

# CITY OF CRESCENT CITY

Mayor Blake Inscore  
Council Member Alex Fallman  
Council Member Isaiah Wright

Mayor Pro Tem Heidi Kime  
Council Member Jason Greenough

AGENDA  
REGULAR CITY COUNCIL MEETING  
VIRTUAL VIA ZOOM MEETINGS

**MONDAY**

**APRIL 6, 2020**

**6:00 P.M.**

Due to the current public health emergency resulting from COVID-19, the public may access and participate in the public meeting using one or more of the following three methods: (1) participate online via Zoom – details to join the meeting will be on both the City of Crescent City – City Hall Facebook page as well as the City of Crescent City website ([www.crescentcity.org](http://www.crescentcity.org)); (2) watch the meeting via livestream on YouTube (Channel: City of Crescent City, California) and submit comments via [publiccomment@crescentcity.org](mailto:publiccomment@crescentcity.org); or submit a written comment by filing it with the City Clerk at 377 J Street, Crescent City, California 95531 prior to 4:00 pm, April 6, 2020. If you require a special accommodation, please contact City Clerk Robin Patch at 464-7483 ext. 223.

**NOTE: THE CLOSED SESSION BEGINS AT 5:00 p.m.**

**FOLLOWED BY THE**

**OPEN SESSION MEETING AT 6:00 p.m.**

## CLOSED SESSION

Call to order  
Roll call

### ANNOUNCEMENT OF CLOSED SESSION ITEMS

- **Conference with Legal Counsel: Existing Litigation (Govt. Code § 54956.9(d)) City v. Kap Soo Jeong, et al. Del Norte County Superior Court Case No. CVUJ-18-1020, Stephen Wakefield v. City of Crescent City and Golden State Risk Management Authority, WCAB Case No. ADJ11260796, Martin v. City of Crescent City, Del Norte County Superior Court Case No. CVUJ-18-1219, and Alice Brown v. State of California, et al., Case No. CV-18-7826 (US Dist. Ct.)**
- **Conference with Labor Negotiator (Gov. Code § 54957.6), City Representative: Eric Wier, Employee Organizations: Crescent City Employees Association, Crescent City Management Employees Association, Clerical Employees of Crescent City Association and Crescent City Police Officers Association**

## OPEN SESSION

Call to order

**Roll call  
Pledge of Allegiance**

**REPORT OUT OF CLOSED SESSION**

**PUBLIC COMMENT PERIOD**

*Any member of the audience is invited to address the City Council on any matter that is within the jurisdiction of the City of Crescent City. Comments of public interest or on matters appearing on the agenda are accepted. Note, however, that the Council is not able to undertake extended discussion or act on non-agendized items. Such items can be referred to staff for appropriate action, which may include placement on a future agenda. All comments shall be directed toward the entire Council. Any comments that are not at the microphone are out of order and will not be a part of the public record. After receiving recognition from the Mayor, please state your name and city or county residency for the record. Public comment is limited to three (3) minutes. The public is additionally allotted three minutes each in which to speak on any item on the agenda prior to any action taken by the Council.*

**CEREMONIAL ITEMS**

**1. Oath of Office for Police Officer Magnolia Rincon-Garibay**

**2. Child Abuse Prevention Month Proclamation**

**3. Sexual Assault Awareness Month Proclamation**

**REPORTS AND PRESENTATIONS**

**CONSENT CALENDAR**

**4. Council Meeting Minutes**

- *Recommendation: Approve the March 2, 2020 regular meeting minutes of the City Council.*

**5. Warrant Claims List**

- *Recommendation: Receive and file the warrant claims list for the period March 7, 2020 through March 27, 2020.*

**6. Payroll Report**

- *Recommendation: Receive and file the biweekly payroll report for the period ending March 14, 2020 paid March 20, 2020 and period ending March 28, 2020 paid April 3, 2020.*

**7. Resolution Numbering Correction**

- *Recommendation: Adopt Resolution No. 2020-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING RESOLUTION NUMBERS*

**8. Budget Amendment for Economic Development Specialists to Assist with COVID-19**

- *Recommendation: Adopt Resolution No. 2020-23, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET OF THE CITY OF CRESCENT CITY*



### **9. CCPD Budget Amendment for Equipment**

- *Recommendation: Adopt Resolution No. 2020-24, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-2020 BUDGET*

### **10. List of Proposed Local Street Projects for the Road Repair and Accountability Act of 2017 (SB1)**

- *Recommendation: Adopt Resolution No. 2020-25, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 TO BE FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 (SB1)*

### **11. 2019-2024 Del Norte County Comprehensive Economic Development Strategy (CEDs)**

- *Recommendation: Adopt Resolution No. 2020-26, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY APPROVING THE 2019-2024 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR DEL NORTE COUNTY AS PREPARED AND RECOMMENDED BY THE COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE*

## **CRESCENT CITY HOUSING AUTHORITY**

- Call to order –
- Roll call –
  
- Consent Calendar

### **12. 5-Year Plan - PHA Plans and Related Regulations Resolution**

- *Recommendation: Approve Resolution No. HA2020-01, PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLAN AND RELATED REGULATIONS INCLUDING REQUIRED CIVIL RIGHTS CERTIFICATIONS.*

- Business Items – None
  
- Public Hearing - None
  
- New Business - None
  
- Director's Report - None

## **PUBLIC HEARINGS**

### **13. Commercial Cannabis Ordinance – Adoption**

- *Recommendation: Open public hearing*
- *Hear staff report*
- *Receive public comment*
- *Close public hearing*
- *Waive full reading, read by title only and adopt Ordinance No. 819, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ADDING CHAPTER 17.95, COMMERCIAL CANNABIS REGULATIONS, AND AMENDING CHAPTER 17.20, C-1 DOWNTOWN BUSINESS DISTRICT, CHAPTER 17.22, C-2 GENERAL COMMERCIAL DISTRICT, CHAPTER 17.24, HS HIGHWAY SERVICE DISTRICT,*

**14. Adoption of Amendment to Procurement Ordinance**

- *Recommendation: Open public hearing*
- *Hear staff report*
- *Receive public comment*
- *Close public hearing*
- *Waive full reading, read by title only and adopt Ordinance No. 820, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING CHAPTER 14.28, EXCEPTIONS TO PROCUREMENT RULES, OF TITLE 14, PROCUREMENT PROCEDURES, OF THE CRESCENT CITY MUNICIPAL CODE*

**15. Mobile Vending Ordinance Adoption**

- *Recommendation: Open public hearing*
- *Hear staff report*
- *Receive public comment*
- *Close public hearing*
- *Waive full reading, read by title only and adopt Ordinance No. 817, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING SECTIONS OF THE CRESCENT CITY MUNICIPAL CODE RELATING TO THE REGULATION OF MOBILE VENDORS AND SIDEWALK VENDORS*

**16. City Fee Schedule Update**

- *Recommendation: Open public hearing*
- *Hear staff report*
- *Receive public comment*
- *Close public hearing*
- *Adopt Resolution No. 2020-27, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ESTABLISHING CERTAIN FEES FOR VARIOUS CITY SERVICES PROVIDED BY THE CITY OF CRESCENT CITY*

**CONTINUING BUSINESS - None**

**NEW BUSINESS**

**17. Draft Smoke Free Multi-Unit Housing Ordinance**

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Discuss the draft Smoke Free Multi-Unit Housing Ordinance*
- *Provide further direction to staff about the draft Smoke Free Multi-Unit Housing Ordinance*

**18. Small Wireless Facilities Ordinance Introduction**

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Waive full reading, read by title only and introduce, Ordinance No. 821, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING TITLE 12, STREETS, SIDEWALKS AND PUBLIC PLACES, OF THE CRESCENT CITY MUNICIPAL CODE BY ADDING CHAPTER 12.44, SMALL WIRELESS FACILITIES*



## 19. Parking and Occupying Recreational Vehicles in Residential Zones

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Provide additional input on development of RV parking in residential zones*
- *Direct staff to develop a parking and occupying recreational vehicles in residential zones ordinance for Council consideration.*

## 20. Pool/Parks/Parking Lots/Special Events Closures Due to COVID-19 Discussion

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Provide direction as necessary and appropriate*

### CITY COUNCIL ITEMS

- **Legislative Matters** – Consider miscellaneous legislative matters pertinent to the City of Crescent City. Authorize the Mayor to sign the appropriate letters and/or positions with respect to such matters.
- **City Manager Report and City Council Directives** - Pursuant to Crescent City Municipal Code § 2.08.200, the City Council may instruct the city manager on matters of importance to the administrative services of the City and provide direction with respect to subordinates of the City Manager. (Directives from individual Council Members that are not objected to by any member present shall be considered an order of the City Council.)
  - **Pebble Beach Bank Stabilization Project Update**
- **Reports, Concerns, Referrals, Council travel and training reports** – In accordance with Gov't Code § 54954.2(a), City Council Members may make brief announcements or brief reports on their own activities. They may ask questions for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda.

### ADJOURNMENT

\*\*\*Adjourn to the regular meeting of the City Council of the City of Crescent City scheduled for Monday, April 20, 2020 at 6:00 p.m. at the Flynn Center, 981 H Street, Crescent City, CA 95531.

### POSTED:

April 2, 2020

/s/ Robin Patch

City Clerk/Administrative Analyst

#### ***Vision:***

The City of Crescent City will continue to stand the test of time and promote quality of life and community pride for our residents, businesses and visitors through leadership, diversity, and teamwork.

#### ***Mission:***

The purpose of our city is to promote a high quality of life, leadership and services to the residents, businesses, and visitors we serve. The City is dedicated to providing the most efficient, innovative and economically sound municipal services building on our diverse history, culture and unique natural resources.

#### ***Values:***

Accountability  
Honesty & Integrity  
Excellent Customer Service  
Effective & Active Communication  
Teamwork  
Fiscally Responsible



# CITY OF CRESCENT CITY

## *Oath or Affirmation of Allegiance for Public Officers and Employees*

The Execution of this Oath is Required by Article 20, Section 3, of the Constitution of the State of California,

I, Magnolia Rincon-Garibay, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true and faithful allegiance to the Constitution of the United States and to the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter for Crescent City Police Department.

