the town and bars them from all other areas of town, including the downtown. Within that zone, formula businesses are not allowed to exceed 3,000 square feet nor occupy more than 50 linear feet of street frontage. Formula restaurants are subject to additional scrutiny.... Read More





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formula businesses may apply for a special use permit.... Read More

Formula Business Restriction -Arcata, CA

In June 2002, the city of Arcata, California, enacted an ordinance that limits the number of formula restaurants in the city to no more than nine at any one time. ... Read More

Formula Business Restriction -Benicia, CA

Benicia, a town of 27,000 people located about 40 miles northeast of San Francisco, has adopted two ordinances, which stipulate that retail stores larger than 20,000 square feet and formula restaurants will not be approved unless they meet certain criteria.... **Read More**

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CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

DATE: MARCH 21, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

BY: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

TITLE: RESOLUTION AFFECTING THE DISPOSITION OF PARKLETS

RECOMMENDED ACTION(S):

Approve a resolution ordering the removal of parklets used for retail services, and directing the City Manager to make funds available to defray the cost of removal by April 28, 2023, 60 days after the date of lifting of the State of Emergency due to COVID-19 by the State of California.

BACKGROUND INFORMATION:

In April 2020 the City began meeting weekly with its downtown businesses to develop a plan in response to the ongoing Public Health Emergency. Thereafter, the City Council adopted Resolution 2020-24, enabling the establishment of outdoor shopping and dining via expansion of businesses into the right of way. Third Street was converted to a single, one-way lane to enable this expansion. Resulting parklets were originally approved for a three-month period ending December 31, 2020. On November 10, 2020, the City Council agreed to extend the parklets until March 30, 2021, and thereafter agreed to successive extensions to September 30, 2021 and March 30, 2022 pending adoption of an ongoing policy.

During the referenced hearings, the subject of "permanence" has involved issues of non-conformity, long term planning and design of the Third Street streetscape, public safety, infrastructure, relationship to buildings, structures and landscaping within the Third Street Historic District and cost of removal. It is established that to allow permanent "parklet" type outdoor commercial use would first require a thorough evaluation of the historic Third Street district streetscape.

City Council Resolution 2022-21 directed the City Manager to cease issuing Encroachment Permits for parklet construction and requested input from the EDCAC regarding continuance of parklets. Thereafter, the City Council adopted Resolution 2022-40 establishing a policy for ongoing disposition of parklets as follows:

- Parklets are generally perceived to be beneficial to the community and to the sponsoring business.
- There are noted adverse effects of parklets; however, the benefits outweigh the noted adverse effects.

- Parklets should not be prevalent on Third Street in the short term. As a means of limiting noted short term adverse effects, the present parklet experience should not be expanded.
- It is important to know and understand the attitudes and perspectives of the community, business owners and visitors.
- Parklets should remain until-the Third Street Master Plan construction begins. Third Street Master Plan parklet/plaza concepts should be shaped by referenced surveys and testimonials. The parklet experience should be re-imagined for use in the context of the Third Street Master Plan.

The Governor's office, on October 17, 2022 announced that the COVID 19 State of Emergency will end on February 28, 2023, and the State will rely on ongoing, enhanced public health initiatives to drive down rates and severity of infection. It is important to recognize that the Governor's action does not stipulate that COVID is no longer a threat. Instead, the Governor recognizes the importance of continued emphasis on public health practices via covid19.ca.gov. On December 20, 2022, the City Council directed the City Manager to return with a resolution that would institute a revised policy affecting parklets that would go into effect at such time that the COVID State Of Emergency is lifted, February 28, 2023.

The recommended policy would: 1) enable restaurants and bars to retain parklets until the Third Street Master Plan is under construction, or until the City Council orders their removal; and reimburse parklet owners for reasonable cost of removal. Staff has obtained information from former parklet owners, contractors and various websites that it will cost approximately \$5 per square foot to demolish and remove an existing deck of the type constructed on Third Street, i.e. without anchored footings. Assuming a parklet is 9' x 18' The cost of removal is approximately \$800.00.

DISCUSSION:

The attached resolution will implement a revised policy as follows:

- 1. Continue the restriction prohibiting encroachment permits for new or replacement parklets;
- 2. Terminate the current encroachment permit authorization for parklet used for retail purposes and require removal of such parklets by April 28, 2023. Offset the cost of parklet removal at a cost not to exceed \$5.00 per square foot.
- 3. Retain existing parklets established for eating establishments and bars and require completion of an annual inspection and implementation of any safety requirements of the Fire Marshall and Building Official.

ATTACHED:

DRAFT City Council Resolution

RESOLUTION 2023-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA ESTABLISHING THE TERM OF PARKLETS ENCROACHMENT PERMIT

- **WHEREAS,** in an effort to control the pandemic caused by the COVID-19 virus and in response to the Governor's COVID 19 Emergency Declaration, City Council declared a State of Emergency March 17, 2020; and
- WHEREAS, the shelter in place health orders that followed the State Of Emergency closed all but essential businesses; and
- **WHEREAS**, this closure of businesses was harmful to the City's economy and the City, among many other things, initiated the Transformation of Third Street by adopting Resolution 2020-24, on May 19, 2020; and
- WHEREAS, to implement the Transformation of Third Street, business owners were offered the opportunity to expand their business onto the public right-of-way and build decks, also known as "parklets," where customers could sit safely and enjoy their services; and
- **WHEREAS,** in an effort to protect the historic nature of the downtown, parklets were required to be built in compliance with Guidelines adopted via City Council Resolution 2021-61; and
- **WHEREAS,** the parklet program was approved by the City Council for a period of six months ending December 31, 2020, and serially extended until March 30, 2021, February 16, 2021 September 30, 2021, March 30 2022, and May 31, 2022 via Resolution 2022-21; and
- WHEREAS, the City Council has approved and budgeted funds for the preparation of a Master Streetscape Plan (Third Street Master Plan) for the San Juan Bautista Downtown with a focus on Third Street Mixed Use area and desires to utilize the community's experience with parklets to evaluate the character of public improvements within the Downtown area; and
- WHEREAS, the City Council has requested and considered the evaluation and recommendation of the City of San Juan Bautista Economic Development Citizens Advisory Committee (EDCAC) established, in part, for this purpose; and
- **WHEREAS**, the City Council has considered that the Governor has lifted the COVID 19 State of Emergency on February 28, 2023. Notwithstanding this announcement, the City Council is aware that COVID-19 variants represent a continuing threat to public health, safety and general welfare:
- **NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL** hereby directs the City Manager to implement the following measures:
- 1. Continue the restriction prohibiting new or replacement parklets;

- 2. Terminate the current encroachment permit authorization for parklets used for retail purposes. Parklets used for retail purposes shall be removed no later than April 30, 2023. Parklet owners required to remove parklets shall be compensated from the General Fund for the reasonable cost of removal, not to exceed \$5.00 per square foot or \$800.00, whichever is less.
- 2. Retain existing parklets established for eating establishments and bars and require annual inspection by the Fire Marshall and Building Official to ensure public health and safety.

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista on the 21st day of March 2023 by the following vote:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	APPROVED:
	Leslie Q. Jordan, Mayor
ATTEST:	
Elizabeth Soto, Deputy City Clerk	

Governor Newsom to End the COVID-19 State of

Emergency

Published: Oct 17, 2022

California's pandemic response saved tens of thousands of lives, protected the economy, distributed nation-leading financial assistance and built up an unprecedented public health infrastructure

The SMARTER Plan will maintain California's operational preparedness to support communities and quickly respond to outbreaks

SACRAMENTO - Today, Governor Gavin Newsom announced that the COVID-19 State of Emergency will end on February 28, 2023, charting the path to phasing out one of the most effective and necessary tools that California has used to combat COVID-19. This timeline gives the health care system needed flexibility to handle any potential surge that may occur after the holidays in January and February, in addition to providing state and local partners the time needed to prepare for this phaseout and set themselves up for success afterwards.

With hospitalizations and deaths dramatically reduced due to the state's vaccination and public health efforts, California has the tools needed to continue fighting COVID-19 when the State of Emergency terminates at the end of February, including vaccines and boosters, testing, treatments and other mitigation measures like masking and indoor ventilation. As the State of Emergency is phased out, the SMARTER Plan continues to guide California's strategy to best protect people from COVID-19.

"Throughout the pandemic, we've been guided by the science and data - moving quickly and strategically to save lives. The State of Emergency was an effective and necessary tool that we utilized to protect our state, and we wouldn't have gotten to this point without it," said Governor Newsom. "With the operational preparedness that we've built up and the measures that we'll continue to employ moving forward, California is ready to phase out this tool."

To maintain California's COVID-19 laboratory testing and therapeutics treatment capacity, the Newsom Administration will be seeking two statutory changes immediately upon the Legislature's return: 1) The continued ability of nurses to dispense COVID-19



Progress Update

October, 2022

therapeutics; and

2) The continued ability of laboratory workers to solely process COVID-19 tests.

"California's response to the COVID-19 pandemic has prepared us for whatever comes next. As we move into this next phase, the infrastructure and processes we've invested in and built up will provide us the tools to manage any ups and downs in the future," said Secretary of the California Health & Human Services Agency, Dr. Mark Ghaly. "While the threat of this virus is still real, our preparedness and collective work have helped turn this once crisis emergency into a manageable situation."

Throughout the pandemic, Governor Newsom, the Legislature and state agencies have been guided by the science and data to best protect Californians and save lives - with a focus on those facing the greatest social and health inequities - remaining nimble to adapt mitigation efforts along the way as we learned more about COVID-19. The state's efforts to support Californians resulted in:

- Administration of 81 million vaccinations, distribution of a billion units of PPE throughout the state and processing of 186 million tests.
- Allocation of billions of dollars to support hospitals, community organizations,
 frontline workers, schools and more throughout the pandemic.
- The nation's largest stimulus programs to support people hardest hit by the pandemic \$18.5 billion for direct payments to Californians, \$8 billion for rent relief, \$10 billion for small business grants and tax relief, \$2.8 billion to help with overdue utility bills, and more.

Background

In February the California Department of Public Health (CDPH) released the <u>California SMARTER Plan: The Next Phase of California's COVID-19</u>
<u>Response</u> to guide the state's work on the next phase of the COVID-19 pandemic.

The SMARTER Plan looks at where the state has been, draws on lessons learned from our collective experiences, and lays out a clear path for how California will remain prepared for what COVID-19 might bring next. With Governor Newsom set to lift the State of Emergency in early 2023, this update provides information on California's progress to date and how we move forward. California has always been a state that learns and innovates – it is in our DNA and will guide us moving forward.

Components

California's work is predicated on our individual, smarter actions that will collectively yield better outcomes for our neighborhoods, communities, and the state. Foundational to this plan are the following components:

S

Shots - Vaccines are the most powerful weapon against hospitalization and serious illness.

M

Masks - Properly worn masks with good filtration help slow the spread of COVID-19 or other respiratory viruses.



Awareness - We will continue to stay aware of how COVID-19 is spreading, closely track evolving variants, communicate clearly how people should protect themselves, and coordinate our state and local government response.



Readiness – COVID-19 isn't going away, and we need to be ready with the tools, resources and supplies we will need to quickly respond and keep the health care system well prepared.



Testing - Getting the right type of tests – PCR or antigen – to where they are needed most. Testing will help California minimize the spread of COVID-19.



Education - California will continue to work to keep schools open and children safely in classrooms for in-person instruction.



Rx - Evolving and improving treatments will become increasingly available and critical as a tool to save lives.

These SMARTER steps are a simple and clear tool for Californians to use as we collectively continue to navigate the next phase of the COVID-19 pandemic. Each of us has a role to play, read the SMARTER Steps One-Pager (English, Arabic, Armenian, Chinese, Hmong, Khmer, Korean, Punjabi, Russian, Spanish, Tagalog, Thai, and Vietnamese).

Progress

The SMARTER Plan has guided our work since February in response to the COVID-19 pandemic, it now will guide our work as part of this next phase. Here are a few key updates on our progress:

SHOTS – CDPH continues to estimate capacity to be at least 200,000 vaccinations per day, and is leveraging community partnerships, along with the newly established Office of Community Partnerships and Strategic Communications, to provide trainings, education, and events in community to highlight the benefits of vaccines and address misinformation. Over 81 million vaccines have been administered in California, with 85% of the population receiving at least one dose. There have been over 2 million bivalent doses reported to the state – 65% of all doses have been administered to people 50 years or older, 68% of doses have been given by a Pharmacy. 89% of bivalent booster recipients have already received 1 or more boosters; for 11% of bivalent booster recipients, the bivalent represents their first booster. CDPH continues to collaborate with long-term care facilities and local pharmacies to ensure the most vulnerable and high-risk Californians have access to vaccine.





MASKS – CDPH released <u>updated guidance</u> in September for the use of face masks, using the federal <u>community COVID-19 levels</u> to inform statewide masking recommendations in the general community and recommendations and requirements in shelters and incarcerated settings. CDPH plans to continue mask requirements in health care settings and long-term care and adult and senior care facilities throughout the winter. The state has already distributed over a billion units of personal protective equipment throughout California, and the remaining stockpile continues to be maintained and commercial supply chain monitored to ensure access to well fitted and well filtered respirators and masks, including surgical masks, N95s, and KN95s in both adult and children's sizes.

AWARENESS - CDPH is maintaining the COVID-19 Assessment and Action Unit and expanding its applicability to other respiratory viruses and emerging infectious disease threats. The California COVID-19 Assessment Tool, or CalCAT, has been updated to include flu projections as part of the new California Communicable Diseases Assessment Tool. CDPH continues to reach out to priority wastewater surveillance sites to increase the network of coverage in California and continues to expand laboratory capacity to conduct increased wastewater testing. Additionally, the California Collaborative for Pandemic Readiness and Recovery Research (CPR3), in partnership with the University of California, launched in September. Now under the Office of Community Partnerships and Strategic Communications, the Vaccinate All 58 team continues to work on extending the California COVID-19 Community Health Project (CCHP) 3.0 community-based organization network and is working closely with the COVID-19 Workplace Outreach Project (CWOP) under the Department of Industrial Relations. This includes existing organizations and new partners that will work on vaccine outreach and education.

READINESS - CDPH issued an allocation methodology in June to local health jurisdictions on the availability of ongoing (\$200 million) in state funding to build local capacity, this is on top of the \$100 million available to build up state capacity. The state is continuing to monitor hospital capacity and has seven staffing contracts on ready. CDPH and the California Department of Social Services (CDSS) are working together to develop additional training opportunities around infection control within long-term care facilities. Finally, the Indoor Air Quality Task Force kickoff meeting will occur at the end of October.

TESTING – CDPH updated several <u>state public health officer orders</u> to remove requirements for screening testing of unvaccinated workers for COVID-19. <u>Testing Guidance</u> was also updated in September to share that diagnostic screening testing is no longer recommended in general community settings. CDPH continues to encourage high-risk settings to maintain testing capacity to perform diagnostic screening testing during outbreaks, and in the event, it is required again at a future date. CDPH has completed the distribution of 8.4 million over-the-counter antigen tests for end of school year and summer testing, and an additional 10.6 million for the return from summer break testing. CDPH continues to work with local health jurisdictions to allocate antigen tests for individuals in high-risk settings.





EDUCATION - CDPH provides COVID-19 mitigation guidance and resources supporting safe in-person instruction in all of California's 10,000 K-12 schools. More than 3.5 million children under age 18 years have received the COVID-19 primary series vaccine, and CDPH continues to offer schools with turnkey mobile vaccination services. Guidance for the 2022-23 school year emphasizes the ongoing importance of testing and is backed with support for schools to receive direct access to no cost, over the counter (OTC) antigen tests, in addition to support for on-site professional testing. Preparations are underway for additional antigen tests to be made available to schools for return-from-break testing during upcoming Thanksgiving and Winter Holiday breaks. Optimizing indoor air quality remains critical and through the California Energy Commission, schools in underserved communities can access funding to upgrade HVAC systems. Additionally, California is working to sustain the integral relationship between education and health communities and address public health topics beyond mitigating COVID-19 transmission, foremost among which is the ongoing youth mental and behavioral health crisis. CDPH is working with Department of Health Care Services, the Children & Youth Behavioral Health Initiative and the California Healthy Minds, Thriving Kids Project to bring resources and guidance to schools on topics related to mental health.