Magnolia Rincon-Garibay, Police Officer

NAME AND TITLE OF PUBLIC OFFICER/EMPLOYEE

\_\_\_\_\_  
SIGNATURE OF PUBLIC OFFICER/EMPLOYEE

Subscribed and sworn to before me this 6<sup>th</sup> day of April, 2020.

Robin Patch, City Clerk

NAME AND TITLE OF OFFICER ADMINISTERING OATH

\_\_\_\_\_  
SIGNATURE OF OFFICER ADMINISTERING OATH





# *Proclamation*

*of the*

## *City of Crescent City*

**WHEREAS**, The City of Crescent City recognizes that every moment of a child's life is an opportunity to learn and that the quality of these experiences may determine whether a child succeeds in school or in life and that all children need caring and loving adults in their lives, and;

**WHEREAS**, the City acknowledges that our children are our greatest resource and that our future will be determined by their innovative talents, ideas, and leadership, and;

**WHEREAS**, the role of our people is to accept the responsibility of ensuring that every child experiences an environment at home, at childcare, and at school that will promote the best possible development and;

**WHEREAS**, all communities have the responsibility of offering parents the education, support and skills needed to provide healthy, safe and nurturing homes for their children,

**NOW, THEREFORE, BE IT PROCLAIMED** that the City Council of Crescent City hereby recognizes the month of April 2020, as Child Abuse Prevention Month and urges the community to support the efforts of the Del Norte Child Abuse Prevention Council, First 5 Del Norte, Del Norte Child Care Council, Family Resource Center of the Redwoods, Del Norte County Juvenile Court, CASA of Del Norte, Del Norte County Health and Human Services, the Del Norte County Unified School District, the City of Crescent City, licensed foster care homes, public and private agencies and programs advocating for children in Crescent City, and parents who already provide a safe, loving and nurturing environment to their children, free of any outside intervention.

### **CHILD ABUSE PREVENTION MONTH**

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Mayor Blake Inscore



# *Proclamation*

*of the*

## *City of Crescent City*

**WHEREAS**, sexualized violence affects children, youth, adults and elders of all genders from all racial, cultural and economic backgrounds with public health and social justice implications for every person in Crescent City; and

**WHEREAS**, it is estimated that one in three girls and one in seven boys will be sexually victimized by age 18; and

**WHEREAS**, sex trafficking and exploitation happens in our community, disproportionately impacting the lives of youth/young adults in our community; and

**WHEREAS**, the City of Crescent City and the North Coast Rape Crisis Team have partnered to provide expanded emergency services to citizens impacted by trafficking, sexual assault and domestic violence; and

**WHEREAS**, the North Coast Rape Crisis Team has partnered with Soroptomist International of Crescent City to provide anti-trafficking workshops for hospitality workers who may have opportunity to identify, safely intervene and refer; and

**WHEREAS**, staff and volunteers of the North Coast Rape Crisis Team provide 24-hour services to survivors and their significant others to support those impacted and ensure survivors are not re-victimized; and

**WHEREAS**, promotion of best-practice responses is accomplished through multidisciplinary teams such as the Sexual Assault Response Team as well as partnership with governmental, tribal and community-based organizations; and

**WHEREAS**, the North Coast Rape Crisis Team provides prevention education, self-defense and awareness-raising programs; encouraging every person to participate in ending sexualized violence and promoting social justice; and

**NOW, THEREFORE, BE IT PROCLAIMED** that the City Council of the City of Crescent City reaffirms its commitment to the North Coast Rape Crisis Team and its vision—*“A world without violence”* and acknowledges April 2020 as SEXUAL ASSAULT AWARENESS MONTH.

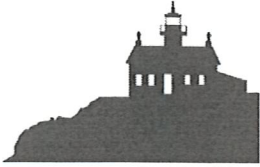
## **SEXUAL ASSAULT AWARENESS MONTH**

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Mayor Blake Inscore

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# CITY OF CRESCENT CITY

Mayor Blake Inscore  
Council Member Alex Fallman  
Council Member Isaiah Wright

Mayor Pro Tem Heidi Kime  
Council Member Jason Greenough

MINUTES  
SPECIAL CITY COUNCIL MEETING  
FLYNN CENTER  
981 H STREET  
CRESCENT CITY, CA 95531

MONDAY

MARCH 2, 2020

6:00 P.M.

## CLOSED SESSION

**Call to order** Mayor Inscore called the closed session to order at 5:05 p.m.

**Roll call** Council Members present: Council Member Alex Fallman, Council Member Jason Greenough, Council Member Isaiah Wright, and Mayor Blake Inscore  
Council Member absent: Mayor Pro Tem Heidi Kime  
Staff present: City Manager Eric Wier, Human Resources Administrator Sunny Valero and City Attorney Martha Rice

## ANNOUNCEMENT OF CLOSED SESSION ITEMS

- **Conference with Legal Counsel: Existing Litigation (Govt. Code § 54956.9(d))** City v. Kap Soo Jeong, et al. Del Norte County Superior Court Case No. CVUJ-18-1020, Stephen Wakefield v. City of Crescent City and Golden State Risk Management Authority, WCAB Case No. ADJ11260796, Martin v. City of Crescent City, Del Norte County Superior Court Case No. CVUJ-18-1219, and Alice Brown v. State of California, et al., Case No. CV-18-7826 (US Dist. Ct.)
- **Conference with Legal Counsel: Potential Litigation (Govt. Code § 54956.9(d)(4)):** 5 cases
- **Conference with Labor Negotiator (Gov. Code § 54957.6), City Representative:** Eric Wier, **Employee Organizations:** Crescent City Employees Association, Crescent City Management Employees Association, Clerical Employees of Crescent City Association and Crescent City Police Officers Association
- **Conference with Real Property Negotiators (Gov. Code Section 54956.8):** **Property:** APN: 118-050-011, APN: 118-050-04 **Agency Negotiator:** Eric Wier
- **Public Employee Performance Evaluation (Gov. Code Section 54957(b))** **Title:** City Manager

Mayor Inscore pulled item Conference with Real Property Negotiators (Gov. Code Section 54956.8): Property: APN: 118-050-011, APN: 118-050-04 Agency Negotiator: Eric Wier from the closed session agenda as it will not be discussed at this meeting.

*There were no public comments on the closed session agenda.*

*Closed session adjourned at 5:59 p.m.*

## **OPEN SESSION**

**Call to order** Mayor Inscore called the open session to order at 6:01 p.m.

**Roll call** Council Members present: Council Member Alex Fallman, Council Member Jason Greenough, Council Member Isaiah Wright, and Mayor Blake Inscore  
Council Member absent: Mayor Pro Tem Heidi Kime  
Staff members present: City Manager Eric Wier, City Attorney Martha Rice, City Clerk/Administrative Analyst Robin Patch, Finance Director Linda Leaver, Human Resources Administrator Sunny Valero, Housing Authority Executive Director Megan Miller, Housing Authority Clerk Mari-Ann Wiedig, Housing Authority Tenant Technician Wendy Hartwick, Public Works Director Jon Olson, Recreation and Events Coordinator Director Holly Wendt, Fire Chief Bill Gillespie and Police Chief Richard Griffin

**Pledge of Allegiance** led by Mayor Inscore

## **REPORT OUT OF CLOSED SESSION**

City Attorney Rice reported that no actions were taken on closed session items.

## **PUBLIC COMMENT PERIOD**

*There were no public comments.*

## **CEREMONIAL ITEMS**

### **1. Self-Injury Awareness Month Proclamation**

Mayor Inscore read the proclamation aloud and presented it to Gordon Clay, Chair of the Suicide Prevention Council, who spoke on the issue of Self-Injury. Mayor Inscore stated that young people are hurting, and this has affected his own family. Encouraged people to engage with the youth without judgement.

## **REPORTS AND PRESENTATIONS**

### **2. Housing Authority VASH and Program of the Year**

City Manager Wier reported on the Crescent City Housing Authority getting the 2020 Choice Voucher of the Year Award as well as the VASH Program of the Year. Katie Shinn from the VA HUD VASH Team was present in the audience as well as members of the Housing Authority staff. We have 28 VASH vouchers that will help our local veterans. Housing Authority Executive Director Miller addressed the Council stating it highlights the cohesiveness of the Housing Authority team and the value they place on partnerships. She applauded her staff and all of the hard work they have done to help this come to fruition. The VASH program has worked well and the partnership is beneficial to the community by making a difference. Katie Shinn stated that the Housing Authority staff makes her job easy to get housing for our veterans. Mayor Inscore stated that as a veteran himself, it means a lot to him to see our local veterans being housed.



## CONSENT CALENDAR

### **3. Council Meeting Minutes**

- *Recommendation: Approve the February 18, 2020 special meeting minutes of the City Council.*

### **4. Warrant Claims List**

- *Recommendation: Receive and file the warrant claims list for the period February 8, 2020 through February 21, 2020.*

### **5. Payroll Report**

- *Recommendation: Receive and file the biweekly payroll report for the period ending February 15, 2020 paid February 21, 2020.*

### **6. Sunset Circle Multi-Use Trail Project**

- *Recommendation: Approve Plans and Specifications for the Sunset Circle Multi-Use Trail Project and direct staff to advertise for bids upon approval of construction allocation from the CA Transportation Commission (CTC).*

*On a motion by Council Member Greenough, seconded by Council Member Wright, and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City adopted the consent calendar consisting of items 3-6 as presented.*

## PUBLIC HEARINGS

### **7. Public Hearing for 2019-20 CDBG Notice of Funding Availability**

- *Recommendation: Open public hearing*
- *Hear staff report*
- *Receive public comment*
- *Close public hearing*
- *Direct staff to prepare an application for CDBG funding under the 2019-20 Notice of Funding Availability*
- *Adopt Resolution No. 2020-16, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET*

Finance Director Leaver reported to the Council that the CDBG is federally funded and its purpose is to provide communities with resources for a wide range of community development needs. She outlined the CDBG objectives and the recent CDBG awards, the City has utilized this funding for several years. A lot is different about the NOFA this year such as addressing the slow expenditure rate, complicated procedures, State regulations conflicted with federal, burdensome regulations and inconsistent program administration. There is a big focus on spending the money quickly once awarded therefore the City will set milestones and will be required to stick to the dates. The new features of the 2020 NOFA as each activity is a separate application, each has its own budget. Additionally, they are now making a differentiation between a program vs. a project; Director Leaver explained the difference and what is required for both. The City's current open grants are: North Coast Rape Crisis Team (NCRCT) who was awarded \$221,134 for which only \$53k has been spent to date. City staff reached out to NCRCT, CCPD, and Del Norte County DA's office to find out the reasons behind the slow spending rate. After working with the NCRCT, it was determined to reduce the funding to \$140k in total without reducing any services. There will be a contract amendment at the next Council meeting. Code Enforcement is the other public service. The program intention was to expand code enforcement efforts, purchase new code enforcement software, and hire legal counsel for cases that go to court. This money can only be used for staff time and legal expenses. The award was \$243,982 and we have only spent \$70k to date. An RFP was issued for legal services and the City received one proposal. All agree that



a budget of \$97,560 would be sufficient to get through the program. Staff asks for Council direction to reduce the budget to \$97,560 and for staff to send a letter to HCD to advise new budget amount. Public participation is an important component of the CDBG process, therefore two public workshops were held in November to discuss CDBG eligible projects and requirements. The City received two proposals from local nonprofits for public services. This public hearing is to gather additional input and decide on application. The City has received a proposal from Pacific Food Pantry with a request for \$500,000 for food pantry services for 2 ½ years to serve 5,700 unduplicated individuals, meaning they can come every month. The other proposal is from the North Coast Rape Crisis Team for them to continue doing what they have been doing which is emergency services (shelter, food, clothing, etc) to sexual assault, domestic violence victims. As for the micro-enterprise loan, a lot of people interested in the program, however, they had businesses in the County, therefore could not apply as they were required to have their business in the City limits. This NOFA will allow the City to partner with the County to allow for those businesses to partner. The City has been in discussions with the County and they are receptive to the program. Recommendations from staff is to direct staff to disencumber excess funds from current public services, direct staff to prepare applications, direct staff to bring back a contract amendment with NCRCT to reduce current budget, and to authorize budget amendment to procure a consultant.

*Mayor Inscore opened the public hearing at 6:46 p.m.*

*The following citizens addressed the Council during the public hearing:*

Amanda Hicks, Food Program Director for Pacific Food Pantry – spoke to the importance of having the funds disencumbered so they can be a part of the new funding to assist families. Is partnering with the County to get prepared for disasters for food storage/supplies. *Council Member Greenough asked if the \$200k personnel budget meant there would be more than one employee; Ms. Hicks said it would allow for a full-time employee and a couple of part time positions. She also stated that they are helping with the food waste problem in the community and are able to offset the food budget by this program. Alexandre Dairy has been giving them near to “best by date” which allows them to not have to buy milk. Mayor Inscore spoke to his appreciation to the multi-faceted program. Employee costs are significant; therefore, it requires the staff to make these programs operate.*

Kristen Wilson of Seven Angels Last Stop Services: asked if the program was still open to allow non-profits to apply? *Finance Director Leaver said that yes, tonight is the last chance to put in a proposal. Ms. Wilson stated her non-profit is to assist for finding emergency transitional housing and their hopes to use trailers/RVs for the RV Parks. Council Member Fallman asked how much this would impact this to add this to the funding? Director Leaver explained that we are allowed up to six applications and the bucket is \$3.5 million. We would pay a consultant to prepare the application. Mayor Inscore would the emergency transitional housing only be for those who live in the City limits; Director Leaver didn't have the answer, but she will work with the group to get that answer, if the Council gives direction to move forward with adding this program. Mayor Inscore stated that CDBG is moving towards housing and we have very little transitional housing programs in our community. There is a great need in this community for transitional housing outside of putting someone up in a hotel. This program is worth moving forward with as the need exists.*

Louis Johnson –co-founder for Seven Angels Last Stop Services: the more realistic budget for their program would be \$100k so they can hire case managers.

*Mayor Inscore closed the public hearing at 7:03 p.m.*

The Council was in consensus to add Seven Angels Last Stop Services to the funding application with Mayor Pro Tem Kime being absent.

*On a motion by Council Member Fallman, seconded by Council Member Wright and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City approved disencumbering funds from the 2017 CDBG grant that will not be expended (NCRCT and code enforcement).*

*On a motion by Council Member Greenough, seconded by Council Member Wright, and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City adopted Resolution No. 2020-16, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET.*

Mayor Inscore asks that since there were different phases of the storm drain project, would it be possible that would include the F Street portion of the Front Street project as it is shovel ready; City Manager Wier agreed that project would be a nice fit; Director Leaver stated we will need to reach out to consultant to see if they can take on the number of applications; it looks like it will be eligible. Mayor Inscore asked if the new City Hall can be added with the new NOFA guidelines; Leaver said they were told no by the consultant but can ask the question again.

*There was consensus from the Council, with Mayor Pro Tem Kime being absent, for the Food Pantry, Seven Angels Last Stop Services, North Coast Rape Crisis, and the F Street project to be added to the CDBG application.*

#### **CONTINUING BUSINESS - None**

#### **NEW BUSINESS**

##### **8. FEMA Assistance to Firefighters Grant**

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Direct staff to submit an application for the FEMA Assistance to Firefighters Grant program*

Fire Chief Gillespie reported that this is a Federally funded program there is \$375 million available presently. This application will be to replace the breathing apparatuses the firefighters used for structure fires, smoke filled buildings, etc. The current fleet of bottles the Department has is nearing the end of shelf life.

*There was consensus of the Council, with Mayor Pro Tem Kime being absent, to direct staff to submit an application for the FEMA Assistance to Firefighters Grant program.*

*A five-minute recess called by Mayor Inscore at 7:30 p.m.; meeting called back to order at 7:38 p.m.*

##### **9. Fiscal Year 2019-20 Mid-Year Budget Update**

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Adopt Resolution 2020-17, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET OF THE CITY OF CRESCENT CITY*

Finance Director Leaver gave a refresher on the FY 2018-19 Audit results and the budget process as a whole. She advised the Council that the budget needs to be only for things we need. After



an analysis of the wages and benefits, it is recommended to do a “true up” now of actual costs for first half of fiscal year, continue to budget for all positions for second half of year. There will be a budget adjustment City-wide decrease of approximately \$130k across all funds. Regarding the General Fund (GF), there are several changes requested, but the overall impact to the GF is small. There has been a \$24k decrease in TOT and a trend Director Leaver recommends we follow closely. It is recommended to have the TOT budgeted to the same as what was last year to be conservative. For the Fire Department, it is being requested to increase the fund balance of \$16,979 – this is from a \$5,563 increase to wages, benefits and volunteer stipends, a decrease of \$19k to training, and a decrease of \$3,380 in other expenses (such as utilities, etc). For the Police Department – the revenues are expected to decrease due to the SRO position not being filled until November. The following is what is being proposed: revenues decrease \$67,892, regular wages and benefits decrease \$52,299, overtime increase of \$48,312, animal control increase of \$14k, taser contract (2yrs) increase \$11,900, forensic services increase \$5,400, router for DOJ increase \$4,600 (which was required by the DOJ to be in compliance) and utilities decrease \$2,900. Net impact: decrease fund balance \$96,995. Finance Director Leaver explained that the overtime may show the increase, however the reason is due to necessary shift coverage due to the recent retirements from the PD as well as new officers who come on board require an FTO, therefore has another officer on duty with them which accrues OT. Once the new positions are filled, the overtime will decrease. Building Inspection Dept: revenues increase \$20,155, wages and benefits decrease \$3267, contract services increase \$5k; net impact increase fund balance of \$18,422. Planning Dept: contract services increase \$15k, other expenses increased \$860, net impact decrease fund balance \$15,860. The amount of work with Cannabis Ordinance and Mobile Vending, our contracted Planning company used a lot of time to work on them, therefore there will show an increase to the budget. Director Leaver went over in detail the General Fund 25% fund requirement. Director Leaver suggested that the 25% Reserve Policy will need to be revisited at a future Council meeting to be focused on normal costs, rather than one-time projects and grant funded projects. The Housing Authority has not requested any changes to their budget. RV Park Fund: there will be a \$23k increase for asbestos abatement for the apartment above the laundry room at the park. Sewer Fund: one change is in the CSA department – there has not been a lot of staff time used as what was budgeted therefore, we have to decrease wages/benefits of \$74,411 and then a decrease in revenues of \$35,898 as a result. In the CIP fund, there was the lift station project, will be an increase, the drainage, no change, and asphalt project, and the mem-pulse project will require more vetting. City Manager Wier explained how the generator to operate the entire plant is an important project.

*On a motion by Council Member Greenough, seconded by Council Member Fallman, and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City adopted Resolution No. 2020-17, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET OF THE CITY OF CRESCENT CITY removing the sewer CIP line from the resolution to add the \$470k back in to CIP.*

#### **10. Beachfront Park Master Plan Update**

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Authorize the City Manager to sign a Professional Services Agreement with PGA Design Inc. to update the Beachfront Park Master Plan in the amount of \$89,995.00 contingent upon City Attorney approval of form*

Recreation and Events Coordinator Director Wendt gave a brief history of Beachfront Park by sharing old photos from the early 1900s and on to 1963 and gave the Beachfront Park Master Plan Update. There were 4 proposals, all were qualified, all had excellent experience and great ideas. The winning firm had significantly more experience with parks (70 park plans and 44 park master plans), strategic approach was unique in proposing funding analysis prior to design,



incorporated downtown connections, experience working with tribal communities and national parks, had the best strategies for alternate plans and have committed to telling the story of a community through park design. The selected choice was PGA Design, they had a comprehensive plan and approach that will make this a success for the City. Update on Prop 68, there were 62 granted funding out of 478 including Eureka; with the community outreach we are doing, and the process will make it good for us to be able to obtain funding. City Manager Wier reiterated that the community input is vital.