Rx – CDPH leveraged the over 140 Optum Serve testing sites in June 2022 to provide telehealth assessment and on-site dispensing of therapeutics to expand access. Additionally, over 400 CDPH community-based testing partners have changed their automated positive results messaging to include the state's telehealth phone number and website to provide treatment. CDPH will soon be issuing \$59 million in grants to safety net systems, including Federally Qualified Health Centers (FQHC); community clinics, rural health clinics, free clinics; Indian Health Service (his)/Tribal Health Clinics; and clinics operated by county or city health systems or public health systems to increase access and timeliness of treatment for COVID-19.

FUTURE

As we have learned throughout the pandemic, each surge and each variant bring with it unique characteristics relative to our neighborhoods and communities' specific conditions (e.g., level of immunity). Therefore, California will continue to evaluate the data quickly and nimbly to determine how to best handle future changes in the behavior of the virus. The SMARTER Plan will continue to guide the state's response to the COVID-19 pandemic, maintains the operational readiness and preparedness to continue protecting people from COVID-19, and lays the foundation for our response to future outbreaks of other infectious diseases. California has done what it takes to save lives throughout this pandemic. We have invested where necessary to build up the infrastructure and processes needed to reduce the impact of COVID-19 on our communities. These pillars will be the foundation of our preparedness going forward.

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RESOLUTION 2022-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JUAN BAUTISTA ESTABLISHING THE TERM OF PARKLETS ENCROACHMENT PERMIT

WHEREAS, in an effort to control the pandemic caused by the COVID-19 Virus, City Council declared a State of Emergency March 17, 2020; and

WHEREAS, the shelter in place health orders that followed the state of emergency closed all but essential businesses; and

WHEREAS, this closure of businesses was harmful to the City's economy and the City, among many other things, initiated the Transformation of Third Street by adopting Resolution 2020-24, on May 19, 2020; and

WHEREAS, to implement the Transformation of Third Street, business owners were offered the opportunity to expand their business onto the public right-of-way and build decks, also known as "parklets," where customers could sit safely and enjoy their services; and

WHEREAS, in an effort to protect the historic nature of the downtown, parklets were required to be built in compliance with Guidelines adopted via City Council Resolution 2021-61; and

WHEREAS, the parklet program was approved by the City Council for a period of six months ending December 31, 2020, and serially extended until March 30, 2021, February 16, 2021 September 30, 2021, March 30 2022, and May 31, 2022 via Resolution 2022-21;

WHEREAS, the City Council has approved and budgeted funds for the preparation of a Master Streetscape Plan (Third Street Master Plan) for the San Juan Bautista Downtown with a focus on Third Street Mixed Use area and desires to utilize the community's experience with parklets to evaluate the character of public improvements within the Downtown area;

WHEREAS, the City Council has requested and received the evaluation and recommendation of the City of San Juan Bautista Economic Development Citizens Advisory Committee (EDCAC) established, in part, for this purpose;

WHEREAS, the City Council has considered the recommendations of the Economic Development Citizen Advisory Committee (EDCAC), the Historic Resources Board and the Planning Commission regarding the City policy regarding parklets and the term of parklets;

NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL recommends that the City Council approve the recommendation of the EDCAC set forth in 5 (five) Key Considerations contained the EDCAC Report attached to the City Council staff report dated May 24, 2022 as the City's policy regarding parklets and in relation to the intended Third Street Master Plan:

- > Parklets are generally perceived to be beneficial to the community and to the sponsoring business.
- > There are noted adverse effects of parklets; however, the benefits outweigh the noted adverse effects.
- Parklets should not be prevalent on Third Street in the short term. As a means of limiting noted short term adverse effects, the present parklet experience should not be expanded.
- ➤ It is important to know and understand the attitudes and perspectives of the community, business owners and visitors.
- Parklets should remain until-the Third Street Master Plan construction begins. Third Street Master Plan parklet/plaza concepts should be shaped by referenced surveys and testimonials. The parklet experience should be re-imagined for use in the context of the Third Street Master Plan.

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista on the 24th day of May 2022 by the following vote:

AYES:

Jordan, Edge, Flores, Freels, Freeman

NOES:

None

ABSENT:

None

ABSTAIN:

None

ATTEST:

Don Reynolds, Acting Deputy City Clerk



CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

DATE: MARCH 21, 2023

DEPARTMENT: FIRE DEPARTMENT

BY:

FROM: BOB MARTIN DEL CAMPO, FIRE CHIEF

TITLE: Ordinance No. 2023- xx, Amending the Chapter Title of Chapter 5.1

and Sections 5-1-100 and 5-1-105, Repealing Sections, 5-1-150, 5-1-160, and 5-1-170 of Article 1 of Chapter 5.1 of Title 5 "Public Health, Safety and Welfare," of the City of San Juan Bautista Municipal Code to Adopt By Reference in its Entirety the California Building Standards Code 2022 Edition of the California Fire Code and Appendices, Title 24, Part 9, of the California Code of Regulations, with Certain Exceptions, Modifications and Additions Required by Local Climatic, Geological or Topographical Conditions, and Approving Findings to Support Local Modifications, and Setting a Public Hearing on the

Matter for Tuesday, April 18, 2023.

RECOMMENDED ACTION:

Staff recommends that the City Council read by title only, waive full and further reading, and introduce these changes by an Ordinance of the City Council of the City of San Juan Bautista (attached as **Exhibit A**) amending the Chapter Title of Chapter 5.1., amending Sections 5-1-100 and 5-1-105, repealing sections 5-150, 5-1-160, and 5-1-170 of Chapter 5.1, Article 1, of Title 5 "Public Health, Safety and Welfare" of the San Juan Bautista Municipal Code and adopting by reference in its entirety the 2022 Edition California Fire Code and Appendices, Title 24, Part 9, of the California Code of Regulations with certain exceptions, modifications and additions required by local climatic, geological or topographical conditions, and approve findings to support local modifications, and set and direct publication for a public hearing on the matter for April 18, 2023.

BACKGROUND INFORMATION:

Fire Protection agencies are required to enforce the current State Building Standards Codes, and local jurisdictions are allowed to make amendments to those state standards when justified by local topographical, climatic and geographical conditions which must be supported by findings.

The International Code Council promulgates the International Fire Code, a nationally recognized compilation of rules and regulations. The International Code Council has conducted open code

hearings that permit participation by national, state, and local code officials as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code. The International Fire Code has been printed and published as a Code in book form with the meaning of Section 50022.1 of the Government Code of the State of California.

Under this adopting ordinance, specific amendments to building standards are proposed for adoption that are more restrictive than those contained within the 2022 Edition of the California Fire Code as adopted by the California Building Standards Commission and published as the 2022 Edition of the California Fire Code.

Under this adopting ordinance, existing codes in the San Juan Bautista Municipal code would be no longer valid as they are otherwise incorporated into the 2022 Fire Code or contradict the proposed ordinance. Therefore, staff is proposing to repeal Section 5-1-150 "Automatic Fire Extinguishing Systems" as this is addressed in the 2022 Fire code under Section 903 "Automatic Sprinkler Systems." Additionally, we propose repealing Section 5-1-160 "General Provisions for Safety" because they are identified in the 2022 California Fire Code, "Key Boxes" is addressed in Section 506 and "Locks" is identified in Section 506.1.1. Lastly, we propose repealing Section 5-1-170 "Special Regulations," which calls out street fairs and their permits as these are identified in Section 105 of the 2022 Fire Code.

Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments must be based on climatic, topographical, and geological conditions. The findings for these local amendments are set forth in the Ordinance attached as Exhibit A.

It is clearly understood that the adoption of such amendments may not prevent the incidence of fire, the implementation of these various amendments to the Fire Code is intended to reduce the potential loss of life and property and damage to the environment caused thereby. In accordance with California Government Code §50022.3 the City Council should direct that a public hearing shall be set on this ordinance after its introduction for Tuesday, April 18, 2023, for which notice, in substantially the form attached hereto as **Exhibit B**, shall be published in accordance with Government Code §6066. Copies of the ordinance proposed for adoption will be available for public inspection at the office of the City Clerk.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- Ordinance 2023-XX 2022 City of San Juan Bautista Fire Code including Amendments Exhibit A
- 2. Public Notice Notice of Public Hearing Exhibit B

EXHIBIT A ORDINANCE NO 2023-

AN ORDINANCE OF THE CITY OF SAN JUAN BAUTISTA AMENDING THE CHAPTER TITLE OF CHAPTER 5.1 AND SECTIONS 5-1-100 AND 5-1-105, REPEALING SECTIONS 5-1-150, 5-1-160, 5-1-170 OF ARTICLE 1 OF CHAPTER 5.1. OF TITLE 5 "PUBLIC HEALTH, SAFETY AND WELFARE" OF THE SAN JUAN BAUTISTA MUNICIPAL CODE TO ADOPT BY REFERENCE IN ITS ENTIRETY THE CALIFORNIA BULDING STANDARDS CODE 2022 EDITION OF THE CALIFORNIA FIRE CODE AND APPENDICES, TITLE 24, PART 9, OF THE CALIFORNIA CODE OF REGULATIONS WITH CERTAIN EXCEPTIONS, MODIFICATIONS AND ADDITIONS REQUIRED BY LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS; AND APPROVING FINDINGS TO SUPPORT LOCAL MODIFICATIONS.

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WHEREAS, pursuant to Section 18941.5 of the California Health and Safety Code, the City may adopt the provisions of the California Fire Code by reference with certain exceptions, modifications and additions to provisions of the Code which are reasonably necessary to protect the health, welfare and safety of the citizens of San Juan Bautista because of local climatic, geological and topographical conditions; and

WHEREAS, the City Council has considered whether certain modifications to the California Fire Code standards set forth herein are necessary in the City of San Juan Bautista due to local climatic, geological or topographical conditions; and.

WHEREAS, the factual findings made are valid and relate to the amendments made to the California Fire Code in this adoption; and

WHEREAS, the City Council directed that a public hearing be held and duly noticed and published in accordance with California Government Code §50022.3, and said hearing is to be held on April 18, 2023, concerning the purpose of this Ordinance to adopt the 2022 California Fire Code with modifications to address unique local conditions; and

WHEREAS, this Ordinance was found to be categorically exempt from environmental review, per the provisions of Section 15061(b) (3) of the Guidelines to the California Environmental Quality Act.

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

1. <u>Chapter 5.1 of Title 5 Public Health, Safety and Welfare Title Amended</u>. Chapter 5.1 title is hereby amended to read as follows:

"CALIFORNIA FIRE CODE, 2022 EDITION"

2. <u>Section 5-1-100 of Chapter 5-1"Adoption by reference" Amended</u>: Section 5-1-100 of Chapter 5-1 entitled "Adoption by reference" is hereby amended to read as follows:

"5-1-100 Adoption by reference.

The California Fire Code, 2022 Edition in its entirety, including Appendices, Title 24, Part 9, published by the California Building Standards Commission, and as modified by the amendments, additions set forth hereinafter, is adopted by reference, in accordance with the following findings, as the Fire Code of the City of San Juan Bautista.

- (A) Climate. The city, on average, experiences an approximate annual rainfall of eighteen inches. The heaviest months for rainfall can be expected between January and April. During winter months, the city may experience periods of heavy rain, which can cause local flooding. Due to the proximity of the Pacific Ocean, winter storms are often accompanied by high winds, which have uprooted trees and damaged power lines. The city has also experienced periods of heavy fog, which has delayed the responding fire apparatus and prevented early discovery of structure fires. Light to gusty winds occur during dry periods which, when coupled with highly flammable vegetation, can cause uncontrollable fires. With increased development spreading into brush covered coastal hill areas, wind driven fires could have severe consequences, as have been demonstrated on several occasions throughout the state.
- (B) Geologic. The city is susceptible to seismic hazards resulting from movement along any one of several known faults. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines or heat-producing appliances and the unavailability to water for fire control due to broken water mains. In the event of a major earthquake many areas of the city may not be accessible to emergency equipment and, if bridges or roads are damaged, the city may be isolated from outside assistance.
- (C) Topographical. The city is divided by California State Highway 156. The freeway creates barriers which obstruct traffic patterns and delay response time for fire equipment. The water supply within the city would be directly affected by the topographical layout in the event of a major catastrophe.
- (D) Conclusion. Local climatic, geologic and topographical conditions impact fire suppression efforts and the frequency, spread, intensity and size of fire involving structures in this community. Further, they impact potential damage to all structures from earthquake and subsequent fire. Therefore, it is found to be necessary that the California Fire Code be amended by this chapter to mitigate the effects of these conditions."
 - 3. Section 5-1-105 of Chapter 5-1 "Amendments General" Amended. Section 5-1-

105 of Chapter 5.1 entitled "Amendments – General" is hereby amended to read as follows:

"5-1-105 Amendments – General.

Set forth below are the amendments, additions and deletions to the California Fire Code, 2022 Edition. Article and Section numbers used herein are those of the California Fire Code.

- 101.1 Title. These regulations shall be known as the Fire Code for the City of San Juan Bautista, hereinafter referred to as "Fire Code."
- 101.2.1 Appendices. Provisions in all appendices to the 2022 California Fire Code are hereby adopted in their entirety and shall apply.
- 102.1 Construction and design provisions. The construction and design provisions of this Code shall apply to:
- 1. Structures, facilities and conditions arising after the adoption of this Code.
- 2. Existing structures, facilities and conditions not legally in existence at the time of adoption of this Code.
- 3. Existing structures, facilities and conditions when identified in specific Sections of this Code.
- 4. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitute a distinct hazard to life and property.
- 5. Existing Structures Alterations and repairs.
- a. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
- b. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent (50%) or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent (50%) or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this Chapter.
- c. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans.
- d. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.
- 103.0 Responsibility for enforcement.
- 103.0.1 Within established fire protection districts and community services districts, responsibility for enforcement of this Code shall be under the direction of the Fire Chief within each district.
- 103.0.2 In areas of San Juan Bautista responsibility for enforcement of this Code shall be under the direction of the Fire Chief..

- 104.1.1 Police powers. The fire code official and his deputies shall have the powers of police officers in performing their duties under this Code. When requested to do so by the fire code official, the chief of police of the jurisdiction is authorized to assign such available police officers as necessary to assist the fire code official in enforcing the provisions of this Code.
- 105.5.0 Agricultural Explosive Devices. An operational permit is required for storage or use of any agricultural explosive device including "bird bombs".
- 112.2 Owner/occupant responsibility. Correction and abatement of violations of this Code shall be the responsibility of the owner. If an occupant creates, or allows to be created, hazardous conditions in violation of this Code, the occupant shall be held responsible for the correction and abatement of such hazardous conditions.
- 112.4 Violation penalties. Persons who shall violate any provision of this Code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this Code, shall be guilty of an infraction, punishable by a fine in conformance with the County Fire Department.
- 113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 112.4 of this Code.

202 Definitions

ALL WEATHER SURFACE. A hard paved road surface constructed to the minimum standards adopted by the jurisdiction.

BRIDGE. A structure to carry a roadway over a depression or obstacle.

IDLE PALLET. A pallet or similar product storage and/or lifting device not currently in use and empty of product.