*On a motion by Council Member Fallman, seconded by Council Member Wright, and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City authorized the City Manager to sign a Professional Services Agreement with PGA Design, Inc. to update the Beachfront Park Master Plan in the amount of \$89,995.00 contingent upon City Attorney approval of form.*

**11. Professional Services Agreement Amendment #2 with Planwest Partners  
Implementation Phase 2A (Countywide Polling) of the 10-Year Fire Department Master Plan**

- *Recommendation: Hear staff report*
- *Receive public comment*
- *Authorize the City Manager to execute the professional services agreement amendment #2 with Planwest Partners implementing Phase 2A (Countywide Polling) Revenue Measure Feasibility Survey in the amount of \$28,522.00*
- *Adopt Resolution No. 2020-18, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET OF THE CITY OF CRESCENT CITY*

City Manager Wier reported to the Council the history of the agreement which began with the Fire Department Master Plan. The Board is moving forward with the polling and it was completed last Friday and will be reported to the Board this coming Monday. The County CAO wanted to discuss a joint effort with the City for the polling. The City's contract was \$25k, what is before the Council is do a county-wide scope, therefore will be \$28,522 instead of \$25k. The County will pay 60% (\$17,113) and the City will pay \$11,409, which is the net cost to the City; only for the polling. The City will be reaching out to the community to see what the desire is, and if the community does not support a countywide effort, then we must move quickly and go down the original path of polling only City residents. If that were the case, we would be asking for the \$25k and continue without the County portion. Council Member Fallman stated he was not in support of moving forward with the County, would have liked for the County to have been on board at the beginning of the process. City Manager Wier reported that he and the CAO met and discussed this, there was a 2x2 that met as well, several discussions were had between the City and County. Mayor Inscore asked when the County approved joining this, did they allocate the sufficient resources as we have before us tonight? City Manager Wier stated that per the County Counsel, there will be budget allocated, the Board did not make any budget adjustment however, only to authorize the CAO to go into partnership with the City. Council Member Greenough asked if specifically, the 60/40 split was approved by the Board of Supervisors; City Manager Wier stated that this is under the County Administrative Officer's authority, therefore it would not need to go before the Board. Mayor Inscore asked if the Council approves the budget adjustment and the County does not agree to pay that amount, will the budget have to be adjusted again? City Manager Wier recommended the City keep the original budget amount of \$25k now and approve the \$28,522 in preparation for a different outcome. City Manager Wier stated that the Board has approved the CAO to sign an agreement with the City and it's the CAO's authority to find the budget. If the Council approves the resolution now and the County does not agree with the budget, the City will be \$3k over what would cost for the City to go alone. Council Member Fallman spoke to his dissatisfaction with the County coming on board to what the City has worked hard for a long period of time. Mayor Inscore stated that what it boils down to is that the City will be spending \$11k more



for the greater good of the community. Council Member Greenough spoke to the 2x2 and the concerns with the timing for the November ballot. What it came down to is what is best for the community, it's important for us to work together with the County for the betterment of the community, this is a gesture to come together cohesive group.

*On a motion by Council Member Greenough, seconded by Council Member Wright, and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City authorized the City Manager to execute the professional services agreement amendment #2 with Planwest Partners implementing Phase 2A (Countywide Polling) Revenue Measure Feasibility Survey in the amount of \$28,522.00.*

*On a motion by Council Member Wright, seconded by Council Member Greenough, and carried on a 4-0 polled vote with Mayor Pro Tem Kime being absent, the City Council of the City of Crescent City adopted Resolution No. 2020-18, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-20 BUDGET OF THE CITY OF CRESCENT CITY.*

Mayor Inscore stated that it should be advised to Gotbe that before they send out texts to community members, that educational outreach is done first. After the first round of texts they sent out, he fielded a lot of questions about whether or not it was a scam.

### **CITY COUNCIL ITEMS**

- **Legislative Matters – None**
- **City Manager Report and City Council Directives –**
  - City Manager Wier reported the following to the Council:
    - Thursday, March 5<sup>th</sup> at 5:30 p.m. will be the Strategic Plan meeting at the WWTP.
    - Had a preconstruction meeting with Tidewater Construction (Front Street) that went well
    - HR Administrator Valero has submitted her Loss Exposure Experience Plan (LEEP) – which resulted in the RMAP and \$50k for the City
    - Planning Commission meeting is next Thursday, March 12<sup>th</sup> and the Commissioners will review the Cannabis and Mobile Vending Ordinances
    - The first Easter Egg Hunt at the Pool will be April 11<sup>th</sup>
- **Reports, Concerns, Referrals, Council travel and training reports –**
  - Council Member Greenough: attended the Cultural Center ad hoc meeting and reminded everyone of the Primary Election tomorrow
  - Council Member Wright: attended the Community Outreach for Beachfront Park Master Plan drop in on Wednesday
  - Council Member Fallman: encourages people to vote

### **ADJOURNMENT**

There being no further business to come before the Council, Mayor Inscore adjourned the meeting at 9:21 p.m. to the Strategic Plan Workshop on March 5, 2020, at 5:30 p.m., at the Wastewater Treatment Plant, 210 Battery Street, Crescent City, CA 95531.

### **ATTEST:**

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Robin Patch  
City Clerk/Administrative Analyst



# Accounts Payable

## Checks by Date - Summary by Check Number

User: crawlings  
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Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
ACH	EDDTAX	State of California EDD TAX Auto Pay	03/09/2020	0.00	4,417.10
ACH	FITTAX	FIT Payroll Taxes Auto Pay	03/09/2020	0.00	19,086.78
ACH	PERS2	Public Emp Retirement Sys	03/09/2020	0.00	22,952.33
ACH	EDDTAX	State of California EDD TAX Auto Pay	03/23/2020	0.00	4,411.99
ACH	FITTAX	FIT Payroll Taxes Auto Pay	03/23/2020	0.00	19,014.65
ACH	PERS2	Public Emp Retirement Sys	03/23/2020	0.00	23,122.89
ACH	EDDTAX	State of California EDD TAX Auto Pay	03/12/2020	0.00	48.96
ACH	FITTAX	FIT Payroll Taxes Auto Pay	03/12/2020	0.00	671.95
435858	EDDGarn	Employment Development Dept ATTN: We	03/09/2020	0.00	350.91
435859	CASTATE	CA State Disbursement Unit	03/09/2020	0.00	428.60
435860	WAMUTU	Crescent City Employees Association	03/09/2020	0.00	85.00
435861	CCPOLI	Crescent City Police Officer's Association	03/09/2020	0.00	450.00
435862	ICMARE	ICMA Retirement Trust-457	03/09/2020	0.00	3,056.84
435863	ZCAFRAN2	State Of California	03/09/2020	0.00	465.13
435864	CASTATE	CA State Disbursement Unit	03/12/2020	0.00	9.25
435865	NCHEAL	Sydney M Clinton	03/12/2020	0.00	40.00
435866	DNCOHE	Del Norte County Health/Human Services	03/12/2020	0.00	182.00
435867	ICMARE	ICMA Retirement Trust-457	03/12/2020	0.00	2,807.57
435868	CAPLIVE	Secure Screening Solutions, Inc	03/12/2020	0.00	110.00
435869	ZCAJUSTA	ST CA Dept Of Justice	03/12/2020	0.00	228.00
435870	ATTCllets	A T & T	03/12/2020	0.00	104.65
435871	SPRING	Accela Inc.	03/12/2020	0.00	5,899.55
435872	ADAMSASE	Adams Ashby Group	03/12/2020	0.00	4,700.00
435873	BATTSYS	Battery Systems, Inc.	03/12/2020	0.00	834.07
435874	UB*05009	MARIA BETTENCOURT	03/12/2020	0.00	164.37
435875	BORGESDA	Daniel Borges	03/12/2020	0.00	127.91
435876	CURRYE	Brad Coleman Inc	03/12/2020	0.00	51.59
435877	CRENNE	C Renner Petroleum Inc	03/12/2020	0.00	1,483.84
435878	CAMPTO	Campton Electric Inc	03/12/2020	0.00	160.00
435879	CARDOZAC	Chad Cardoza	03/12/2020	0.00	899.16
435880	CHARTEC	Charter Communications	03/12/2020	0.00	289.97
435881	DNCOEN	D N Co Engineering	03/12/2020	0.00	2,509.04
435882	DNCOTA	D N Co Tax Collector	03/12/2020	0.00	34,517.50
435883	DNCBOS	Del Norte County	03/12/2020	0.00	150.00
435884	MISSVS	Virginia Delatorre	03/12/2020	0.00	840.00
435885	UB*05012	KASSIE DITLEVSEN	03/12/2020	0.00	155.72
435886	EFFDEL	Efficiency Delivery LLC	03/12/2020	0.00	30.00
435887	FASTENAL	Fastenal Company	03/12/2020	0.00	482.40
435888	UB*05014	SYDNEY FITZHUGH	03/12/2020	0.00	147.18
435889	FRESWATE	Freshwater Environmental Services Inc	03/12/2020	0.00	4,037.50
435890	VERIZO2	Frontier California Inc	03/12/2020	0.00	937.56
435891	UB*05007	THEODORE FULSAAS	03/12/2020	0.00	19.32
435892	GEORGE	George Petty Inc	03/12/2020	0.00	354.76
435893	GHOATR	GH Outreach of Del Norte	03/12/2020	0.00	46.83
435894	GRAING	Grainger	03/12/2020	0.00	9.98
435895	HARPER	Harvey M. Harper Company	03/12/2020	0.00	54.56
435896	HEMMIN	Hemmingsen Contracting Co Inc	03/12/2020	0.00	2,569.25



Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
435897	HILDEB	Matt Hildebrandt	03/12/2020	0.00	25.66
435898	DIVERS	Hub International Insurance Services Inc	03/12/2020	0.00	278.89
435899	INDUSTST	Industrial Steel & Supply Co., Inc	03/12/2020	0.00	345.29
435900	UB*05013	JOLANDA INGRAM-OBIE	03/12/2020	0.00	51.92
435901	RECALL	Iron Mountain	03/12/2020	0.00	84.63
435902	UB*05010	JACKIE KAVANAUGH	03/12/2020	0.00	155.30
435903	CAPITA	Timo Matti Kinnunen	03/12/2020	0.00	140.00
435904	LEAGUE	League Of California Cities	03/12/2020	0.00	75.00
435905	LESSCH	Les Schwab Tire Centers of California Inc	03/12/2020	0.00	351.10
435906	MCALEXAN	Heather McAlexander	03/12/2020	0.00	357.17
435907	MEYERSPO	Meyers Police K-9 Training, LLC	03/12/2020	0.00	300.00
435908	MISSIO	Mission Linen Supply	03/12/2020	0.00	124.55
435909	MORJON	Mor-Jon Inc	03/12/2020	0.00	80.04
435910	101	National Auto Parts Warehouse	03/12/2020	0.00	70.07
435911	NCAGLOV	NCG Safety Inc	03/12/2020	0.00	1,719.36
435912	HASLER	Neopost USA Inc.	03/12/2020	0.00	150.21
435913	OFFICEDE	Office Depot	03/12/2020	0.00	3.97
435914	JACOBS	Operations Management International, Inc.	03/12/2020	0.00	111,953.65
435915	OREILLY	O'Reilly Auto Enterprises LLC	03/12/2020	0.00	230.33
435916	MENDES	Pacific Packaging & Supply Co Inc	03/12/2020	0.00	753.44
435917	SUPERI	Petrusha Enterprises Inc	03/12/2020	0.00	1,615.50
435918	UB*05011	KAYLA PINCOMBE	03/12/2020	0.00	10.45
435919	PLANWEST	Planwest Partners Inc.	03/12/2020	0.00	15,868.50
435920	UB*05008	ADAM PORTER	03/12/2020	0.00	161.30
435921	UB*05015	ZEBARIAH SCHUESSLER	03/12/2020	0.00	59.24
435922	QUILLC	Staples	03/12/2020	0.00	53.74
435923	DNOFFI	Debra Stover	03/12/2020	0.00	905.35
435924	TIDEWA	Tidewater Contractors Inc	03/12/2020	0.00	493.43
435925	CALCARDS	US Bank Corporate Pmt Systems	03/12/2020	0.00	12,186.81
435926	VERIZO3	Verizon Wireless Services LLC	03/12/2020	0.00	296.82
435927	WONGCHIN	Ching Mui Wong	03/12/2020	0.00	439.83
435928	ROBERTBL	Black, Rice & Luna LLP	03/19/2020	0.00	7,384.50
435929	BLUEST	Blue Star Gas Associates	03/19/2020	0.00	216.89
435930	CRENNE	C Renner Petroleum Inc	03/19/2020	0.00	51.80
435931	CHARTEC	Charter Communications	03/19/2020	0.00	149.98
435932	DAILYT	Country Media Inc.	03/19/2020	0.00	775.66
435933	DESOTOJ	Johnathon Raymond DeSoto	03/19/2020	0.00	2,200.00
435934	ENGLUN	Englund Marine Supply Co.	03/19/2020	0.00	16.93
435935	FASTENAL	Fastenal Company	03/19/2020	0.00	29.77
435936	VERIZO2	Frontier California Inc	03/19/2020	0.00	2,114.65
435937	GREENWAY	Greenway Partners, Inc.	03/19/2020	0.00	9,500.00
435938	INDEPE	Independent Business Forms, Inc	03/19/2020	0.00	179.22
435939	CAPITA	Timo Matti Kinnunen	03/19/2020	0.00	140.00
435940	LACEYB	Bridget Lacey	03/19/2020	0.00	534.19
435941	MANCUSOF	Rachael Mancuso	03/19/2020	0.00	758.62
435942	NCAGLOV	NCG Safety Inc	03/19/2020	0.00	600.92
435943	NCLAB	North Coast Laboratories LTD	03/19/2020	0.00	50.00
435944	OREILLY	O'Reilly Auto Enterprises LLC	03/19/2020	0.00	61.23
435945	MENDES	Pacific Packaging & Supply Co Inc	03/19/2020	0.00	1,074.24
435946	DNDISP	Recology Del Norte	03/19/2020	0.00	761.61
435947	BRATWEAR	Sound Uniform Solutions, Inc	03/19/2020	0.00	146.59
435948	DNOFFI	Debra Stover	03/19/2020	0.00	47.17
435949	STOVER	Ward Stover	03/19/2020	0.00	21,145.70
435950	CALCARDS	US Bank Corporate Pmt Systems	03/19/2020	0.00	841.19
435951	EDDGarn	Employment Development Dept ATTN: We	03/23/2020	0.00	350.91
435952	CASTATE	CA State Disbursement Unit	03/23/2020	0.00	319.02
435953	WAMUTU	Crescent City Employees Association	03/23/2020	0.00	85.00



Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
435954	CCPOLI	Crescent City Police Officer's Association	03/23/2020	0.00	450.00
435955	ICMARE	Icma Retirement Trust-457	03/23/2020	0.00	1,857.98
435956	ZCAFRAN2	State Of California	03/23/2020	0.00	529.27
435957	PERS4	CalPERS-FRAS	03/25/2020	0.00	61,285.00
435966	BATTSYS	Battery Systems, Inc.	03/26/2020	0.00	109.05
435967	BLUEST	Blue Star Gas Associates	03/26/2020	0.00	5,229.20
435968	CURRYE	Brad Coleman Inc	03/26/2020	0.00	32.20
435969	CRENNE	C Renner Petroleum Inc	03/26/2020	0.00	1,016.67
435970	CASCAD	Cascade Fire Equipment Company	03/26/2020	0.00	55.36
435971	UB*05017	MARK DAVIS M.D.	03/26/2020	0.00	7.50
435972	UB*04975	Mark Davis MD	03/26/2020	0.00	38.00
435973	MISSVS	Virginia Delatorre	03/26/2020	0.00	1,540.00
435974	FASTENAL	Fastenal Company	03/26/2020	0.00	197.73
435975	FERGUS	Ferguson US Holdings Inc	03/26/2020	0.00	119.70
435976	FIREPROG	Fire Programs	03/26/2020	0.00	2,198.00
435977	GRAING	Grainger	03/26/2020	0.00	344.23
435978	HDFOWLER	H. D. Fowler Company, Inc	03/26/2020	0.00	622.66
435979	IDEXX	IDEXX Laboratories	03/26/2020	0.00	1,294.70
435980	INFOSEND	Infosend Inc.	03/26/2020	0.00	1,596.96
435981	KOVARUS	Kovarus, Inc.	03/26/2020	0.00	4,473.46
435982	KUIAWAK	Kathleen Kuiawa	03/26/2020	0.00	575.00
435983	LEATHE	Leathers & Associates Inc	03/26/2020	0.00	1,800.00
435984	LESSCH	Les Schwab Tire Centers of California Inc	03/26/2020	0.00	779.08
435985	LEXISNEX	LexisNexis Risk Data Management Inc	03/26/2020	0.00	150.00
435986	LINCOL	Lincoln Equipment Inc	03/26/2020	0.00	235.81
435987	THRIFT	Malcolm Kelly Inc.	03/26/2020	0.00	719.66
435988	MERLEH	Merle Helstowski Signs	03/26/2020	0.00	828.83
435989	MISSIO	Mission Linen Supply	03/26/2020	0.00	185.67
435990	101	National Auto Parts Warehouse	03/26/2020	0.00	28.95
435991	NCAGLOV	NCG Safety Inc	03/26/2020	0.00	267.73
435992	NCLAB	North Coast Laboratories LTD	03/26/2020	0.00	130.00
435993	OREILLY	O'Reilly Auto Enterprises LLC	03/26/2020	0.00	58.26
435994	OTIS E	Otis Elevator Company Inc	03/26/2020	0.00	347.59
435995	OWENJ	Jennifer Owen	03/26/2020	0.00	57.00
435996	MENDES	Pacific Packaging & Supply Co Inc	03/26/2020	0.00	843.97
435997	HITECHSE	Pinger Industries, Inc.	03/26/2020	0.00	92.97
435998	SANDIEGO	San Diego Police Equipment Co., Inc.	03/26/2020	0.00	1,793.10
435999	QUILLC	Staples	03/26/2020	0.00	105.40
436000	ZALDERCP	State of California Dept of Forestry & Fire	03/26/2020	0.00	168.00
436001	STOVER	Ward Stover	03/26/2020	0.00	173.75
436002	UB*05016	TAB AND ASSOCIATES	03/26/2020	0.00	67.24
436003	TIDEWA	Tidewater Contractors Inc	03/26/2020	0.00	430.00
436004	CALCARDS	US Bank Corporate Pmt Systems	03/26/2020	0.00	313.35
Report Total (147 checks):				0.00	455,543.03