- 503.2.6.1 Private bridge engineering. Every private bridge hereafter constructed shall meet the following engineering requirements:
- 1. The weight shall be designed for a minimum of HS-20 loading as prescribed by the AASHTO.
- 2. The unobstructed vertical clearance shall be not less than fifteen (15) feet clear.
- 3. The width shall be a minimum of twenty (20) feet clear. The Fire Code Official may require additional width when the traffic flow may be restricted or reduce the width to a minimum of twelve (12) feet for Occupancy Group U or R-3 occupancies.
- 4. The maximum grade change of the approach to and from any private bridge shall not exceed eight percent for a minimum distance of ten (10) feet.
- 503.2.6.2 Private bridge certification. Every private bridge hereafter constructed shall be engineered by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. Certification that the bridge complies with the design standards required by this Code and the identified standards, and that the bridge was constructed to those standards, shall be provided by the licensed engineer, in writing, to the Fire Code

- Official. Every private bridge, including existing and those constructed under this Code, shall be certified as to its maximum load limits every ten (10) years or whenever deemed necessary by the fire code official. Such recertification shall be by a licensed professional engineer knowledgeable and experienced in the engineering and design of bridges. All fees charged for the purpose of certification or recertification of private bridges shall be at the owner's expense.
- 503.2.7 Grade. The grade of fire apparatus access roads shall be no greater than fifteen (15) percent unless specifically approved by the Fire Code Official.
- 503.2.7.1 Paving. All fire apparatus access roads over eight (8) percent shall be paved with a minimum 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen (15) percent where approved shall be paved with perpendicularly grooved concrete.
- 503.7 Fire apparatus access road names. All fire apparatus access road names shall be issued or approved by the appropriate governmental agency.
- 506.1 Required. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037. This jurisdiction utilizes the KNOX Box Security Systems.
- 507.5.2 Inspection, testing and maintenance. Fire hydrant systems shall be subject to periodic tests as required by the Fire Code Official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. When required by the Fire Code Official, hydrants shall be painted in accordance with the most current edition of NFPA 291.
- 605.3.1 Spark arresters.
- 605.3.1.1 An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks or similar devices using solid fuel for conveying smoke or hot gases to the outer air. 605.3.1.2 Spark arresters shall have openings in accordance with Section 2113.9.2(3) of the California Building Code and Section 1003.9.2 of the California Residential Code with minimum openings of 3/8" and maximum openings of ½".
- 901.1.1 Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.
- 901.2.2 Additional documentation. Additional documentation as required by the Fire Code Official shall be provided to the Fire Code Official in an acceptable format.
- 901.4 Installation. Fire protection systems shall be maintained in accordance with the original installation standards for that system. All systems shall be extended, altered, or augmented as

necessary to maintain and continue protection whenever the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

- 901.4.8 Nonoperational equipment. Any fire protection equipment that is no longer in service shall be removed.
- 901.6.4 Qualifications of Inspection, Testing and Maintenance Personnel. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing and maintenance is performed by an outside service company, the company shall be appropriately licensed by the California Contractors State License Board in accordance with the California Business & Professions Code or by the California State Fire Marshal.
- 901.6.5 Additional records. All documentation generated during any scheduled inspection or test of any fire protection system, whether required or voluntarily installed, shall be forwarded to the Fire Code Official within fifteen (15) calendar days after the date of the inspection or test.
- 901.11 Fire Protection Features for Plant Processing and Extraction Facilities
- 901.11.1 Scope. This section applies to occupancies regulated by Chapter 39 of this Code.
- 901.11.2 Definitions.
- 901.11.2.1 Plant processing. Plant processing shall include all plant post-harvest operations, excluding retail sales of plant and related products.
- 901.11.2.2 Indoor cultivation. Indoor cultivation shall be defined as all nursery or cultivation conducted in other than Group U occupancies (greenhouses).
- 901.11.3 Fire Protection Systems. All buildings or portions thereof housing plant post-harvest or indoor cultivation operations shall be protected as defined in this section.
- 901.11.3.1 Fire Sprinklers. Fire sprinklers shall be installed in accordance with 901.11.3.1.1, 901.11.3.1.2, or 901.11.3.1.3
- 901.11.3.1.1 Fire sprinklers shall be installed in all buildings or portions thereof; such fire sprinkler systems shall be designed to Ordinary Group II design standards in the latest adopted edition of NFPA 13 and Section 903 of this code.
- 901.11.3.1.2 If the occupancy is classified as a Group H Occupancy the fire sprinkler system may be required to be designed and installed as an Extra Hazard fire sprinkler system 901.11.3.1.3 Where permitted by the fire code official and not otherwise required by this code or the CBC, fire sprinklers may be eliminated in approved buildings less than 500 square feet.
- 901.11.3.2 Fire Alarm Systems. Fire alarm systems shall be installed in all buildings or portions thereof; such fire alarm systems shall include both fire sprinkler system monitoring and complete occupant notification as specified in the latest adopted edition of NFPA 72 and Section 907 of this code.

- 901.11.3.3 Special Hazard Systems. Where specified by appropriate UL listings for extraction booths utilizing volatile solvents, dry chemical fire protection systems shall be installed according to the latest adopted edition of NFPA 17. If there is no UL listing for the extraction booth, a dry chemical fire protection system shall be installed.
- 901.11.3.4 Portable Fire Extinguishers. Portable fire extinguishers shall be installed in accordance with NFPA 10 and Section 906 of this code.
- 903.2 Where required. Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. Exceptions:
- (1) Structures not classified as Group R occupancies and not more than five hundred (500) square feet in total floor area.
- (2) Detached agricultural buildings, as defined by this code and the CBC, located at least one hundred feet (100) from any other structure or the property line, whichever is closer.
- (3) Accessory structures not classified as R occupancies associated with existing non-sprinklered R-3 occupancies (one- or two-family dwellings) and less than one thousand five hundred (1500) square feet in total fire area.
- (4) Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the Fire Code Official permits alternate protection.

The following Sections are amended by changing requirements to five hundred (500) square feet for fire sprinkler installation, as follows (the complete text of the section is not provided):

- 903.2.1.1 Group A-1. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.1.2 Group A-2. Change five thousand (5,000) square feet to five hundred (500) square feet.
- 903.2.1.3 Group A-3. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.1.4 Group A-4. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.1.5 Group A-5. Change one thousand (1,000) square feet to five hundred (500) square feet.
- 903.2.3 Group E. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.4 Group F-1. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.4.1 Group F-1. Change two thousand five hundred (2,500) square feet for woodworking operations to five hundred (500) square feet.
- 903.2.7-1 Group M. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.7-3 Group M. Change twenty-four thousand (24,000) square feet to five hundred (500) square feet.
- 903.2.9 Group S-1. Change twelve thousand (12,000) square feet to five hundred (500) square feet.
- 903.2.9.1 Repair Garages. Change ten thousand (10,000) square feet (2 story buildings) and twelve thousand (12,000) square feet (1 story buildings) to five hundred (500) square feet. 903.2.9.2 Bulk storage of tires. Change twenty thousand (20,000) cubic feet to five hundred (500) square feet.

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped with automatic fire sprinkler systems.

(Exceptions remain per 2022 California Fire Code)

903.3.1.1.1 -7 Passenger elevator shafts or associated passenger elevator mechanical rooms, where elevator shafts are constructed with a 2-hour fire resistive method.

Section 903.3.1.1.2 of the California Fire Code is deleted.

- 903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R as amended in Chapter 47 of this Code.
- 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units were the building is of Type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of fourteen (14) inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.
- 903.3.1.2.3 Attics. Where NFPA 13R sprinkler systems are installed, all attic areas shall be provided with sprinkler protection in accordance with NFPA 13.
- 903.3.1.2.4 Sprinkler control valves. Where NFPA 13R sprinkler systems are installed, sprinkler system control valves shall be installed in accordance with NFPA 13.
- 903.3.1.2.5 Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.
- 903.3.1.2.6 Accessible storage areas. Automatic sprinklers shall be installed in all accessible storage areas.
- 903.3.1.2.7 Under-stair spaces. Automatic sprinklers shall be installed in all under-stair spaces including all under-stair closets.
- 903.3.1.3 NFPA 13D sprinkler systems. Automatic fire sprinkler systems installed in one and two-family dwellings, Group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. The requirements of this section supersede the requirements of the California Residential Code.
- 903.3.1.3.1 All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for two-hour duration.
- 903.3.1.3.2 Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed. The location of the control valve shall be approved by the Fire Code Official.
- 903.3.1.3.3 Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.
- 903.3.1.3.4 Automatic sprinklers shall be installed in all attached garages and other accessory structures.

- 903.3.1.3.5 Automatic sprinklers shall be installed in all accessible storage areas.
- 903.3.1.3.5.1 Automatic sprinklers shall be installed in all under-stair spaces including all closets.
- 903.3.1.3.6 Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dBa. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit. As required by the fire code official, interior audible notification appliances or additional water flow alarms are required to be installed at locations specified by the fire code official.
- 903.3.1.3.7 Automatic fire sprinklers shall be installed to protect all furnaces and heating system appliances.
- 903.3.1.3.8 A passive purge shall be installed in the master bathroom if served by a public water system per local water purveyor. A placard must be posted adjacent to the fire sprinkler riser.
- 903.4.1 Monitoring. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the Fire Code Official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system. (Exceptions remain unchanged)
- 903.4.2 Alarms. One exterior approved audible appliance shall be connected to every automatic sprinkler system in an approved location. Sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a building fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system. Interior alarm notification appliances shall be installed as required by Section 903.4.2.1.
- 903.4.2.1 Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over one hundred (100) sprinkler heads, audible and visible notification appliances shall be installed throughout the building as follows:
- a. Audible notification appliances shall be installed so as to be audible at fifteen (15) dBa above average sound pressure level throughout the building.
- b. Visible notification appliances shall be installed in all public and common use areas, restrooms and corridors in accordance with the spacing requirements of NFPA 72.
- c. Visible notification appliances can be eliminated in normally unoccupied portions of buildings where permitted by the Fire Code Official.

EXCEPTION: The requirements of this section do not apply to Group R-3 Occupancies.

903.4.3 Floor control valves. Approved indicating control valves and water flow switches shall be provided at the point of connection to the riser on each floor in all buildings over one story in height and shall be individually annunciated as approved by the Fire Code Official.

- 904.13.2 System interconnection. The actuation of the fire extinguishing system shall automatically shut down all fuel and electrical power located under the hood, except for the electrical power to the exhaust air supply. The fuel and electrical supply reset shall be manual.
- 904.13.5.2 Extinguishing system service. Automatic fire extinguishing systems shall be serviced by a CSLB licensed C-16 contractor or a CSFM licensed "A" licensee at least every six months and after any activation of the system. Inspection shall be performed by the owner at least monthly in accordance with the currently adopted edition of NFPA 17-A. The service contractor shall review the records of monthly inspections every six months, and deficiencies shall be reported to the fire code official. A service report shall be forwarded to the fire code official by the licensed service contractor within 15 days after every service on the appropriate AES form.
- 907.1.6 Multiple Fire Alarm Systems. Multiple fire alarm systems within a single protected premise are not permitted, unless specifically authorized by the Fire Code Official.
- 907.2 Exception 1. The manual fire alarm box is not required for fire alarm control units dedicated to elevator recall control.
- 907.6.5 Access. Access shall be provided to each fire alarm system component for periodic inspection, maintenance and testing.
- 907.6.6.5 Zone transmittal. Where required by the fire code official, fire alarm signals shall be transmitted by zone to the supervising station and retransmitted by zone to the public fire service communications center.
- 907.6.6 Monitoring. Fire alarm systems, whether required by this Chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this Section.
- 907.6.6.6 Means of communication. The use of either POTS or cable telephone lines with a digital alarm communicator transmitter shall not be permitted.
- EXCEPTION. Where no other communications methods are available, the use of telephone lines shall be permitted to be used on a temporary basis not to exceed one year from the date of final acceptance test or until permitted alternate means of communications are available.
- 907.7.2 Completion documents. The following documentation shall be provided at the time of acceptance testing for all fire alarm system installations:
- 1. A record of completion in accordance with NFPA 72.
- 2. A contractor's statement verifying that the system has been installed in accordance with the approved plans and specifications and has been 100% tested in accordance with NFPA 72.
- 3. A contractor's affidavit of personnel qualifications, indicating that all personnel involved with the installation of the fire alarm system meet the qualification requirements of the Fire Code Official.

- 1205.1.1 Signing and Marking. In addition to signing and marking requirements of the California Building Code and the California Residential Code, the following signing and marking is required:
- 1205.1.1.1 Main Panel Exterior Marking. A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least 1/2" in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material.
- 1205.1.1.2 Circuit Disconnecting Means Marking. A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least 3/8" in height and in a non—serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.
- 1205.1.1.3 Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the fire code official shall be required indicating the location of the secondary power source shutoff switch.
- 1205.1.1.4 Installer Information. Signage acceptable to the fire code official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the main disconnect.
- Section 1205.2.1, Exceptions 1 and 2 of the California Fire Code are deleted in their entirety.
- 1205.2.1.4 Hip and Valley Layout. Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-1/2') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.
- 1206.15 Signage acceptable to the fire code official shall be required indicating the location of the stationary fuel cell power system.
- 3905.3. Fire Protection Systems. Fire protection systems in occupancies regulated by this chapter shall be in accordance with Section 901.11 of this Code.
- D103.2 Grade. Fire apparatus access roads shall not exceed fifteen (15) percent in grade with a maximum side slope of five (5) percent.

EXCEPTION: Grades steeper than fifteen (15) percent, if approved by the Fire Code Official, shall be paved with perpendicularly grooved concrete.

APPENDIX Q: STANDARD FIRE CONDITIONS FOR SINGLE FAMILY DWELLINGS

SECTION Q101 GENERAL

Q101.1 Scope. Applications for the construction or remodel of single family dwellings, including one- and two-family dwellings, townhomes, modular and manufactured homes, and mobile homes outside of established mobile home parks, shall be subject to the fire conditions in this appendix when conditioned by the Fire Code Official.

Q101.2 Conflicting sections. Where provisions in this appendix conflict with other sections of this Code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the Fire Code Official.

SECTION Q102 ROADS

Q102.1 General. These conditions will be used primarily when conditioning a subdivision or other project that requires roads. Roads identified in this Section are vehicular access to more than two (2) parcels; more than four (4) residential units; or access to any industrial or commercial occupancy. Includes public and private streets and lanes.

Q102.2 Road access. (FIRE 001). Access roads shall be required for every building when any portion of the exterior wall of the first story is located more than one hundred fifty (150) feet from fire department access. All roads shall be constructed to provide a minimum of two (2) ten (10) feet wide traffic lanes with an unobstructed vertical clearance of not less than fifteen (15) feet. The roadway surface shall provide unobstructed access to conventional drive vehicles including sedans and fire apparatus and shall be an all-weather surface designed to support the imposed load of fire apparatus (75,000 pounds). Each road shall have an approved name.

Q102.3 Roadway engineering. (FIRE 002). The grade for all roads shall not exceed fifteen percent (15%) with a maximum side slope of five percent (5%). Where road grades are 8 percent (8%) or less, an all-weather aggregate base is required at a minimum or as required in other sections of the City of San Juan Bautista Code. Where road grades exceed eight percent (8%), a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than one hundred (100) feet. No roadway turn shall have a horizontal inside radius of less than fifty (50) feet. A roadway turn radius of fifty (50) to one hundred (100) feet is required to have an additional four (4) feet of roadway surface. A roadway turn radius of one hundred (100) to two hundred (200) feet is required to have an additional two (2) feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of one hundred fifty (150) feet of surface length. The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty (60) feet in length.

O102.4 Dead end roads.

Q102.4.1 Parcels less than one acre. (FIRE 003). For parcels less than one acre, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed eight hundred (800) feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable

length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty (60) feet in length.

Q102.4.2 Parcels greater than one acre and not exceeding five acres (FIRE 004). For parcels greater than one acre and not exceeding five acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed one thousand three hundred twenty (1,320) feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have a turnaround constructed at its terminus. The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty (60) feet in length

Q102.4.3 Parcels greater than five acres and not exceeding twenty (20) acres. (FIRE 005). For parcels greater than five acres and not exceeding twenty (20) acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed two thousand six hundred forty (2,640) feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than one thousand three hundred twenty (1,320) foot intervals. The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty (60) feet in length.

Q102.4.4 Parcels greater than twenty (20) acres. (FIRE 006). For parcels greater than twenty (20) acres, the maximum length of a dead-end road, including all dead-end roads accessed from that dead-end road, shall not exceed five thousand two hundred eighty (5,280) feet. All dead-end road lengths shall be measured from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its furthest point. Where a dead-end road serves parcels of differing sizes, the shortest allowable length shall apply. Each dead-end road shall have turnarounds at its terminus and at no greater than one thousand three hundred twenty (1,320)-foot intervals. The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty (60) feet in length.

SECTION Q103 DRIVEWAYS, GATES, AND BRIDGES

Q103.1 Driveways. (FIRE 007). Driveway identified in this Section is defined as a vehicle access that serves up to two (2) parcels with no more than two (2) residential units and any number on non-commercial or industrial buildings on each parcel. Driveways shall not be less than twelve (12) feet wide traffic lane and minimum fourteen (14) feet wide unobstructed clearance, with an unobstructed vertical clearance of not less than fifteen (15) feet. The grade for all driveways shall not exceed fifteen percent (15%) with a maximum side slope of five percent (5%). Where driveway grades are eight percent (8%) or less, an all-weather surface such as an aggregate base shall meet minimum fire requirements. Other types of material for driveways may

be required by the Code. Where the grade exceeds eight percent (8%), a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus forty thousand (40,000) pounds, and be accessible by conventional-drive vehicles, including sedans. For driveways with turns ninety (90) degrees and less, the minimum horizontal inside radius of curvature shall be twenty-five (25) feet. For driveways with turns greater than ninety (90) degrees, the minimum horizontal inside radius curvature shall be twenty-eight (28) feet. For all driveway turns, an additional surface of four (4) feet shall be added. All driveways exceeding one hundred fifty (150) feet in length, but less than eight hundred (800) feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds eight hundred (800) feet, turnouts shall be provided at no greater than four hundred (400)-foot intervals. Turnouts shall be a minimum of twelve (12) feet wide and thirty (30) feet long with a minimum of twenty (25) foot taper at both ends. Turnarounds shall be required on driveways in excess of one hundred fifty (150) feet of surface length and shall be thirty (30) feet long with a minimum twenty-five (25) foot taper at both ends. Turnarounds shall be required on driveways in excess of one hundred fifty (150) feet of surface length and shall be located within fifty (50) feet of the primary building. The minimum turning radius for a turnaround shall be forty (40) feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of sixty (60) feet in length.

Q103.2 Gates. (FIRE 008). All gates providing access from a road to a driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least two (2) feet wider than the width of the traffic lane but in no case be less than fourteen (14) feet wide unobstructed and unobstructed vertical clearance of fifteen (15) feet. Where a one-way road with a single traffic lane provides access to a gated entrance, a forty (40) foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required.

Q103.3 Bridges. (FIRE 009). All new and reconstructed bridges shall be at least the width of the roadbed and berms, but in no case less than twelve (12) feet wide. Bridge width on all roads exceeding tertiary standards shall not be less than the width of the two lanes with berms. All bridges shall be designed for HS15-44 loading and have guardrails. Appropriate signage, including but not limited to, weight ratings or vertical clearance limitations, and one-way road or single-lane road conditions, shall be provided at both entrances to any bridge. One-lane bridges may be permitted if there is unobstructed visibility across the entire bridge, and turnouts are provided at both bridge ends. The fire authority may impose more stringent requirements for bridges.

SECTION Q104 SIGNS AND ADDRESSES

Q104.1 Road signs. (FIRE 010). All newly constructed or approved roads and streets shall be designated by names or numbers, posted on signs clearly visible and legible from the roadway. Size of letters, numbers and symbols for street and road signs shall be a minimum four-inch letter height, ½-inch stroke, and shall be a color that is reflective and clearly contrasts with the background color of the sign. All numerals shall be Arabic. Street and road signs shall be non-

combustible and shall be visible and legible from both directions of vehicle travel for a distance of at least one hundred (100) feet. Height, visibility, legibility, and orientation of street and road signs shall be meet the provisions of the jurisdiction. This section does not require any entity to rename or renumber existing roads or streets, nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering. Signs required under this section identifying intersecting roads, streets and private lanes shall be placed at the intersection of those roads, streets and/or private lanes. Signs identifying traffic access or flow limitations (i.e., weight or vertical clearance limitations, dead-end road, one-way road or single lane conditions, etc.) shall be placed: (a) at the intersection preceding the traffic access limitation; and (b) not more than one hundred (100) feet before such traffic access limitation. Road, street and private lane signs required by this article shall be installed prior to final acceptance of road improvements by the Fire Code Official.

Q104.2 Addresses for buildings. (FIRE 011). All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, including detached accessory dwelling units (ADU), except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of four-inch (4") height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. Commercial Occupancy shall have a minimum of 18 inch to 24 inch sized address numbers located at the top corner of the building on approval from the fire official. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

SECTION 0105 WATER SUPPLY

Q105.1 Water systems. (FIRE 012). The provisions of this condition shall apply when new parcels are approved by a local jurisdiction. The emergency water system shall be available onsite prior to the completion of road construction, where a community water system is approved, or prior to the completion of building construction, where an individual system is approved. Approved water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, NFPA Standard 1142 or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available.

Q105.2 (RESERVED) (FIRE 013).

Q105.3 Single parcel fire protection water supply. (FIRE 014). For development of structures totaling less than three thousand (3,000) square feet on a single parcel, the minimum fire protection water supply shall be four thousand nine hundred (4,900) gallons. For development of structures totaling three thousand (3,000) square feet or more on a single parcel, the minimum fire protection water supply shall be nine thousand eight hundred (9,800) gallons. For development of structures totaling more than ten thousand (10,000) square feet on a single parcel, the reviewing authority may require additional fire protection water supply. Other water supply alternatives, including ISO Rural Class 8 mobile water systems, may be permitted by the fire authority to provide for the same practical effect. The quantity of water required by this condition shall be in addition to the domestic demand and shall be permanently and immediately available.

Q105.4 Fire hydrants and valves. (FIRE 015). A fire hydrant or fire valve is required. The hydrant or fire valve shall be eighteen (18) inches above grade, eight feet from flammable vegetation, no closer than four feet nor further than twelve (12) feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than fifty (50) feet and not more than one thousand (1,000) feet by road from the building it is to serve. Minimum hydrant standards shall include a brass head and valve with at least one 2 1/2-inch National Hose outlet supplied by a minimum four inch main and riser. More restrictive hydrant requirements may be applied by the Reviewing Authority. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of three inches, located on the driveway address sign, non-combustible post or fire hydrant riser. If used, the post shall be within three feet of the hydrant/valve, with the blue marker not less than three feet or greater than five feet above the ground, visible from the driveway. On paved roads or driveways, reflectorized blue markers shall be permitted to be installed in accordance with the State Fire Marshal's Guidelines for Fire Hydrant Markings Along State Highways and Freeways, May 1988.

SECTION Q106 SETBACKS

Q106.1 Setbacks. (FIRE 016). Except as permitted by the fire code official, all parcels one acre and larger shall provide a minimum thirty (30) foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than one-acre, alternate fuel modification standards or other requirements may be imposed by the Fire Code Official to provide the same practical effect.

SECTION Q107 VEGETATION AND DEBRIS DISPOSAL

Q107.1 Disposition of vegetation and debris fuels. (FIRE 017). Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

SECTION Q108 GREENBELTS

Q108.1 Greenbelts. (FIRE 018). Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wild land fuels and structures. The locations shall be approved by the Fire Code Official.

SECTION Q109 DEFENSIBLE SPACE

Q109.1 Standard defensible space requirements. (FIRE 019). Defensible space requirements shall meet Section 4291 of the Public Resources Code or the Code, whichever is more restrictive. Additional or alternate fire protection approved by the Fire Code Official may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the Fire Code Official and other jurisdictional authorities.

Q109.2 (RESERVED) (FIRE 020).

SECTION Q110 FIRE PROTECTION SYSTEMS

Q110.1 Residential fire sprinkler systems (Standard). (FIRE 021). The building(s) and attached structure(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

Q110.2 (RESERVED) (FIRE 022).

Q110.3 (RESERVED) (FIRE 023).

Q110.4 Residential fire alarm systems. (FIRE 024). The residence shall be fully protected with an approved household fire warning system as defined by NFPA 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the California Residential Code shall meet the requirements of the California Residential Code.

Q110.5 (RESERVED) (FIRE 025).

APPENDIX R: ROOFS

SECTION R101 GENERAL

R101.1 Scope. Applications for the construction or remodel of any buildings shall be subject to the roofing conditions of this Appendix when conditioned by the Fire Code Official.

R101.2 Conflicting Sections. Where provisions in this Appendix conflict with other sections of this Code or other appendices, the provisions of this Appendix shall prevail unless otherwise directed by the Fire Code Official.

SECTION R102 NEW BUILDINGS

R102.1 General. (FIRE 026). Roofing requirements for all new buildings shall be a minimum Class "B" roof assembly as defined by the International Building Code. EXCEPTION: Greenhouses shall be exempt from the requirements of this Section.

R102.2 Very High Hazard Severity Zones. (FIRE 027). Roofing requirements for all new buildings in Very High Hazard Severity Zones shall be a minimum Class "A" roof assembly as defined by the International Building Code.

R102.3 Reserved SBCO EXLUDED

SECTION R103 EXISTING BUILDINGS

R103.1 General. (FIRE 026). Roofing requirements for existing buildings when fifty percent (50%) or more of the roof area is reroofed within a one-year period after the issuance of a building permit shall be a minimum Class "B" roof assembly as defined by the California Building Code. Where there is no permit issued, this section is applicable to buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.2 Very High Hazard Severity Zone. (FIRE 027). Roofing requirements for existing buildings within a very high hazard severity zone when fifty percent (50%) or more of the roof area is reroofed within a one-year period after the issuance of a building permit shall be a minimum Class "A" roof assembly as defined by the International Building Code. Where there is no permit issued, this Section is applicable to such buildings constructed after the effective date of this code and to buildings where fifty percent (50%) or more of the roof area is reroofed within a one-year period after commencing construction.

R103.3 RESERVED SBCO EXCLUDED

SECTION R104 ADDITIONS TO EXISTING BUILDINGS

R104.1 General. The requirements of this Appendix shall apply to all additions to existing buildings, except that only the new portions of the roof shall be required to meet the requirements of this Appendix."

4. <u>Section 5-1-150 Repealed</u>. Section 5-1-150 "Automatic fire extinguishing systems" of Chapter 5.1 of Title 5 "Public Health, Safety and Welfare" is hereby repealed in its entirety and not replaced.

- 5. <u>Section 5-1-160 Repealed</u>. Section 5-1-160 "General provisions for safety" of Chapter 5.1 of Title 5 "Public Health, Safety and Welfare" is hereby repealed in its entirety and not replaced.
- 6. <u>Section 5-1-170 Repealed</u>. Section 5-1-170 "Special regulations" of Chapter 5.1 of Title 5 "Public Health, Safety and Welfare" is hereby repealed in its entirety and not replaced.
- 7. <u>Findings Adopted</u>: The City Council hereby adopts the factual findings set forth in Section 5-1-100 of Chapter 5-1 of the San Juan Bautista Municipal Code, relating to the amendments made to the California Fire Code
- 8. <u>Savings Clause</u>: Repeal of any provision of the San Juan Bautista Municipal Code or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.
- 9. Severability: If any provision, section, paragraph, sentence or word of this Ordinance, or the application thereof to any person, property or circumstance is rendered or declared invalid by any court of competent jurisdiction, the remaining provisions, sections, paragraphs, sentences or words of this ordinance, and their application to other persons, property or circumstances, shall not be affected thereby and shall remain in full force and effect and, to that end, the provisions of this Ordinance are severable.
- 10. <u>Interpretation:</u> The provisions of this ordinance are enacted for the public health, safety and welfare and are to be liberally construed to obtain the beneficial purposes thereof. In the event of any conflict between this ordinance and any law, rule or regulation of the State of California, that requirement which established the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of the Municipal Code. Any provision of the Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistency and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.
- 11. <u>Filing of Findings:</u> The City Clerk is hereby directed to file a copy of this ordinance with the California Building Standards Commission of the State of California.
- 12. <u>Notice</u>: The City Council hereby determines that the form of the Notice of the public hearing held on April 18, 2023, which was published on March 31, 2023, and April 7, 2023, is sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof.

- 13. <u>Liability</u>: The provisions of this ordinance shall not be construed as imposing upon the City of San Juan Bautista any liability or responsibility for damage to persons or property resulting from defective work, nor shall the City of San Juan Bautista, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this ordinance or of any permits or certificates issued under this ordinance.
 - 14. Effective Date: This ordinance shall take effect on May 19, 2023.
- 15. <u>Posting of Ordinance</u>. Within fifteen (15) days after the passage of this ordinance, the City Clerk shall cause it to be posted in three (3) public places designated by resolution of the City Council.

The forgoing ordinance was introduced at a Regular meeting of the City Council of the City of San Juan Bautista duly held on March 21, 2023, and was adopted at a regular meeting of the City Council duly held on April 18, 2023, by the following votes:

PASSED AND ADOPTED by the San Juan Bautista City Council on April 18, 2023, by the following vote:

Elizabeth Soto, Deputy City Clerk	
ATTEST:	
	Leslie Q. Jordan, Mayor
	APPROVED:
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	

A PP	ROVE	$D \Delta S'$	$\Gamma \cap F $	ԴRΜ∙

Robert W. Rathie, City Attorney

EXHIBIT B

Public Notice

City of San Juan Bautista City Council

Notice of Public Hearings

NOTICE IS HEREBY GIVEN that the City Council of the City of San Juan Bautista will hold two separate public hearings concerning the proposed adoption of two ordinances, one of which would amend Chapter 5-1 "California Fire Code - 2022 Edition" of the San Juan Bautista Municipal Code to adopt 2022 edition of the California Fire Code, including local amendments. The other of which would amend sections 10-1-110 "Code adoption by reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" of the City of San Juan Bautista Municipal Code to adopt by reference certain of the parts of California Code of Regulations Title 24, the California Building Standards Code 2022 Edition including: Part 1 the California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code; and repealing section 10-1-115, with both ordinances to go into effect on May 19, 2023.

Date of Hearings: Tuesday April 18, 2023

Time of Hearings: 6:00 PM or as soon thereafter as possible

Location of Hearings:

City Council Chambers 311 2nd Street San Juan Bautista, CA 95045

Purpose of the Proposed Ordinances: The State of California Health and Safety Code requires cities to adopt the most recent editions of the State Building Standards Code to establish uniform standards including for the fire and life safety systems. State law also allows cities to make changes to the codes that are reasonably necessary because of local climatic, geological or topographical conditions. The California Health & Safety Code require that the latest editions of the California Building Standards Codes apply to local construction 180 days after publication.

The first ordinance would amend Chapter 5-1 of the Municipal Code, California Fire Code to adopt 2022 editions of the California Fire Code by adopting and amending the

2022 California Fire Code, with certain exceptions, modifications, and additions required by local climactic, geological or topographical conditions.