AP  
3-7-20 to 3-27-20 Council



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check number	check date	acct 1	description	amount	selected for void
0	3/9/2020	610-000-2188-00000	PR Batch 00011.03.2020 Medicare Employee Portion	880.70	False
0	3/9/2020	610-000-2188-00000	PR Batch 00001.03.2020 Medicare Employer Portion	1,279.09	False
0	3/9/2020	610-000-2189-00000	PR Batch 00011.03.2020 Federal Income Tax	5,963.60	False
0	3/9/2020	610-000-2188-00000	PR Batch 00011.03.2020 Medicare Employer Portion	880.70	False
0	3/9/2020	610-000-2188-00000	PR Batch 00001.03.2020 Medicare Employee Portion	1,279.09	False
0	3/9/2020	610-000-2189-00000	PR Batch 00001.03.2020 Federal Income Tax	8,803.60	False
0	3/9/2020	610-000-2187-00000	PR Batch 00011.03.2020 ER Contribution	5,315.05	False
0	3/9/2020	610-000-2187-00000	PR Batch 00001.03.2020 Survivor Benefit	33.48	False
0	3/9/2020	610-000-2187-00000	PR Batch 00011.03.2020 Survivor Benefit	16.22	False
0	3/9/2020	610-000-2187-00000	PR Batch 00001.03.2020 EE Contribution	6,034.74	False
0	3/9/2020	610-000-2187-00000	PR Batch 00011.03.2020 EE Contribution	3,712.89	False
0	3/9/2020	610-000-2187-00000	PR Batch 00001.03.2020 Service Credit Purchase	414.18	False
0	3/9/2020	610-000-2187-00000	PR Batch 00001.03.2020 ER Contribution	7,425.77	False
0	3/9/2020	610-000-2185-00000	PR Batch 00011.03.2020 State Income Tax	1,794.83	False
0	3/9/2020	610-000-2185-00000	PR Batch 00001.03.2020 State Income Tax	2,622.27	False
0	3/12/2020	610-000-2185-00000	PR Batch 00911.03.2020 State Income Tax	48.96	False
0	3/12/2020	610-000-2188-00000	PR Batch 00911.03.2020 Medicare Employer Portion	160.42	False
0	3/12/2020	610-000-2188-00000	PR Batch 00911.03.2020 Medicare Employee Portion	160.42	False
0	3/12/2020	610-000-2189-00000	PR Batch 00911.03.2020 Federal Income Tax	351.11	False
0	3/23/2020	610-000-2185-00000	PR Batch 00022.03.2020 State Income Tax	1,767.87	False
0	3/23/2020	610-000-2185-00000	PR Batch 00002.03.2020 State Income Tax	2,644.12	False
0	3/23/2020	610-000-2188-00000	PR Batch 00002.03.2020 Medicare Employer Portion	1,285.74	False
0	3/23/2020	610-000-2188-00000	PR Batch 00022.03.2020 Medicare Employee Portion	874.98	False
0	3/23/2020	610-000-2189-00000	PR Batch 00002.03.2020 Federal Income Tax	8,858.86	False
0	3/23/2020	610-000-2189-00000	PR Batch 00022.03.2020 Federal Income Tax	5,834.35	False
0	3/23/2020	610-000-2188-00000	PR Batch 00002.03.2020 Medicare Employee Portion	1,285.74	False
0	3/23/2020	610-000-2188-00000	PR Batch 00022.03.2020 Medicare Employer Portion	874.98	False
0	3/23/2020	610-000-2187-00000	PR Batch 00022.03.2020 EE Contribution	3,749.19	False
0	3/23/2020	610-000-2187-00000	PR Batch 00002.03.2020 Service Credit Purchase	414.18	False
0	3/23/2020	610-000-2187-00000	PR Batch 00002.03.2020 Survivor Benefit	33.48	False
0	3/23/2020	610-000-2187-00000	PR Batch 00022.03.2020 Survivor Benefit	16.22	False
0	3/23/2020	610-000-2187-00000	PR Batch 00002.03.2020 EE Contribution	6,082.20	False
0	3/23/2020	610-000-2187-00000	PR Batch 00022.03.2020 ER Contribution	5,352.70	False

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0	3/23/2020	610-000-2187-00000	PR Batch 00002.03.2020 ER Contribution	7,474.92	False
435858	3/9/2020	610-000-2170-00000	PR Batch 00001.03.2020 Wage Garn - EDD	350.91	False
435859	3/9/2020	610-000-2170-00000	PR Batch 00011.03.2020 Child Support-CA	104.76	False
435859	3/9/2020	610-000-2170-00000	PR Batch 00011.03.2020 Child Support-CA %	323.84	False
435860	3/9/2020	610-000-2184-00000	PR Batch 00001.03.2020 Misc EE Association Fund	70.00	False
435860	3/9/2020	610-000-2184-00000	PR Batch 00011.03.2020 Misc EE Association Fund	15.00	False
435861	3/9/2020	610-000-2181-00000	PR Batch 00011.03.2020 CCPOA Ducs	450.00	False
435862	3/9/2020	610-000-2178-00000	Plan #300878	275.00	False
435862	3/9/2020	610-000-2186-00000	Plan #306752	738.30	False
435862	3/9/2020	610-000-2186-00000	Plan #306752	9.91	False
435862	3/9/2020	610-000-2186-00000	Plan #306752	47.28	False
435862	3/9/2020	610-000-2186-00000	Plan #306752	154.81	False
435862	3/9/2020	610-000-2178-00000	Plan #300878	1,647.53	False
435862	3/9/2020	610-000-2178-00000	Plan #300878	184.01	False
435863	3/9/2020	610-000-2170-00000	PR Batch 00001.03.2020 Wage Garn-FTB	465.13	False
435864	3/12/2020	610-000-2170-00000	PR Batch 00911.03.2020 Child Support-CA %	9.25	False
435865	3/12/2020	001-240-4407-00000	Pre-employment screen	40.00	False
435866	3/12/2020	506-506-4407-00000	Hep A & B	182.00	False
435867	3/12/2020	610-000-2186-00000	Plan #306752	679.53	False
435867	3/12/2020	610-000-2178-00000	Plan #300878	1,985.52	False
435867	3/12/2020	610-000-2186-00000	Plan #306752	142.52	False
435868	3/12/2020	001-240-4407-00000	Livescan	44.00	False
435868	3/12/2020	001-350-4407-00000	Livescan-Workforce Center	22.00	False
435868	3/12/2020	001-240-4411-00000	Livescan-Pereida & Smith, D	44.00	False
435869	3/12/2020	001-350-4407-00000	Fingerprinting-Workforce Ctr	32.00	False
435869	3/12/2020	001-240-4407-00000	Fingerprinting	132.00	False
435869	3/12/2020	001-240-4411-00000	Fingerprinting-Cab Pereida & Smith,D	64.00	False
435870	3/12/2020	001-240-4230-00000	DOJ/CLETS line: Feb 2020	104.65	False
435871	3/12/2020	413-120-4415-00000	FY20 fees for online payment service: FEB 2020	862.90	False
435871	3/12/2020	413-120-4312-00000	Springbrook on-premise upgrate 7.15-7.18	1,027.16	False
435871	3/12/2020	419-120-4312-00000	Springbrook on-premise upgrate 7.15-7.18	936.50	False
435871	3/12/2020	412-120-4312-00000	Springbrook on-premise upgrate 7.15-7.18	90.62	False
435871	3/12/2020	419-120-4415-00000	FY20 fees for online payment service: FEB 2020	862.90	False
435871	3/12/2020	001-120-4312-00000	Springbrook on-premise upgrate 7.15-7.18	906.30	False
435871	3/12/2020	420-115-4312-00000	Springbrook server migration services	576.38	False
435871	3/12/2020	413-120-4312-00000	Springbrook server migration services	576.37	False
435872	3/12/2020	152-485-4799-1703I	Labor Standards compliance monitoring: FEB 2020	4,700.00	False
435873	3/12/2020	508-508-4390-00000	speedcap battery	310.36	False
435873	3/12/2020	508-508-4390-00000	c-31 battery	523.71	False
435874	3/12/2020	419-000-2110-00000	Refund Check 109771-001, 555 REDDY AVE	164.37	False
435875	3/12/2020	419-371-4320-04320	Protective Footwear Reimbursement: FY20	63.96	False
435875	3/12/2020	413-353-4320-04320	Protective Footwear Reimbursement: FY20	63.95	False
435876	3/12/2020	419-371-4390-00000	gatorline	51.59	False



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435877	3/12/2020	419-371-4330-00000	Diesel fuel and gas for FY20 - Burtschell Ln/Washington Tank	685.85	False
435877	3/12/2020	001-240-4330-00000	Fuel for patrol cars	35.93	False
435877	3/12/2020	001-240-4330-00000	Fuel for patrol cars	762.06	False
435878	3/12/2020	001-480-4390-00000	eaton bulb	160.00	False
435879	3/12/2020	001-364-4390-10025	Offer to Settle Claim	899.16	False
435880	3/12/2020	001-113-4230-00000	Internet Service -02/27/20-03/26/20	13.32	False
435880	3/12/2020	412-100-4230-00000	Internet Service -02/27/20-03/26/20	4.51	False
435880	3/12/2020	419-371-4230-00000	Internet Service -02/27/20-03/26/20	15.37	False
435880	3/12/2020	413-120-4230-00000	Internet Service -02/27/20-03/26/20	26.65	False
435880	3/12/2020	001-120-4230-00000	Internet Service -02/27/20-03/26/20	27.67	False
435880	3/12/2020	001-471-4230-00000	Internet Service -02/27/20-03/26/20	2.87	False
435880	3/12/2020	001-470-4230-00000	Internet Service -02/27/20-03/26/20	2.87	False
435880	3/12/2020	001-111-4230-00000	Internet Service -02/27/20-03/26/20	4.92	False
435880	3/12/2020	001-250-4230-00000	Internet Service - 02/27/20-03/26/20	1.64	False
435880	3/12/2020	001-480-4230-00000	Internet Service -02/27/20-03/26/20	2.87	False
435880	3/12/2020	413-352-4230-00000	Internet Service -02/27/20-03/26/20	10.87	False
435880	3/12/2020	419-111-4230-00000	Internet Service-02/27/20-03/26/20	4.31	False
435880	3/12/2020	419-371-4230-00000	broadband for security- 02/26/20-03/25/20	84.99	False
435880	3/12/2020	001-364-4230-00000	Internet Service - 02/27/20-03/26/20	4.51	False
435880	3/12/2020	001-350-4230-00000	Internet Service -02/27/20-03/26/20	9.84	False
435880	3/12/2020	413-111-4230-00000	Internet Service-02/27/20-03/26/20	3.89	False
435880	3/12/2020	419-120-4230-00000	Internet Service -02/27/20-03/26/20	25.01	False
435880	3/12/2020	001-313-4230-00000	Internet Service -02/27/20-03/26/20	3.69	False
435880	3/12/2020	001-114-4230-00000	Internet Service -02/27/20-03/26/20	13.33	False
435880	3/12/2020	001-251-4230-00000	Internet Service -02/27/20-03/26/20	5.94	False
435880	3/12/2020	413-353-4230-00000	Internet Service -02/27/20-03/26/20	4.30	False
435880	3/12/2020	420-115-4230-00000	Internet Service -02/27/20-03/26/20	13.32	False
435881	3/12/2020	913-353-4799-35300	Prop 84 contribution: Oct-Dec 2019	2,509.04	False
435883	3/12/2020	001-313-4409-00000	Chamber Rental Planning Commission 2/20/20	35.00	False
435883	3/12/2020	001-113-4450-00000	FY20 Board Chambers rental: 2/3/20; 02/18/20	115.00	False
435884	3/12/2020	412-100-4450-00000	Cleaning service: 1/26/20-2/22/20	840.00	False
435885	3/12/2020	419-000-2110-00000	Refund Check 109092-000, 792 MC NAMARA AVE	155.72	False
435886	3/12/2020	413-352-4470-00000	Sample delivery to North coast Labs in Arcata	30.00	False
435887	3/12/2020	001-364-4390-10025	safety supplies for vending machine	80.40	False
435887	3/12/2020	419-371-4390-00000	safety supplies for vending machine	80.40	False
435887	3/12/2020	001-470-4390-00000	safety supplies for vending machine	80.40	False
435887	3/12/2020	506-506-4390-00000	safety supplies for vending machine	80.40	False
435887	3/12/2020	413-353-4390-00000	safety supplies for vending machine	80.40	False
435887	3/12/2020	508-508-4390-00000	safety supplies for vending machine	80.40	False
435888	3/12/2020	419-000-2110-00000	Refund Check 109320-000, 238 OLIVE ST	147.18	False
435889	3/12/2020	419-371-4409-00000	water loss audit: Feb 2020	1,425.00	False
435889	3/12/2020	413-352-4409-00000	Pretreatment and outfall insecton: Feb 2020	2,612.50	False
435890	3/12/2020	413-111-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.68	False