The second ordinance would amend sections 10-1-110 "Code adoption by reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" of the City of San Juan Bautista Municipal Code to adopt by reference certain of the parts of California Code of Regulations Title 24, the California Building Standards Code 2022 Edition including: Part 1 the California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code and related international codes; and repeal section 10-1-115,

The ordinances were introduced on March 21, 2023, and will both be considered for adoption on April 18, 2023 to both be in full force and effect on May 19, 2023.

Invitation to be Heard: All interested persons are invited to the public hearing to be heard in favor or in opposition to the proposed subject. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or written correspondence delivered to the City of San Juan Bautista prior to or at the public hearing.

Copies of the 2022 edition of the California Fire Code, as well as well copies of the 2022 editions of the California Administrative Code, the California Building Code (Vols. 1 & 2), the California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Energy Code; the California Historical Building Code, the California Existing Building Code, the California Green Building Standards Code (CALGreen), the California Reference Standard Code, as is the full text of both the ordinances proposed for adoption, are on file at the office of the City Clerk and available for public inspection and review at the Community Development Department, City Hall, 311 2nd Street, San Juan Bautista, CA 95045. For further information related to this subject you may contact Mr. Don Reynolds, City Manager, City of San Juan Bautista, (831) 623-4661.

Don Reynolds City Manger

Publish Date: March 31 & April 7, 2023



CITY OF SAN JUAN BAUTISTA CITY COUNCIL STAFF REPORT

DATE: MARCH 21, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT DEPARTMENT

BY: MINERVA ARREDONDO, BUILDING OFFICIAL

FROM: BRIAN FOUCHT, COMMUNITY DEVELOPMENT DIRECTOR

TITLE: Ordinance No 2023-XX Amending Sections 10-1-110 "Code Adoption

by Reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" of the City of San Juan Bautista Municipal Code to Adopt by Reference Certain of the Parts of California Code of Regulations Title 24, the California Building Standards Code 2022 Edition including: Part 1 the California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code; repealing section 10-1-115;

and setting a public hearing for Tuesday, April 18, 2023.

RECOMMENDED ACTION:

Staff recommends that the City Council read by title only, waive full and further Reading, and introduce an Ordinance of the City Council of the City of San Juan Bautista amending Sections 10-1-110 of the San Juan Bautista Municipal Code and adopting by reference certain parts of the 2022 Edition of the California Building Standards Codes, Title 24 of the California Code of Regulations including: Part 1 the California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code; repealing Section 10-1-115; and setting and directing publication of notice for a public hearing on the matter for Tuesday, April 18, 2023

BACKGROUND INFORMATION:

The California Building Standards – comprising of Codes regulating fire, electrical, plumbing, and mechanical and other activities and conditions – are revised on a three-year cycle. In January 2022, the State's California Building Standards Commission adopted and approved the 2022 Edition of

the Building Standards Codes, also known as the 2022 Edition of the California Codes. These Codes were subsequently published on July 1, 2022 and became effective January 1, 2023, whether or not they were formally adopted by a local jurisdiction before that date. Accordingly, all local jurisdictions in California were mandated to begin enforcement of these new codes and standards on and after January 1, 2023.

Municipal Code Section 10-1-115 entitled "UBC Chapter 70 appendix adopted" should be repealed. The Uniform Building Code (UBC), published by International Conference of Building Officials (ICBO), was replaced in 2000 by the International Building Codes promulgated by the International Code Council (ICC). The ICC was the result of a merger of three predecessor organizations which published three different building codes, those being the ICBO, the Building Officials and Code Administrators (BOCA), and the Southern Building Code Congress International (SBCCI). The ICC publishes the International Building Code (IBC) which includes the various codes on which the California Building Standards Commission has modeled the California Building Codes.

DISCUSSION:

The ICC model codes are updated every three years. This allows for the codes to improve and adjust to the newest materials, methods of construction and technological advances in the industry. The 2022 California Building Standards Code contains twelve parts that incorporate public health, life safety and general welfare standards used in the design and construction of buildings in California.

These parts incorporate the latest national standards from the ICC into the California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building, Green Building Standards. and Reference Standards Codes.

Local jurisdictions may only modify the California Building Codes to make them more stringent because of the unique local climatic, geological, or topographical conditions which modifications must be supported by findings. All local modifications must be filed with the California Building Standards Commission and will apply to the City of San Juan Bautista building permit applications received on and after the effective date of the Ordinance. The proposed Ordinance amends Section 10-1-110 by the adoption of the updated California Codes with the exception of the 2022 California Fire Code as modified which is proposed for separate adoption.

It is recommended that the City Council adopt the Ordinance attached as **Exhibit A** amending the Municipal Code because having the Municipal Code contain references to the adoption of the latest California Codes is more convenient and accurate for the public to access and research as otherwise the City of San Juan Bautista Municipal Code would not cite the correct building standards that must apply to current construction and development projects. This discrepancy between the local ordinance and the state law can create confusion. Furthermore, if the City is required to bring a code enforcement action, it is necessary that the complaint provides reference local ordinance provisions which cite the correct regulations. Staff recommends that the City Council adopt an ordinance of the City Council of the City of San Juan Bautista Amending Chapter 10-1-110 and repealing 10-1-115 and direct that notice be given in the form attached as **Exhibit B** for a public hearing on the adoption of the ordinance to be held at 6:00 p.m. or as soon thereafter as the matter may be heard on Tuesday, April 18, 2023.

FISCAL IMPACT:

Cost of Purchasing the 2022 Codes approx. \$1,500.00.

ATTACHMENTS:

Exhibit A – the proposed Ordinance

Exhibit B – Notice of Public Hearings

EXHIBIT A

ORDINANCE NO. 2023 - XX

AN ORDINANCE OF THE CITY OF SAN JUAN BAUTISTA AMENDING SECTIONS 10-1-110 "CODE ADOPTION BY REFERENCE" OF CHAPTER 10-1 "BUILDINGS" OF TITLE 10 "BUILDINGS AND SUBDIVISIONS" OF THE CITY OF SAN JUAN BAUTISTA MUNICIPAL CODE TO ADOPT BY REFERENCE CERTAIN OF THE PARTS OF CALIFORNIA CODE OF REGULATIONS TITLE 24, THE CALIFORNIA BUILDING STANDARDS CODE 2022 EDITION, INCLUDING: PART 1 THE CALIFORNIA ADMINISTRATIVE CODE, PART 2 THE CALIFORNIA BUILDING CODE (VOLS. 1 & 2), PART 2.5 THE CALIFORNIA RESIDENTIAL CODE, PART 3 THE CALIFORNIA ELECTRICAL CODE, PART 4 THE CALIFORNIA MECHANICAL CODE, PART 5 THE CALIFORNIA PLUMBING CODE, PART 6 THE CALIFORNIA ENERGY CODE, PART 8 THE CALIFORNIA HISTORICAL BUILDING CODE, PART 10 THE CALIFORNIA EXISTING BUILDING CODE, PART 11 THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), AND PART 12 THE CALIFORNIA REFERENCE STANDARD CODE; AND REPEALING SECTION 10-1-115.

WHEREAS, the California Building Standards Commission adopted the 2022 Edition of the California Building Codes in January 2022; and

WHEREAS, the California Building Standards Commission published the 2022 Edition of the California Building Codes on July 1, 2022; and

WHEREAS, the California Health and Safety Code requires that the latest edition of the California Building Standards Codes apply to local jurisdictions 180 days after their publication; and

WHEREAS, the Uniform Building Code ("UBC") is no longer in publication and the last publication date was 1997.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of San Juan Bautista does hereby ordain as follows:

Section 1. <u>Section 10-1-110 Amended, Section 10-1-110</u> "Codes adopted by reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" is hereby amended and replaced in its entirety to read as follows:

"10-1-110 Codes adopted by reference.

(A) The following codes in their entirety, which are on file and available for public inspection at City Hall, are adopted by reference as fully as it is set for herein in full. The 2022 Edition of the California Building Standards, Title 24 of the California Code of Regulations, consisting of the following parts.

Part 1	California Administrative Code
Part 2	California Building Code (Vols. 1 & 2)
Part 2.5	California Residential Code
Part 3	California Electrical Code
Part 4	California Mechanical Code
Part 5	California Plumbing Code
Part 6	California Energy Code
Part 8	California Historical Building Code
Part 10	California Existing Building Code
Part 11	California Green Building Standards Code
Part 12	California Reference Standard Code

- (B) Engineering Design Standards, Standard Specifications, Standard Plans. The City of Hollister Engineering Design Standards, Standard Specifications, and Standard Plans, adopted June 1992, as amended from time to time, shall be the latest and current edition of the City of San Juan Bautista Engineering Design Standards, Standard Specifications, and Standard Plans."
- Section 2. <u>Section 10-1-115 Repealed.</u> Section 10-1-115 "UBC Chapter 70 appendix adopted" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" is hereby repealed in its entirety and not replaced.
- Section 3. <u>Savings Clause</u>: Repeal of any provision of the San Juan Bautista Municipal Code or any other city ordinance herein will not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.
- Section 4. <u>Severability</u>. The City Council declares that, should any provision, section, paragraph, sentence, or word of this ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences, or words of this ordinance as hereby shall remain in full force and effect.
- Section 5. Interpretation: The provisions of this ordinance are enacted for the public health, safety and welfare and are to be liberally construed to obtain the beneficial purposes thereof. In the event of any conflict between this ordinance and any law, rule or regulation of the State of California, that requirement which established the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of the Municipal Code. Any provision of the Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistency and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

Section 6. <u>Notice</u>: The City Council hereby determines that the form of the Notice of the public hearing to be held on April 18, 2023, which is to be published on March 31, 2023, and April 7, 2023, is sufficient to give notice to interested persons of the purpose of the ordinance and the subject matter thereof.

Section 7. <u>Liability</u>: The provisions of this ordinance shall not be construed as imposing upon the City of San Juan Bautista any liability or responsibility for damage to persons or property resulting from defective work, nor shall the City of San Juan Bautista, or any official, employee or agent thereof, be held as assuming any such liability or responsibility by reason of the review or inspection authorized by the provisions of this ordinance or of any permits or certificates issued under this ordinance.

Section 8. <u>Effective Date</u>. This ordinance shall take effect thirty (30) days after final passage by the City Council.

Section 9. <u>Posting of Ordinance</u>: Within fifteen (15) days after the passage of this ordinance, the City Clerk shall cause it to be posted in three (3) public places designated by resolution of the City Council.

The forgoing ordinance was introduced at a regular meeting of the City Council of the City of San Juan Bautista duly held on March 21, 2023, and was adopted at a regular meeting of the City Council duly held on April 18, 2023, by the following votes:

PASSED AND ADOPTED by the City Council of the City of San Juan Bautista on the 18th day of April 2022, by the following vote:

AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
	APPROVED:
	Leslie Q. Jordan, Mayor
ATTEST:	
Elizabeth Soto, Deputy City Clerk	

APPROVED	AC TO	EODM.
APPRUVELL	$A > 1 \cup 1$	FUJK WI

Robert W. Rathie, City Attorney

EXHIBIT B

Public Notice

City of San Juan Bautista City Council

Notice of Public Hearings

NOTICE IS HEREBY GIVEN that the City Council of the City of San Juan Bautista will hold two separate public hearings concerning the proposed adoption of two ordinances, one of which would amend Chapter 5-1 "California Fire Code - 2022 Edition" of the San Juan Bautista Municipal Code to adopt 2022 edition of the California Fire Code, including local amendments. The other of which would amend sections 10-1-110 "Code adoption by reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" of the City of San Juan Bautista Municipal Code to adopt by reference certain of the parts of California Code of Regulations Title 24, the California Building Standards Code 2022 Edition including: Part 1 the California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code; and repealing section 10-1-115, with both ordinances to go into effect on May 19, 2023.

Date of Hearings: Tuesday April 18, 2023

Time of Hearings: 6:00 PM or as soon thereafter as possible

Location of Hearings:

City Council Chambers 311 2nd Street San Juan Bautista, CA 95045

Purpose of the Proposed Ordinances: The State of California Health and Safety Code requires cities to adopt the most recent editions of the State Building Standards Code to establish uniform standards including for the fire and life safety systems. State law also allows cities to make changes to the codes that are reasonably necessary because of local climatic, geological or topographical conditions. The California Health & Safety Code require that the latest editions of the California Building Standards Codes apply to local construction 180 days after publication.

The first ordinance would amend Chapter 5-1 of the Municipal Code, California Fire Code to adopt 2022 editions of the California Fire Code by adopting and amending the

2022 California Fire Code, with certain exceptions, modifications, and additions required by local climactic, geological or topographical conditions.

The second ordinance would amend sections 10-1-110 "Code adoption by reference" of Chapter 10-1 "Buildings" of Title 10 "Buildings and Subdivisions" of the City of San Juan Bautista Municipal Code to adopt by reference certain of the parts of California Code of Regulations Title 24, the California Building Standards Code 2022 Edition including: Part 1 the California Administrative Code, Part 2 the California Building Code (Vols. 1 & 2), Part 2.5 the California Residential Code, Part 3 the California Electrical Code, Part 4 the California Mechanical Code, Part 5 the California Plumbing Code, Part 6 the California Energy Code, Part 8 the California Historical Building Code, Part 10 the California Existing Building Code, Part 11 the California Green Building Standards Code (CALGreen), and Part 12 the California Reference Standard Code and related international codes; and repeal section 10-1-115,

The ordinances were introduced on March 21, 2023, and will both be considered for adoption on April 18, 2023 to both be in full force and effect on May 19, 2023.

Invitation to be Heard: All interested persons are invited to the public hearing to be heard in favor or in opposition to the proposed subject. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or written correspondence delivered to the City of San Juan Bautista prior to or at the public hearing.

Copies of the 2022 edition of the California Fire Code, as well as well copies of the 2022 editions of the California Administrative Code, the California Building Code (Vols. 1 & 2), the California Residential Code, the California Electrical Code, the California Mechanical Code, the California Plumbing Code, the California Energy Code; the California Historical Building Code, the California Existing Building Code, the California Green Building Standards Code (CALGreen), the California Reference Standard Code, as is the full text of both the ordinances proposed for adoption, are on file at the office of the City Clerk and available for public inspection and review at the Community Development Department, City Hall, 311 2nd Street, San Juan Bautista, CA 95045. For further information related to this subject you may contact Mr. Don Reynolds, City Manager, City of San Juan Bautista, (831) 623-4661.

Don Reynolds City Manger

Publish Date: March 31 & April 7, 2023

FILED CITY OF SAN JUAN BAUTISTA

CITY OF SAN JUAN BAUTISTA

FEB 1 3 2023

APPLICATION FOR COMMISSIONS AND BOARDS

AD HOC COMMITTED ON VERAN GROWTH BOUNDARY

OFFICE OF	PARK ONEX CLERKPlanning Commission/Historic Resources Board
01110==	Economic Development Citizens Advisory Committee
	0.11 0.11 0.11 1.11 1.11
1.	Applicant Name: CHICIS (OP) FOR MAICTOILANT
2.	Current Residence: SAN JUAN BAUTISTA
	Mailing Address
	E-mail Address:
	· 10
3.	Telephone Number: (Home) / A (Work) (Cell)
4.	How long have you been a resident of San Juan Bautista? 10 YVARS.
	Are you currently serving or have you served on a City of San Juan Bautista Board, Commission, or City Council?
	If yes, which one? CTY COVNCIL Term currently serving DEC. 2014 - NOV. 2018
	Term currently serving
	What motivated you to apply for this Board or Commission? You may attach a separate sheet of
	paper. MY DOUR CONCURN FOR THE PROSERVATION AND FUTURE
	GOALS AND INTORUSTS AND I BELIEVE MY EXPERIENCE ON THE
	COUNCIL AND IN BUSINOSS LEAVE ME WELL SUITED TO NAVIGATINA
	THOSE ISSUES.
7.	What skills or attributes can you bring to this Board or Commission? You may attach a separate sheet
	of paper.
	STRONG GRALAND WMTTON COMMUNICATIONS SKILLS. MY EXPORTUNIS
	VIOWPOINTS AND PORSONALITIES FAIRLY. IT HAS ALSO MADE MUT
	CONVURSANT WITH THE BROWN ACT, CITY MEDTING PROCUSOUS AND
	CITY DRG-AJIZATIONS.
8.	The primary role of a Board or Commission member is to provide advice to the City Council on policy
	issues that are within the scope of that Board or Commission. With this in mind, what steps would
	you take to effectively exercise this specific Board or Commission role? You may attach a separate
	Sheet of paper. I WOUDD WORK HARD TO HOLD ROGULAR MODTING, RUPORT
	ON THOSE MEETINGS, SOLICIT FEEDBACK AND DIRECTION FROM
	THE FLANNING COMMISSION, MAKE MYSOLF AVAILABLE ZEGULARLY
	FOR BUSITIONS AND WORK CLOSULY WITH CITY STAFT TO
	COMPLETS WORK EFFICIONTY,
9.	List any relevant education, training or experience that demonstrates your ability to effectively serve
	on this Board or Commission. You may attach a separate sheet of paper. DURING MY TIME ON THE CITY COVICIO IN APPROVED RANCHO
	THAN MOST OF THE PROLUCE FOR GROWTH. ILGAS THE STRATEGIC
	PLANNING COMMITTON AND PARTICIPATED DIRECTLY IN THE ENTRE
	CHUBRAL PLAN PROCESS,

CITY OF SAN JUAN BAUTISTA

APPLICATION FOR COMMISSIONS AND BOARDS

Applicant's Name CHRISTOPHAL MARTORANA
10. List and provide a brief description of your current or last occupation. I AM A MANUFALTURER'S CALVE POPERSONTATIVE INDUCTORY.
11. Have you attended a City Council, Board or Commission meeting, Town Hall meeting or Public Workshop? If so, please describe what you learned and what improvements you would suggest the
City consider. I'VE ATTUMED AN OF THOSE. I'VE LEARING THUR ARE A DIVERSITY OF VIEW POINTS. THAT NEED TO BE TAKEN INTO ACCOUNT. THE CIT NOODS TO DEFINE TOCHNICAL THEM'S BUZZER FOR THE VIBLIC. 12. Describe your involvement in community activities, volunteer and civic organizations.
I'M A POTARIAN AND HAVE VOUNTUPRED FOR CONTLOSS
13. Do you have any physical or mental constraints which may limit your ability to perform the duties of a Board or Commission member? If yes, what can be done to accommodate these constraints?
(Note: Pursuant to the Americans with Disabilities Act, the City of San Juan Bautista will make reasonable efforts to accommodate persons with qualified disabilities during the Boards and Commissions interview process. If you require special accommodations, please contact the City Clerk at least five days in advance of any scheduled interview.)
I certify under penalty of perjury that all statements I have made on this application are true and correct. I hereby authorize the City of San Juan Bautista to investigate the accuracy of this information from any person or organization, and I release the City of San Juan Bautista and all persons and organizations from all claims and liabilities arising from such investigation or the supplying of information for such investigation. Facknowledge that any false statement or misrepresentation on this application or supplementary materials will be cause for refusal of appointment or immediate dismissal at any time during the period of my appointment.
YOUR APPLICATION IS NOT COMPLETE UNTIL IT IS SIGNED AND RETURNED.
IMPORTANT NOTICE A Board or Commission member is a public official. As such, it is necessary to provide contact information to the public. Please note that all information provided on this form becomes a public record after it is officially filed. Please do not include any information on this form that you do not want posted on the City's web site and the City's Official Roster.
Applicants appointed to the Planning Commission and Historical Resources Board are required to file the Fair Political Practices Commission (FPPC) Statements of Economic Interest (Form 700), which are also a public record. A copy of this form is available in the City Clerk's office or by visiting www.fppc.ca.gov.
Signature of Applicant Date 2/13/23
Please mail, fax, or deliver to: City Hall, P.O. Box 1420, 311 Second St., San Juan Bautista, CA 95045,

FAX: 623-4093.

CITY OF SAN JUAN BAUTISTA

APPLICATION FOR COMMISSIONS AND BOARDS

Economic Development Citizens Advisory Committee
X Other Urban Growth Boundary Sphere of Influence Salocommittee
1. Applicant Name: Mary V. Edge
2. Current Residence: San Tuan Bautista Mailing Address E-mail Address: San Tuan Bautista, CA 95045
3. Telephone Number: (Home) (Work) (Cell)
4. How long have you been a resident of San Juan Bautista? 40+
5. Are you currently serving or have you served on a City of San Juan Bautista Board, Commission, or City Council?
If yes, which one? City Council Term currently serving 2019 - 2022 Term currently serving
6. What motivated you to apply for this Board or Commission? You may attach a separate sheet of paper. I was on this committee while on city council and I
would like to continue on the committee as at large member.
7. What skills or attributes can you bring to this Board or Commission? You may attach a separate sheet of paper. I have been involved with this committee since the inception of the committee.
enception of the Committee.
8. The primary role of a Board or Commission member is to provide advice to the City Council on policy issues that are within the scope of that Board or Commission. With this in mind, what steps would you take to effectively exercise this specific Board or Commission role? You may attach a separate sheet of paper.
issues that are within the scope of that Board or Commission. With this in mind, what steps would you take to effectively exercise this specific Board or Commission role? You may attach a separate sheet of paper. Having been envolved with this committee as a
issues that are within the scope of that Board or Commission. With this in mind, what steps would you take to effectively exercise this specific Board or Commission role? You may attach a separate sheet of paper.

CITY OF SAN JUAN BAUTISTA

APPLICATION FOR COMMISSIONS AND BOARDSCITY OF SAN JUAN BAUTISTA

Applicant's Name Mary V. Edge	FEB 23 2023
10. List and provide a brief description of your current or last occupation. I our currently spear heading a launch a Senior Center here in SOB.	OFFICE OF THE CITY CLERI
11. Have you attended a City Council, Board or Commission meeting, Town Workshop? If so, please describe what you learned and what improvem City consider. The meetings I have aftended are all ruthe only suggestion. It have is to limit present of 8-10 minutes.	ents you would suggest the
12. Describe your involvement in community activities, volunteer and civic I am involved and volunteer currently with organizations: Community Food Bank of SBCo, LVLAC, S	the following
13. Do you have any physical or mental constraints which may limit your at a Board or Commission member? If yes, what can be done to accommod constraints? No.	oility to perform the duties of

(Note: Pursuant to the Americans with Disabilities Act, the City of San Juan Bautista will make reasonable efforts to accommodate persons with qualified disabilities during the Boards and Commissions interview process. If you require special accommodations, please contact the City Clerk at least five days in advance of any scheduled interview.)

I certify under penalty of perjury that all statements I have made on this application are true and correct. I hereby authorize the City of San Juan Bautista to investigate the accuracy of this information from any person or organization, and I release the City of San Juan Bautista and all persons and organizations from all claims and liabilities arising from such investigation or the supplying of information for such investigation. I acknowledge that any false statement or misrepresentation on this application or supplementary materials will be cause for refusal of appointment or immediate dismissal at any time during the period of my appointment.

YOUR APPLICATION IS NOT COMPLETE UNTIL IT IS SIGNED AND RETURNED.

IMPORTANT NOTICE

A Board or Commission member is a public official. As such, it is necessary to provide contact information to the public. Please note that all information provided on this form becomes a public record after it is officially filed. Please do not include any information on this form that you do not want posted on the City's web site and the City's Official Roster.

Applicants appointed to the Planning Commission and Historical Resources Board are required to file the Fair Political Practices Commission (FPPC) Statements of Economic Interest (Form 700), which are also a public record. A copy of this form is available in the City Clerk's office or by visiting www.fppc.ca.gov.

Signature of Applicant Many J. Odg Date 2-12-13

Please mail, fax, or deliver to: City Hall, P.O. Box 1420, 311 Second St., San Juan Bautista, CA 95045, FAX: 623-4093.

TREASURER'S REPORT

For the Seven-Month Period Ended January 31, 2023

(58% of fiscal year)

General Fund ~

General revenues are running at 55% for the year to date. Correspondingly, general fund expenditures are at 44% for the year to date. The net effect is a positive change in general fund balance of \$431k.

Water Enterprise Fund ~

The water enterprise fund revenues are running at 60% for the year to date, and expenses are at 59%. The net effect is a positive change in the water enterprise fund of \$256k.

Sewer Enterprise Fund ~

The sewer enterprise fund revenues are running at 74% for the year to date, and expenses are at 63%. The net effect is a positive change in the sewer enterprise fund of \$298k.

1110 - Operating Acct. 1948

Effective Date Check Number	Vendor Name	Matching Document Date	Check Amount
1/5/2023 216348	Association of California Water Agencies	1/1/2023	8,555.00
1/5/2023 216349	Charter Communications	1/1/2023	572.13
1/5/2023 216350	Granicus	1/1/2023	2,500.00
1/5/2023 216351	Monterey Bay Economic Partnership	1/1/2023	3,000.00
1/5/2023 216352	MuniBilling	1/1/2023	449.31
1/5/2023 216353	State Water Resources Control Board	1/1/2023	7,939.68
1/13/2023 216354	4Leaf, Inc.	1/1/2023	1,546.44
1/13/2023 216355	ACWA Health Benefits Authority	1/1/2023	20,547.72
1/13/2023 216356	Alliant Insurance Services	1/1/2023	910.00
1/13/2023 216357	att.com	1/1/2023	72.23
1/13/2023 216358	AVAYA	1/5/2023	250.66
1/13/2023 216359	Brigantino Irrigation, Inc.	1/1/2023	88.62
1/13/2023 216360	City of Hollister.	1/1/2023	59,337.67
1/13/2023 216361	City of Pacific Grove	1/1/2023	53.40
1/13/2023 216362	Clark Pest Control	1/10/2023	102.00
1/13/2023 216363	Claudia P. Alvarado	1/11/2023	500.00
1/13/2023 216364	DXP Enterprises Inc.	1/1/2023	6,942.92
1/13/2023 216365	Ecology Action of Santa Cruz	1/10/2023	500.00
1/13/2023 216366	EMC Planning Group Inc.	1/1/2023	20,592.19
1/13/2023 216367	Hollister Auto Parts, Inc.	1/1/2023	130.47
1/13/2023 216368	J.V. Orta's Rent A Fence	1/27/2023	225.00
1/13/2023 216369	Civic Well	1/1/2023	28,636.54
1/13/2023 216370	Monterey Bay Analytical Services	1/1/2023	2,681.00
1/13/2023 216371	Oppenheimer Investigations Group LLP	1/1/2023	126.00
1/13/2023 216372	Paul Champion	1/1/2023	490.29
1/13/2023 216373	Pet Waste Co	1/1/2023	246.33
1/13/2023 216374	Staples	1/1/2023	477.90
1/13/2023 216375	True Value Hardware	1/1/2023	93.88
1/13/2023 216376	Wallace Group	1/1/2023	7,601.28
1/13/2023 216377 1/13/2023 216378	Wendy L. Cumming, CPA Wright Bros. Industrial Supply	1/1/2023	6,352.50 64.69
	Kysment Security & Patrol Inc	1/1/2023	
1/24/2023 216379 1/25/2023 216380	at&t	1/1/2023 1/7/2023	11,351.00 202.92
1/25/2023 216381	Cypress Water Services	1/1/2023	11,175.00
1/25/2023 216382	Department of Conservation	1/1/2023	80.61
1/25/2023 216383	EMC Planning Group Inc.	1/1/2023	7,942.19
1/25/2023 216384	G&M Auto, Inc.	1/1/2023	277.00
1/25/2023 216385	J.C.J. Electric Corp.	1/1/2023	988.85
1/25/2023 216386	Kysment Security & Patrol Inc	1/1/2023	11,651.00
1/25/2023 216387	MNS Engineers, Inc.	1/1/2023	52,279.25
1/25/2023 216388	Monterey Bay Analytical Services	1/4/2023	1,214.00
1/25/2023 216389	New SV Media	1/13/2023	518.20
1/25/2023 216390	Ready Refresh	1/12/2023	183.95
1/25/2023 216391	Ridgeline Municipal Strategies, LLC	1/1/2023	4,720.00
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1/25/2023 216392	Rossi Bros Tire & Auto	1/18/2023	30.00
1/25/2023 216393	Rx-Tek	1/11/2023	2,037.95
1/25/2023 216394	San Benito County Elections	1/1/2023	16,006.06
1/25/2023 216395	Schaaf & Wheeler	1/1/2023	11,650.85
1/25/2023 216396	Software Simplified	1/5/2023	5,800.00
1/25/2023 216397	Sprint	1/7/2023	444.64
1/25/2023 216398	Stantec Consulting Services Inc.	1/1/2023	59,658.55
1/25/2023 216399	State Water Resources Control Board	1/17/2023	34,800.00
1/25/2023 216400	TL Engineering	1/1/2023	4,587.00
1/25/2023 216401	Valero Wex Bank	1/1/2023	1,064.23

1110 - Operating Acct. 1948

		Matching Document	
Effective Date Check Number	Vendor Name	Date	Check Amount
216402	Wallace Croup	1/1/2022	1 050 50
1/25/2023 216402	Wallace Group	1/1/2023	1,858.50
1/26/2023 216403	All Clear Water Services	1/1/2023	4,100.00
1/26/2023 216404	Green Line	1/1/2023	1,130.00
1/31/2023 216405	AFLAC	1/31/2023	934.44
1/31/2023 216406	Bryant L. Jolley	1/3/2023	27,000.00
1/31/2023 216407	CALNET	1/19/2023	307.24
1/31/2023 216408	Division of the State Architect	1/11/2023	170.80
1/31/2023 216409	Civic Well	1/1/2023	1,411.00
1/31/2023 216410	Lonnie Davis	1/25/2023	162.56
1/31/2023 216411	Monterey Bay Analytical Services	1/10/2023	1,404.00
1/31/2023 216412	PG&E	1/1/2023	14,235.26
1/31/2023 216413	Regional Government Services	1/1/2023	1,113.84
1/31/2023 216414	San Benito County Assessor	1/9/2023	2,416.00
1/31/2023 216415	San Benito County Environmental Health	1/10/2023	2,845.00
1/31/2023 216416	Smith & Enright Landscaping	1/20/2023	3,915.00
1/31/2023 216417	Toro Petroleum Corp.	1/1/2023	384.75
1/31/2023 216418	US Bank	1/1/2023	7,046.93
1/31/2023 216419	US Bank Equipment Finance	2/7/2023	249.61
1/31/2023 216420	Wellington & Rathie	1/1/2023	1,120.00
1/31/2023 216421	4Leaf, Inc.	1/1/2023	3,967.25
1/31/2023 216422	Alejandro Romero	2/7/2023	700.00
1/31/2023 216423	All Clear Water Services	1/31/2023	4,100.00
1/31/2023 216424	Allison Newman	1/25/2023	230.00
1/31/2023 216425	att.com	2/28/2023	72.23
1/31/2023 216426	AVAYA	2/3/2023	250.66
1/31/2023 216427	Baker Supplies and Repairs	1/18/2023	378.01
1/31/2023 216428	Brigantino Irrigation, Inc.	1/24/2023	91.89
1/31/2023 216429	Ca Association Code Enforcement Officers	2/3/2023	100.00
1/31/2023 216430	Carmen Lujan	2/3/2023	130.02
1/31/2023 216431	Charter Communications	1/27/2023	572.13
1/31/2023 216432	CSG Consultants, Inc.	1/1/2023	20,040.00
1/31/2023 216433	Data Ticket Inc.	1/1/2023	200.00
1/31/2023 216434	Department of Transportation	1/1/2023	471.43
1/31/2023 216435	Design Line & Granger	2/8/2023	434.82
1/31/2023 216436	DXP Enterprises Inc.	1/1/2023	3,471.46
1/31/2023 216437	Graniterock	1/4/2023	5,737.30
1/31/2023 216438	Hollister Auto Parts, Inc.	1/3/2023	249.26
1/31/2023 216439	J.C.J. Electric Corp.	1/25/2023	1,084.66
1/31/2023 216440	Jesus Zuniga & Gabriela Cabelo	2/1/2023	700.00
1/31/2023 216441	John Freeman	1/24/2023	345.00
1/31/2023 216442	Judy's Gifts & Awards	2/6/2023	45.47
1/31/2023 216443	KBA Docusys	1/1/2023	861.56
1/31/2023 216444	League of California Cities	1/1/2023	1,567.00
1/31/2023 216445	Mary Barragan	1/25/2023	230.00
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1/31/2023 216446	MNS Engineers, Inc.	1/1/2023	39,811.25
1/31/2023 216447	Monterey Bay Analytical Services	1/1/2023	4,742.00
1/31/2023 216448	Octovio Novua	2/1/2023	700.00
1/31/2023 216449	P G & E	1/29/2023	12,639.78
1/31/2023 216450	Pacific Library Partnership	1/6/2023	900.00
1/31/2023 216451	Petty Cash	1/30/2023	89.70
1/31/2023 216452	Postmaster	2/3/2023	1,000.00
1/31/2023 216453	Rossi Bros Tire & Auto	1/1/2023	210.12
1/31/2023 216454	Rx-Tek	1/24/2023	306.84
1/31/2023 216455	Sound Design A/V Contractors	1/24/2023	1,407.14