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435890	3/12/2020	420-115-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	2.31	False
435890	3/12/2020	419-371-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	2.66	False
435890	3/12/2020	001-471-4230-00000	707-465-3914 monthly phone - 03/01/20-03/29/20	73.77	False
435890	3/12/2020	413-352-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	1.88	False
435890	3/12/2020	413-353-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.74	False
435890	3/12/2020	001-111-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.85	False
435890	3/12/2020	413-120-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	4.61	False
435890	3/12/2020	001-250-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.28	False
435890	3/12/2020	413-353-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.74	False
435890	3/12/2020	001-240-4230-00000	707-464-2133 monthly phone - 03/01/20-03/29/20	165.71	False
435890	3/12/2020	419-371-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	2.66	False
435890	3/12/2020	001-114-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	2.31	False
435890	3/12/2020	001-364-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.78	False
435890	3/12/2020	413-120-4230-00000	707-465-6208 monthly phone - 03/01/20-03/29/20	34.32	False
435890	3/12/2020	001-111-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.85	False
435890	3/12/2020	001-313-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.64	False
435890	3/12/2020	413-120-4230-00000	707-464-6517 monthly phone - 03/01/20-03/29/20	17.73	False
435890	3/12/2020	419-120-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	4.32	False
435890	3/12/2020	001-113-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	2.30	False
435890	3/12/2020	001-471-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.49	False
435890	3/12/2020	413-111-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.67	False
435890	3/12/2020	001-350-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	1.70	False
435890	3/12/2020	001-350-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	1.70	False
435890	3/12/2020	001-251-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	1.03	False
435890	3/12/2020	001-120-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	4.78	False
435890	3/12/2020	001-480-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.50	False
435890	3/12/2020	419-120-4230-00000	707-464-6517 monthly phone - 03/01/20-03/29/20	17.73	False
435890	3/12/2020	413-352-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	1.88	False
435890	3/12/2020	001-471-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.50	False
435890	3/12/2020	413-352-4230-00000	707-464-7023 monthly phone - 03/01/20-03/29/20	68.63	False
435890	3/12/2020	420-115-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	2.31	False
435890	3/12/2020	001-364-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.78	False
435890	3/12/2020	419-120-4230-00000	707-465-6208 monthly phone - 03/01/20-03/29/20	34.31	False
435890	3/12/2020	412-100-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.78	False
435890	3/12/2020	508-508-4230-00000	707-464-9565 monthly phone - 03/01/20-03/29/20	113.61	False
435890	3/12/2020	001-114-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	2.31	False
435890	3/12/2020	001-470-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.50	False
435890	3/12/2020	001-113-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	2.31	False
435890	3/12/2020	419-111-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.75	False
435890	3/12/2020	001-480-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.50	False
435890	3/12/2020	001-250-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.29	False
435890	3/12/2020	412-100-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.78	False
435890	3/12/2020	001-350-4230-00000	707-464-9506 monthly phone - 03/01/20-03/29/20	139.66	False

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435890	3/12/2020	001-470-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.49	False
435890	3/12/2020	001-251-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	1.03	False
435890	3/12/2020	001-120-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	4.79	False
435890	3/12/2020	419-120-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	4.32	False
435890	3/12/2020	001-313-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.64	False
435890	3/12/2020	001-480-4230-00000	707-464-6940 monthly phone - 03/01/20-03/29/20	61.51	False
435890	3/12/2020	413-120-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	4.61	False
435890	3/12/2020	419-111-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.74	False
435891	3/12/2020	419-000-2110-00000	Refund Check 107914-003, 208 E LAUFF AVE	19.32	False
435892	3/12/2020	508-508-4390-00000	parts for #51	354.76	False
435894	3/12/2020	413-356-4390-35022	power bit	5.31	False
435894	3/12/2020	413-356-4390-35022	insert bit	4.67	False
435895	3/12/2020	508-508-4390-00000	tube; plunger; damper for #7	54.56	False
435896	3/12/2020	001-364-4390-10025	3/4: minus rock for road base	64.50	False
435896	3/12/2020	419-371-4390-00000	3/4: minus rock for road base	516.00	False
435896	3/12/2020	413-353-4390-00000	3/4: minus rock for road base	64.50	False
435896	3/12/2020	001-364-4390-10025	3/4: minus rock for road base	64.50	False
435896	3/12/2020	413-353-4390-00000	3/4: minus rock for road base	127.92	False
435896	3/12/2020	419-371-4390-00000	3/4: minus rock for road base	1,023.40	False
435896	3/12/2020	001-364-4390-10025	3/4: minus rock for road base	127.93	False
435896	3/12/2020	419-371-4390-00000	3/4: minus rock for road base	516.00	False
435896	3/12/2020	413-353-4390-00000	3/4: minus rock for road base	64.50	False
435897	3/12/2020	001-480-4390-00000	Reimb: first aid supplies- Wellness Health Fair	25.66	False
435898	3/12/2020	001-000-2231-00000	Special Event Insurance: Kuiiawa 2/14-2/17/20 Event	130.15	False
435898	3/12/2020	001-000-2231-00000	Special Event Insurance: Newton 2/28-3/1/20 Event	148.74	False
435899	3/12/2020	001-230-4391-00000	aluminum floor plate	345.29	False
435900	3/12/2020	419-000-2110-00000	Refund Check 105690-000, 2437 GRIFFIN AVE	51.92	False
435901	3/12/2020	001-113-4450-00000	Document shredding service: 1/29/20-02/25/20	84.63	False
435902	3/12/2020	419-000-2110-00000	Refund Check 009150-001, 319 W CONDOR ST	155.30	False
435903	3/12/2020	420-115-4450-00000	Monthly copier maint: Mar 2020	140.00	False
435904	3/12/2020	419-111-4550-00000	Membership dues: 2020	75.00	False
435905	3/12/2020	508-508-4390-00000	tires for #8	351.10	False
435906	3/12/2020	001-364-4390-10025	Offer to Settle Claim	357.17	False
435907	3/12/2020	001-240-4530-00000	Monthly maintenance fee for K9's: FEB 2020	300.00	False
435908	3/12/2020	001-120-4370-00000	janitorial supplies/services	9.88	False
435908	3/12/2020	001-120-4370-00000	janitorial supplies/services	9.88	False
435908	3/12/2020	508-508-4320-00000	Uniforms	13.81	False
435908	3/12/2020	001-120-4370-00000	janitorial supplies/services	9.88	False
435908	3/12/2020	413-353-4320-00000	Uniforms	23.29	False
435908	3/12/2020	508-508-4320-00000	Uniforms	13.81	False
435908	3/12/2020	001-120-4370-00000	janitorial supplies/services	9.88	False
435908	3/12/2020	413-351-4320-00000	Uniforms	10.83	False
435908	3/12/2020	413-353-4320-00000	Uniforms	23.29	False