1110 - Operating Acct. 1948

		Matching Document	
Effective Date Check Number	Vendor Name	Date	Check Amount
1/31/2023 216456	Staples	1/12/2023	134.38
1/31/2023 216457	State Compensation Insurance Fund	2/21/2023	5,338.75
1/31/2023 216458	The City of Del Rey Oaks	1/20/2023	30.00
1/31/2023 216459	Toro Petroleum Corp.	1/4/2023	268.82
1/31/2023 216460	True Value Hardware	1/1/2023	137.89
1/31/2023 216461	Univar Solutions	3/5/2023	734.03
1/31/2023 216462	USABlueBook	1/1/2023	610.06
1/31/2023 216463	Wellington & Rathie	1/1/2023	7,236.00
1/31/2023 216464	Wendy L. Cumming, CPA	1/31/2023	6,971.25
1/31/2023 ATM	Fica		6,095.63
Report Total			627,447.82

City of San Juan Batista

Check/Voucher Register - Check Register Current Month 1110 - Operating Acct. 1948 From 2/1/2023 Through 2/28/2023

Effective Date	Check Number	Vendor Name	Matching Document Date	Check Amount	
2/3/2023	EFT	CalPers	1/20/2023	2,953.91	
2/14/2023	216465	Core & Main	1/18/2023	557.73	
2/14/2023	216466	Iconix Waterworks (US) inc.	1/1/2023	870.71	
2/14/2023	216467	McKim Corporation	1/18/2023	235,167.85	
2/14/2023	216468	Allison Newman	1/25/2023	230.00	
2/24/2023	216469	AFLAC	2/28/2023	934.44	
2/24/2023	216470	Baker Supplies and Repairs	2/8/2023	17.17	
2/24/2023	216471	Clark Pest Control	2/14/2023	102.00	
2/24/2023	216472	CMAP	1/1/2023	1,089.99	
2/24/2023	216473	CSG Consultants, Inc.	1/13/2023	21,600.00	
2/24/2023	216474	Cypress Water Services	1/31/2023	11,175.00	
2/24/2023	216475	Ferguson Enterprises LLC	1/19/2023	9.98	
2/24/2023	216476	Hamner Jewell Associates	1/31/2023	774.50	
2/24/2023	216477	Jackie Morris-Lopez	1/20/2023	683.50	
2/24/2023	216478	Judy's Gifts & Awards	2/15/2023	25.98	
2/24/2023	216479	Monterey Bay Analytical Services	2/3/2023	3,546.00	
2/24/2023	216480	New SV Media	2/10/2023	709.60	
2/24/2023	216481	Nigel Belton Consulting Arborist	2/9/2023	570.00	
2/24/2023	216482	Ready Refresh	2/12/2023	147.97	
2/24/2023	216483	Regional Government Services	1/31/2023	1,332.30	
2/24/2023	216484	Rx-Tek	2/6/2023	333.31	
2/24/2023	216485	Sprint	2/8/2023	444.64	
2/24/2023	216486	Stantec Consulting Services Inc.	1/1/2023	12,651.50	
2/24/2023	216487	US Bank Equipment Finance	3/7/2023	249.61	
2/24/2023	216488	Valero Wex Bank	2/14/2023	1,107.47	
2/24/2023	216489	Don Reynolds	2/10/2023	481.80	
2/24/2023	216490	League of California Cities	2/6/2023	300.00	
2/28/2023	216491	Department of Transportation	1/1/2023	1,300.34	
2/28/2023	216492	State Water Resources Control Board	2/13/2023	33,000.00	
Report Total				332,367.30	

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City of San Juan Bautista Revenues ~ Budget Vs. Actual For the Seven Month Period Ended January 31, 2023

REVENUES	FY22	FY23	Annual		YTD	
Fund	Actuals	Actuals	Budget	Difference	<u>58%</u>	Notes
General Fund	1,395,047	1,498,049	2,737,935	(1,239,886)	55%	
Special Revenue Funds:						
Capital Projects Fund	81,657	937,556	3,186,996	(2,249,440)	29%	В
Community Development	52,423	51,228	404,514	(353,286)	13%	\mathbf{A}
COPS	93,524	90,234	100,000	(9,766)	90%	
Parking & Restroom Fd	31,985	16,114	26,000	(9,886)	62%	
Gas Tax Fund	57,904	54,661	98,520	(43,859)	55%	
Valle Vista LLD	12,311	15,475	26,529	(11,054)	58%	
Rancho Vista CFD	37,642	38,804	66,521	(27,717)	58%	
Copperleaf CFD	12,225	13,213	22,650	(9,438)	58%	
Internal Service Funds:						
Blg Rehab. & Replace	22,167	22,167	38,000	(15,833)	58%	
Vehicle Replacement	35,000	35,000	60,000	(25,000)	58%	
Enterprise Funds:						
Water						
Operations	660,761	728,988	1,213,800	(484,812)	60%	
Capital	-	_	79,350	(79,350)	0%	В
Sewer						
Operations	711,117	881,298	1,185,000	(303,702)	74%	
Capital	-	-	484,352	(484,352)	0%	В
TOTAL Funds	1,808,715	2,884,738	9,730,167	6,845,429	30%	

A ~ These funds are developer derived and are recognized when received.

 $B \sim$ The timing of the projects and the related revenue does not always align with the year-to-date percentages.

City of San Juan Bautista Expenditures ~ Budget Vs. Actual

Item #8.B City Council Meeting March 21, 2023

For the Seven Month Period Ended January 31, 2023

EXPENDITURES	FY22	FY23	Annual		YTD	
<u>Fund</u>	<u>Actuals</u>	Actuals	Budget	Variance	<u>58%</u>	Note
General Fund	984,382	1,066,674	2,425,349	(1,358,675)	44%	
Special Revenue Funds:						
Capital Projects Fund	81,657	937,556	3,186,996	(2,249,440)	29%	A
Community Development	306,030	366,794	671,289	(304,495)	55%	
COPS	58,333	58,333	100,000	(41,667)	58%	
Parking & Restroom Fd	-	-	2,500	(2,500)	0%	
Gas Tax Fund	9,637	11,449	19,000	(7,551)	60%	
Valle Vista LLD	2,321	17,563	26,529	(8,966)	66%	
Rancho Vista CFD	30,533	22,796	66,521	(43,725)	34%	
Copperleaf CFD	9,738	12,281	22,650	(10,369)	54%	
Development Impact Fee Funds						
Public/Civic Facility	1,578	1,575	2,700	(1,125)	58%	
Library	9,389	2,590	4,440	(1,850)	58%	
Storm Drain	2,003	2,002	3,432	(1,430)	58%	
Park In-Lieu	174	175	300	(125)	58%	
Public Safety	500	497	852	(355)	58%	
Traffic	252	252	432	(180)	58%	
Enterprise Funds:						
Water:						
Operations	463,804	472,720	805,232	332,512	59%	
Capital	78,245	13,475	79,350	65,875	17%	A
Sewer						
Operations	474,695	582,873	923,911	341,038	63%	
Capital	585,252	346,411	484,352	137,941	72%	
TOTAL Funds	2,163,655	2,849,342	8,825,835	5,976,493	32%	:

Footnotes:

A ~ Capital fund transfers/costs are budgeted to be incurred by these funds. Since the costs/transfers occur sporadically during the year, they do not always align with the to date percentages, or prior year amounts. Additionally, some projects have been moved to the next fiscal year.

All FEMA all the time!

Working with 3 overlapping Disasters and Subsequent FEMA Claims

COVID Submitted before 12.31.2022-

(\$150,000 - being audited now)

Submitted January Storms this past week (\$65,000)

Day-To-Day response to March 9 flooding

Initial Damage Estimate not ready yet

A lot more private property damage this time

March 9 Floods

Most damage ocurred south of Highway 156

Mission Farms RV Park- displaced more than 40 residents

Damage on Lang Street/Alameda & Dias Trailer Park

Rancho Vista Storm Water system being evaluated

Definitely need to consider a Storm Water Master Plan

Most storm water comes from the unincorporated areas surrounding the City

Working with Red Cross and coordinating w/volunteers & donations

SEWER FORCE MAIN

Adjusted schedules within the

Water Board Settlement Agreement and

EPA Administrative Order on Consent (AOC)

Solicit bids change Valentine's Day to the end of March

Project end date remains at June 30, 2024 (schedule attached)

USDA being very flexible- agreed to delay several "conditions"

Draft long-term Agreement with Hollister discussed Friday March 3 & 17

Requires USDA approval before bidding can begin

Finance Plan Status

EPA STAG & State Water Board grants, USDA, Line of Credit

Milestone	Date			Duration days)	
Environmental Permits	2/1/2022 to 3/30/2023		422	Seprtember 2022	
USDA Approval	2/1/2023 to 3/30/2023		57		
Advertise for Bid	4/4/2023	to	5/8/2023	34	Complex project; may require extenstion
Pre-bid conference	4/28/2023			0	
Bid Due	5/8/2023		0		
Encroachment Permits	2/5/2023 to 5/14/2023		98		
Bid Review	5/8/2023	to	5/15/2023	7	
Council Approval to Award	5/16/2023		0		
Notice of Award	5/21/2023		0		
Notice to Proceed	5/26/2023		0		
Substantial Completion	5/26/2023	to	5/30/2024	370	In operation
Final Completion 5/30/2024 to 6/26/2024		27	EPA compliance		

Import Surface Water

District Considering three alternate routes for the pipeline

Design on Hold until City Agreement is approved

Draft Agreement is with Downy Brand, next priority after Hollister

Intergovernmental Meetings

2 letters shared with the Council

San Benito County Health Care District/Hazel Hawkins Hospital

State efforts and letter sent to Governor

New HRB and Planning Commission seated

Grant Application for the 3rd Street Multi Modal Center

Received 17 letters of support

Submitted to Cal Trans week of March 6th

\$350,000 Request

RFP for the Housing Element Update due March 31st

Active Transportation Plan Completed

Retained the services of a Historical Preservation Expert

UGB/SOI Subcommittee Prepared to Re-Start

REAP 2 grant aligned with housing and transportation programs

Citygate and Strategic Planning

Conducting Interviews the week of March 13th

Sending out the City-Wide Survey next week

April 14 Special City Council (??) Strategic Planning Workshop

Organizational Study

Fiscal Analysis and Update

Staffing and Organizational Issues to be reviewed

To include administrative support, and Deputy City Clerk duties

Separate Public Safety review to occur as well

Pavement Management Plan – will be completed by the end of March









San Jose Str

Public Meeting Training

Held Tuesday March 7

Joint CC-PC meeting- all but one in attendance

Getting the City into the 21st Century

Transparency- City Clerk is the "Bridge"

City needs "Rules of Conduct"

Defines How Meetings Proceed

Establish equity

Accessibility

Community Development Department Monthly Status Report January – February 2023 Brian Foucht, Community Development Director

Key Topics:

- ATP completed and documents multi-modal network recommended improvements
- ➤ ATP Implementation begins with Caltrans Sustainable Communities 350K grant application for multi-modal center; concept receives broad stakeholder support from 17 entities.
- ➤ Housing Element RFP issued for 175k budget
- > PLHA grant funds 318k for ADU rehabilitation awarded
- SJB Economic Development matures progress re completion of EDCAC committee reports
- Historic Preservation Consultant hired and completes first set of recommendations
- > UGB Committee PC and CC members selected; property owner contact completed
- > Transportation and Housing programs aligned with future REAP 2.0

A. Community Development Administration

1. Development Review Committee: DRC was relatively quiet the months of January – February, limited to special event review.

2. Grant Administration -

 ATP Program The Active Transportation Project (ATP) closed in February with approval by the City Council on February 21, 2023. Final Invoicing to Caltrans will occur at the end of March.

Upon approval of the ATP, staff and CivicWell (as sub-applicant), prepared and submitted an application for a \$350,000 grant under the Sustainable Transportation Planning grant funds, under the Sustainable Communities Grant Subgrant program for a "multi-modal transportation center integrated plan" near the intersection of 156/The Alameda/Fourth Street. 17 letters of support were received from diverse segments of the community, including the Mission San Juan Bautista, Aromas — San Juan School District and State Parks, each of which will play a vital role in developing a rural scale center intended to provide a range of transportation and visitor — oriented services at the SJB gateway. The plan will be integrated with the City's planning for Third Street, the School District site development plan and program, and State Historical Park Master Plan. The overall schedule for grant submission, review, funding and project implementation is as follows:

March 9, 2023 – Grant application deadline

Spring 2023 – Application evaluation and management approval of grant recommendations

Summer 2023 – Grant announcements

Fall 2023 – Grant recipients begin project activities

Winter-Summer 2026 – Grant projects are completed, and grant funds expire (expiration dates depend on grant recipient and fund-type)

A new round of REAP funding is on the horizon via REAP 2.0.

REAP 2.0 provides funds to accelerate housing production and facilitate compliance with the 6th Cycle of the housing element, including RHNA allocations and advance the State's sustainable communities strategy. The REAP 2.0 objectives are: accelerate infill development that facilitates housing supply, choice and affordability and affirmatively furthering fair housing VMT reduction (especially transit/multimodal project elements). The City's intention for multi-modal network improvements to reduce VMTs, especially give SJBs high percentage of commuters, will be eligible for \$125,000 in non-competitive funds and will also align competitively with the REAP 2.0 objectives.

The next steps for the REAP 2.0 program are as follows:

- HCD finalizes review of AMBAG's final application (March 2023)
- Finalize draft guidelines for both grant programs and release for public review (March April 2023)
- AMBAG Board approves final guidelines and directs staff to issue Notice of Funding Availability (May – June 2023)
- On August 17 HCD issued a NOFA Permanent Local Housing Allocation (PLHA) Program.
 The City received notice that \$499,000 in grant funds over 5 years. The City Council has
 approved the use of these funds for ADU health and safety improvements (first three
 years) and homeless services (second and third years). The grant application was
 submitted prior to November 30, 2022. Allocation, award and expenditure deadlines
 are as follows:

Allocation	Appropriation	Application	Award	Expenditure
Years	Date	Deadline	Deadline	Deadline
Year 1 (2019)	7/1/2019	Fall 2022	April 2023	4/30/2024
Year 2 (2020)	7/1/2020	Fall 2023	April 2024	4/30/2025
Year 3 (2021)	7/1/2021	Fall 2024	April 2025	4/30/2026
Year 4 (2022)	7/1/2022	Fall 2025	April 2026	4/30/2027
Year 5 (2023	7/1/2023	Fall 2026	April 2027	4/30/2028

The California Department of Housing and Community Development (Department) notified the City on February 15, 2023 that SJB has been awarded a Permanent Local Housing Allocation (PLHA) program award in the amount of \$312,828. This letter

constitutes notice of the designation of PLHA program funds for use in San Benito County for the following activities:

- o Rehabilitation of Accessory Dwelling Units
- Five Percent (5%) Administrative Costs

The Community Development Dept will develop administrative programming and begin marketing the program in March, 2023.

- Housing Element: The City has issued an RFP for completion of the 6th Cycle Housing Element. Proposals are due March 31, 2023, and the HE is to be completed before December 31, 2023. \$175,000 has been budgeted for this exercise.
- Code Enforcement
 - a. Progress was made on various issues associated with 451 San Juan Hollister Rd.. A Public Nuisance Declaration has been posted, the property owner has submitted an application for Development Permit to remedy the violation. Staff will contract for planning assistance to process the application and monitor compliance. A temporary use permit is being considered that would allow the owner to operate a trucking business while City and Responsible Agency Permits are being completed.
 - b. Staff continues to work to develop a one- stop permit process related to plan checking, encroachment permits and building permits. Our objective is to simplify and streamline communication. Staff is also working with IWORQ to enhance the current system to incorporate a module specifically related to the City Engineer and to make improvements to the Planning Permit module.
 - c. A weekly Building Permit Activity report has been prepared in IWORQ to enable monitoring of building dept permit information. This will help ensure that simple things are resolved simply.
 - d. The Fire Dept has added an inspector (Captain Bettencourt) and continues to improve responsiveness and reporting.
 - e. The following are active Compliance Orders and red-tag/stop work orders:
 - o 451 San Juan Hollister Rd. (Compliance Order & Notice of Violation Orozco)
 - f. Short Term Rental Permit Staff continues to monitor Granicus has executed a contract with Granicus to begin address identification for Short Term Rental enforcement. A kick off meeting was held in February and short term rentals are monitored monthly for payment of the transient occupancy tax.

Community Development and Planning Program

Community Plan: Meetings with property owners within the area mapped by the UGB committee as Sphere of Influence and Greenbelt have been concluded, and the UGB committee has is now repopulated with new Planning Commission and City Council members, and one at large member will be selected at the March 21 City Council meeting. Meetings are tentativel scheduled to occur in April, enabling a public review draft plan to move forward to Planning Commission and City Council hearings during the third quarter of 2023.

• Economic Development Program

The EDCAC, a "standing subcommittee" of the City Council (rather than an ad hoc committee that is established for a specific purpose, not subject to the Brown Act and effectively dissolved when that purpose is achieved) has formed three subcommittees: Outreach, Business Development and Retention and Community Relations and Resources. Each of these committees has now completed a individual reports summarizing findings. These reports will be compiled and presented to the EDCAC in April and then transmitted to the City Council for consideration and any budget considerations.

The City has contributed \$6,000 to support the SBC EDC (corporation). The EDC will began the CEDS process in November by appointing a broad-based steering committee and will pull membership from the EDCAC. There will be three steering committee meetings to occur in November, December 2022 and January 2023.

The EDCAC meetings continue to content – rich as the EDCAC continues to learn the local and the regional ED landscape, participate in the CERF REACH program via Uplift Central Coast, and other SBC ED organizations, including the SBC EDC (Committee) new standing committee established earlier this summer. The Community Relations and Resources Subcommittee held a visioning meeting in October, with more to follow – focused on recreation resources.

The Governor's Office Of Business Development, Central Coast Region (GoBiz) and the SBC EDC (corporation) are consistent contributors to the EDCAC; for example, during the August EDCAC meeting, the GoBiz Central Coast Region provide a comprehensive summary of resources available to assist small businesses.

Update of San Benito County's Five-Year Comprehensive Economic Development Strategy (CEDS): The third and final CEDS Strategy Committee meeting took place on February 22nd, and

a draft of the CEDS is about 70% complete, with the CEDS Consultants reporting they have completed the vision statement, the SWOT analysis, an economic analysis, all surveys and Interviews, a list of community projects2, and a resiliency strategy (related to energy, water, climate, earthquake, fire, and flooding).

It's expected that SBC EDC will have a final draft of the CEDS document by the end of March, at

which time it will begin a thorough review by the EDC staff/board, as well as CEDS Strategy Committee members, which includes the EDCAC.

Once finalized, the CEDS will then be presented to the public for a 30-day review period before

being submitted to the County Board of Supervisors and the Economic Development Administration for final approval.

Update on CERF

The Uplift Central Coast Coalition – led by REACH, the Ventura EDC, and Monterey Bay Economic Partnership – will officially kick off the CERF Planning Phase process at a virtual gathering on March 10^{th} from 10am and 11am. The Planning Phase consists of a two-year economic development planning process with the goal of creating an inclusive economic development plan for the six Central Coast counties, which includes Sane Benito County. Attendees of the virtual gathering will receive an update on the planning process, meet the CERF team, and learn about opportunities to engage in the work ahead. Here is the link to register <u>CLICK HERE TO REGISTER</u>.

GO-Biz Updates

The California Competes Tax Credit application period is currently open until March 20th, with at least \$99.7 million in available tax credits. This program is an income tax credit available to businesses that want to locate in California or stay and grow in California. Businesses of any industry, size, or location can apply. GO-Biz will be hosting informational webinars on March 8th and 16th to provide an overview of the application process. Here is a link to the Cal Competes web page on the GO-Biz website with the registration links for the webinar <u>California Competes</u>. - GO-Biz recently released an updated version of their California Business Investment Guide, which provides a comprehensive overview of relevant state funding programs. A link to the guide can be found here <u>California Business Investment Guide</u> 2023.

Staff continues to facilitate the EDCAC meetings including agendas, minutes, resources and subcommittee support. The EDCAC is an essential standing committee with a robust agenda that is busier and more engaged than any other City committee or commission.

Changes to the San Benito County Economic Development Advisory Committee and the Economic Development Partnership:

At the last San Benito County Economic Development Advisory Committee (SEE NOTE) meeting both Supervisors (Chairman Mindy Sotelo and Angela Curro) and the Hollister Mayor (Mia Casey) suggested (and everyone agreed) that rather than having two separate economic development ad hoc committees that both the City of Hollister and San Benito County join

forces and combine resources—insuring that the City of San Juan Bautista is also represented on the Committee—to increase the collaborative efforts in bringing economic development to our communities in a single place—through the San Benito County Economic Development Advisory Committee.

(NOTE: The San Benito County Economic Development Advisory Committee includes representation by two County Supervisors (Mindy Sotelo and Angela Curro); County staff (Ray Espinosa, Dulce Alonso, Gracie Rodriguez, and Ramon Aban); the City of Hollister (Mayor Casey); the City of San Juan Bautista (Mayor Jordan and Brian Foucht); the San Juan Bautista EDCAC (Fran Fitzharris); the San Juan Committee (Jill Pagaran); the Economic Development Corporation of San Benito County (Renee Wells and Amy Paris); the San Benito County Business Council (Jim Gillio and Kristina Chavez Wyatt); the San Benito County Chamber of Commerce (Shawn Herrera); the Hollister Downtown Association (Omar Rosa); and the San Benito County Workforce Development Board (Lizz Turner).)

Since representation on this Committee includes those making up the *Economic Development Partnership* (EDP)—which is overseen by the Economic Development Corporation of San Benito

County (EDC)—after polling the members of the EDP, it was determined by the EDC that the EDP should be disbanded and that the group's members should take part in the monthly meetings of the San Benito County Economic Development Advisory Committee.

Meetings of the San Benito County Economic Development Advisory Committee are open to the

public and held in person and via zoom on the fourth Thursday of every month between 12:00-

1:00 p.m. in Board Chambers (County Administration Building, 482 4th Street, Hollister, CA). Meeting-agendas-are-distributed-by-Gracie-Rodriguez-(GRodriguez@cosb-us)-of-the-County Administration's Office and also posted in advance on the County's website (https://www.cosb.us/).

Historic Preservation, Landscapes, Trees

The City Council has contracted with a qualified Architectural Historian to provide essential guidance to staff, applicants and stakeholders, including the Historical Society, regarding all facets of Historic Preservation programs. Meg Clovis has been contracted to provide this support and has completed an initial evaluation of program documents, has advised City staff on development applications and meets with the SJB Historical Society. The following are recommendations regarding Historic Preservation Documents:

Historic Preservation Ordinance

San Juan Bautista's Historic Preservation Ordinance was first adopted in 1981 and then amended and incorporated into the City's Zoning Ordinance sometime after 2006. The City's ordinance contains most of the sections recommended by the California Office of Historic Preservation in their Technical Assistance Bulletin #14. Following are some observations that would clarify the ordinance and strengthen the City's historic preservation program.

Recommendations

11-06-040 Powers and Duties

One of the HRB's powers and duties is public outreach. Both the Historical Society and the City have links to certain documents but there is no single site where all documents can be accessed. San Juan Bautista residents should be able to retrieve information about historic properties from review requirements to design guidelines. All properties identified in the 1981 and 2006 surveys should be combined in a Master List, as well as all properties currently

included in the City's Register of Historic Resources.

11-06-070 Systematic Inventory and Identification of Historic Resources

An on-going effort to survey a community's resources is essential to identifying and preserving its historic assets, however the survey process, especially an intensive survey, is extremely expensive. More and more communities are updating their historic context statements in order to establish eligibility criteria and integrity thresholds for potential historic properties. Rather than conducting a static survey, a Context Statement that identifies Significant Themes, Associated Property Types and establishes Registration Requirements will give a jurisdiction much more flexibility and continuity in the management of their historic preservation program.

11-06-120 C Design Review

A resource does not need to have been identified previously either through listing or survey to be considered significant under CEQA. In addition to assessing whether historic resources potentially impacted by a proposed project are listed or have been identified in a survey process, lead agencies have a responsibility to evaluate them against the California Register criteria prior to making a finding as to the proposed project's impacts to historical resources (PRC Section 21084.1, 14 CCR Section 15064.5(3)). The review of un-surveyed or registered properties should be included in 11-06-120.

11-06-090 Procedures for Listing a Historic Resource

Listing requirements should require the submittal of applicable DPR forms to maintain consistency with the current inventories.

11-06-120 Design Review

The format and content for Phase Two (Design Review) reports should be specified (see City Of Monterey, County of Monterey, City of Carmel, or City of Pacific Grove for examples).

1981 and 2006 Context Statements and Surveys

Both the 1981 and 2006 Context Statements and Surveys generated valuable historical information about San Juan Bautista and recorded many properties on DPR forms. The current context statements do not, however, provide a framework for determining eligibility

or integrity thresholds for potential historic properties. The California Office of Historic Preservation explains:

"Historic contexts statements are intended to provide an analytical framework for identifying and evaluating resources by focusing on and concisely explaining what aspects of geography, history, and culture significantly shaped the physical development of the community or region's land use patterns and built environment over time, what important property types were associated with those developments, why they are important, and what characteristics they need to have to be considered an important representation of their type and context.

By focusing on property types rather than individual buildings or architectural styles, and providing clear criteria for evaluating significance and integrity, a good context provides a template for identifying, evaluating, and developing plans for the treatment of historical resources even in the absence of complete knowledge of individual properties. "Property types" is the concept that links history with the built environment."

Good examples of the referenced analytical framework are included in Pacific Grove's Context Statement and the Pebble Beach Context Statement, among others.

The San Juan Bautista Historical Society has suggested updating the City's current context statement with the addition of property types related to the automobile including gas stations, garages and auto tourism businesses.

Funding Sources

The California Office of Historic Preservation offers grant opportunities to Certified Local Governments (CLG). These grants focus on generating planning documents that support historic

preservation efforts such as Context Statements, National Register nominations, and Design Guidelines. San Juan Bautista received CLG grants to prepare the 2006 Context Statement and Survey and to complete the Third Street National Register nomination. The CLG grants require a 50% match which can be met through volunteer hours and staff time. It is recommended to include at least \$10,000 of City funds in the match to insure responses to an RFP.

There are no grant funds available for owners of registered historic properties. Preservation incentives are available through Federal Tax Credits (for income producing properties only), the Mills Act, and the new California Historic Rehabilitation Tax Credit (SB451).

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF STATE FINANCIAL ASSISTANCE

2020 W. El Camino Avenue, Suite 670, 95833 P. O. Box 952054 Sacramento, CA 94252-2054 (916) 263-2771 www.hcd.ca.gov



February 15, 2023

Don Reynolds, City Manager City of San Juan Bautista 311 Second Street - P.O. Box 1420 San Juan Bautista, CA 95045

Dear Don Reynolds:

RE: Award Announcement – Permanent Local Housing Allocation Program Round 3, Notice of Funding Availability, Fiscal Year 2022/2023 City of San Juan Bautista Contract No. 22-PLHA-17665

The California Department of Housing and Community Development (Department) is pleased to announce that the City of San Juan Bautista has been awarded a Permanent Local Housing Allocation (PLHA) program award in the amount of \$312,828. This letter constitutes notice of the designation of PLHA program funds for use in San Benito County for the following activities:

- Rehabilitation of Accessory Dwelling Units
- Five Percent (5%) Administrative Costs

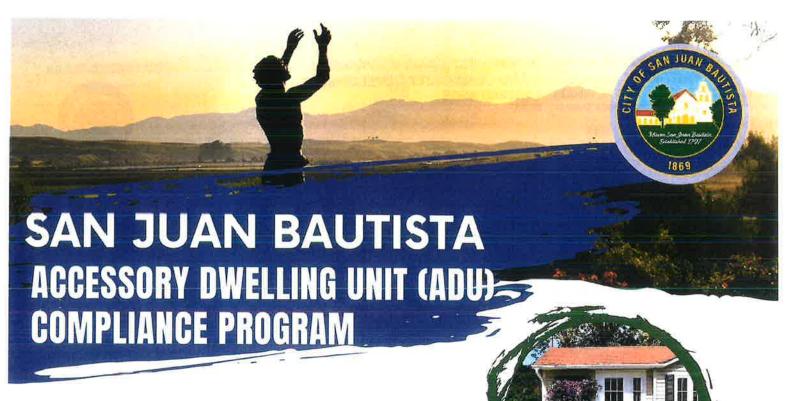
The City of San Juan Bautista will be required to enter into a Standard Agreement that will set forth conditions for funding and milestones that are required to be met. Reimbursement of eligible expenses are subject to the terms outlined in Section 304(d) of the PLHA adopted program guidelines.

Congratulations on your successful application. For further information, please contact Doniell Cummings, PLHA Program Manager, Program Design and Implementation Branch, at (916) 695-9006 or Doniell.Cummings@hcd.ca.gov.

Sincerely,

Jennifer Seeger Deputy Director

Division of State Financial Assistance





FIND OUT IF YOU'RE ELIGIBLE

- Owner must live on property
- Unit must be available for affordable housing for five years after repairs
- Must have:
 - o Deed
 - o Full title report
 - · As-built plans
 - Cost-estimate for repairs



GET UP TO 15K IN GRANT FUNDING

Get up to \$15,000 for eligible health and safety repairs to bring your unit into compliance.



Helps low-income homeowners and provides more affordable housing.



APPLY: WWW.SAN-JUAN-BAUTISTA.CA.US/ADU

311 Second St. - PO Box 1420, San Juan Bautista, CA 95045

CONTACT: BRIAN FOUCHT, 831-623-4661