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435909	3/12/2020	001-480-4390-00000	v-belt	22.62	False
435909	3/12/2020	508-508-4390-00000	tapered bearing set for #32	10.55	False
435909	3/12/2020	413-353-4390-00000	gasket material	46.87	False
435910	3/12/2020	508-508-4390-00000	wix oil filter	3.98	False
435910	3/12/2020	508-508-4390-00000	wix oil filter	34.59	False
435910	3/12/2020	508-508-4390-00000	fuel/water separator	31.50	False
435911	3/12/2020	001-470-4390-00000	29 - safety jackets with City logo	429.84	False
435911	3/12/2020	419-371-4390-00000	29 - safety jackets with City logo	429.84	False
435911	3/12/2020	001-364-4390-10025	29 - safety jackets with City logo	429.84	False
435911	3/12/2020	413-353-4390-00000	29 - safety jackets with City logo	429.84	False
435912	3/12/2020	413-120-4310-00000	ink for postage machine	37.55	False
435912	3/12/2020	419-120-4310-00000	ink for postage machine	37.55	False
435912	3/12/2020	001-120-4310-00000	ink for postage machine	75.11	False
435913	3/12/2020	001-114-4310-00000	staples	3.97	False
435914	3/12/2020	413-352-4409-00000	WWTP Operations: Mar 2020	120,191.50	False
435914	3/12/2020	413-000-1202-00000	WWTP Operations: Mar 2020 (reimbursement)	-8,237.85	False
435915	3/12/2020	508-508-4390-00000	oil	13.95	False
435915	3/12/2020	413-356-4390-35022	muffler clamp	3.17	False
435915	3/12/2020	508-508-4390-00000	oil filter	9.42	False
435915	3/12/2020	508-508-4390-00000	evap core #8	132.85	False
435915	3/12/2020	508-508-4390-00000	stop leak for #41	70.94	False
435916	3/12/2020	001-230-4370-00000	Janitorial Supplies- City-Wide	30.14	False
435916	3/12/2020	001-120-4370-00000	Janitorial Supplies- City-Wide	12.06	False
435916	3/12/2020	413-120-4370-00000	Janitorial Supplies- City-Wide	3.01	False
435916	3/12/2020	412-100-4370-00000	Janitorial Supplies- City-Wide	30.14	False
435916	3/12/2020	001-471-4370-00000	Janitorial Supplies- City-Wide	30.14	False
435916	3/12/2020	508-508-4370-00000	Janitorial Supplies- City-Wide	37.67	False
435916	3/12/2020	001-470-4370-00000	Janitorial Supplies- City-Wide	339.04	False
435916	3/12/2020	001-251-4370-00000	Janitorial Supplies- City-Wide	1.51	False
435916	3/12/2020	419-120-4370-00000	Janitorial Supplies- City-Wide	3.01	False
435916	3/12/2020	001-113-4370-00000	Janitorial Supplies- City-Wide	3.02	False
435916	3/12/2020	001-480-4370-00000	Janitorial Supplies- City-Wide	75.34	False
435916	3/12/2020	420-115-4370-00000	Janitorial Supplies- City-Wide	3.02	False
435916	3/12/2020	001-240-4370-00000	Janitorial Supplies- City-Wide	30.14	False
435916	3/12/2020	001-114-4370-00000	Janitorial Supplies- City-Wide	3.01	False
435916	3/12/2020	001-111-4370-00000	Janitorial Supplies- City-Wide	3.01	False
435916	3/12/2020	001-350-4370-00000	Janitorial Supplies- City-Wide	85.89	False
435916	3/12/2020	001-313-4370-00000	Janitorial Supplies- City-Wide	3.01	False
435916	3/12/2020	413-352-4370-00000	Janitorial Supplies- City-Wide	30.14	False
435917	3/12/2020	001-480-4450-00000	Alarm Monitoring at Pool 3/1/20-5/31/20	76.50	False
435917	3/12/2020	420-115-4312-00000	Sielox access control software upgrade for Win 10	1,539.00	False
435918	3/12/2020	419-000-2110-00000	Refund Check 104539-003, 170 BREAKWATER DR	10.45	False
435919	3/12/2020	152-485-4409-1720A	City ED Strategic Action Plan: consultant services: FEB 2020	15,868.50	False

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435920	3/12/2020	419-000-2110-00000	Refund Check 107678-000, 750 BUTTE ST	161.30	False
435921	3/12/2020	419-000-2110-00000	Refund Check 109163-000, 744 ENDERT ST	59.24	False
435922	3/12/2020	001-113-4310-00000	file boxes	53.74	False
435923	3/12/2020	001-113-4310-00000	toner (black)	136.51	False
435923	3/12/2020	419-120-4310-00000	expanding file pockets for UB dept	16.26	False
435923	3/12/2020	413-120-4310-00000	expanding file pockets for UB dept	16.25	False
435923	3/12/2020	419-371-4310-00000	magazine file	16.30	False
435923	3/12/2020	001-240-4310-00000	toner cartridges	416.05	False
435923	3/12/2020	001-113-4310-00000	toner (yellow & cyan)	303.98	False
435924	3/12/2020	001-364-4390-10025	concrete for wayfinding signs	493.43	False
435925	3/12/2020	001-113-4240-00000	USPS: overnight to Andy Nichols	26.35	False
435925	3/12/2020	001-350-4240-00000	USPS: postage to send contract Froast	11.40	False
435925	3/12/2020	001-000-2122-00000	(TAX) AMPLE SUPPLY: stapler part	-2.09	False
435925	3/12/2020	508-508-4390-00000	REAR VIEW SAFETY: backup camera	221.04	False
435925	3/12/2020	419-120-4310-00000	AMAZON: thermal receipt paper	29.10	False
435925	3/12/2020	001-120-4550-00000	CSMFO: membership dues- B Lacey	36.66	False
435925	3/12/2020	001-480-4320-00000	BIG 5: whistles	32.21	False
435925	3/12/2020	001-230-4550-00000	INT'L CODE COUNCIL: code books	478.37	False
435925	3/12/2020	001-240-4390-00000	HOME DEPOT: shelving	309.60	False
435925	3/12/2020	001-470-4390-00000	MAILROOM: flower box shipment	304.96	False
435925	3/12/2020	001-240-4390-00000	SIRCHIE FINGER PRINT: evidence supplies	342.48	False
435925	3/12/2020	001-230-4391-00000	AMAZON: truck bed slide for BC rig	1,268.74	False
435925	3/12/2020	001-480-4390-00000	QUALIFIED HARDWARE: mortise cylinder	25.80	False
435925	3/12/2020	001-480-4320-00000	RUSHORDERTEES: uniform shirts	141.49	False
435925	3/12/2020	001-240-4240-00000	MAIL ROOM: postage	1.83	False
435925	3/12/2020	413-353-4550-00000	CWEA: membership renewal D. Borges	94.00	False
435925	3/12/2020	001-480-4320-00000	RUSHORDERTEES: uniform shirts	423.34	False
435925	3/12/2020	001-480-4320-00000	LIFEGUARD STORE ONLINE: uniforms/lifeguard supplies	212.50	False
435925	3/12/2020	001-480-4370-00000	HOME DEPOT: cleaning supplies	66.03	False
435925	3/12/2020	001-313-4550-00000	AMAZON: Steel Construction Books	305.24	False
435925	3/12/2020	001-230-4240-00000	USPS: postage	4.55	False
435925	3/12/2020	001-313-4550-00000	AMERICAN WOOD COUNCIL: wood design book package	175.45	False
435925	3/12/2020	001-240-4530-00000	HAMPTON: Leadership Trng: hotel J.Owen, 2/19-22/20	299.70	False
435925	3/12/2020	001-480-4376-00000	SAFEWAY ETC: taxable food for pool store	78.38	False
435925	3/12/2020	413-120-4310-00000	AMAZON: thermal receipt paper	29.11	False
435925	3/12/2020	001-240-4240-00000	MAIL ROOM: postage	10.37	False
435925	3/12/2020	001-240-4320-00000	SYMBOL ARTS: custom seal badges	382.50	False
435925	3/12/2020	419-371-4240-00000	MAIL ROOM: repair shipment for shop	44.67	False
435925	3/12/2020	001-240-4390-00000	WALMART: rifle cases	21.44	False
435925	3/12/2020	001-230-4395-00000	TERRY'S WEARABLE: duty officer uniforms	77.40	False
435925	3/12/2020	001-240-4530-00000	SHELL/QUK STP: Leadership Trng: gas, J.Owen, 2/19-22/20	104.03	False
435925	3/12/2020	419-120-4550-00000	CSMFO: membership dues- B Lacey	36.67	False
435925	3/12/2020	001-480-4370-00000	HOME DEPOT: returned- cleaning supplies	-25.01	False



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435925	3/12/2020	001-240-4390-00000	TRACTOR SUPPLY: tarps/straps value pack	51.57	False
435925	3/12/2020	412-100-4230-00000	DISH: cable service- 01/25/20-02/24/20	755.34	False
435925	3/12/2020	413-120-4550-00000	CSMFO: membership dues- B Lacey	36.67	False
435925	3/12/2020	001-480-4379-00000	SAFEWAY ETC: sales tax paid on items for pool store	8.72	False
435925	3/12/2020	508-000-2122-00000	(TAX) REAR VIEW SAFETY: backup camera	-13.50	False
435925	3/12/2020	001-350-4310-00000	AMPLE SUPPLY: stapler part	30.02	False
435925	3/12/2020	001-240-4240-00000	MAIL ROOM: postage	13.78	False
435925	3/12/2020	001-240-4390-00000	WALGREENS: bandage scissors	8.59	False
435925	3/12/2020	001-251-4550-00000	GIBBENS: ADA 2019 book	98.74	False
435925	3/12/2020	001-240-4320-00000	GALLS: uniform name tags	111.35	False
435925	3/12/2020	001-480-4377-00000	ROTHHAMMER: Resale items - goggles, nose plugs, and exercise	741.40	False
435925	3/12/2020	001-480-4390-00000	HOME DEPOT: keys	7.46	False
435925	3/12/2020	001-480-4390-00000	AMAZON: soda ash	64.99	False
435925	3/12/2020	001-240-4320-00000	AMAZON: class B shirt uniform	118.22	False
435925	3/12/2020	001-313-4530-00000	LEAGUE OF CAL: Planning Comm Academy: reg J.Wendt, 3/3-7/	625.00	False
435925	3/12/2020	001-313-4530-00000	LEAGUE OF CAL: Planning Com Academy: reg, R.Walp, 3/3-7/20	625.00	False
435925	3/12/2020	001-120-4550-00000	AMAZON: books for microenterprise program	41.43	False
435925	3/12/2020	001-000-2122-00000	(TAX) AMERICAN WOOD COUNCIL: wood design book package	-11.25	False
435925	3/12/2020	001-240-4390-00000	AMAZON: Evidence lockers	967.45	False
435925	3/12/2020	001-480-4377-00000	SAFEWAY ETC: taxable non food for pool store	16.44	False
435925	3/12/2020	001-240-4240-00000	MAILROOM: postage	7.67	False
435925	3/12/2020	001-480-4370-00000	CRESCENT ACE HARDWARE: hose sprayer	19.32	False
435925	3/12/2020	001-240-4390-00000	JJ KELLER: emergency response guidebooks	35.79	False
435925	3/12/2020	413-351-4530-00000	ATLANTIS RESORT: CWEA Conf: hotel, R.Goodgame-Thill, 3/30-4/3/20	151.42	False
435925	3/12/2020	413-356-4390-35022	MAIL ROOM: CSA repair camera shipment	11.50	False
435925	3/12/2020	001-480-4320-00000	CROCS: footwear	145.08	False
435925	3/12/2020	413-351-4530-00000	CWEA Conf: reg, R.Goodgame-Thill, 3/30-4/3/20	575.00	False
435925	3/12/2020	001-480-4378-00000	SAFEWAY ETC: non taxable food for pool store	368.10	False
435926	3/12/2020	419-371-4230-00000	Water SCADA Cellular- 01/24/20-02/23/20	296.82	False
435927	3/12/2020	001-364-4390-10025	Offer to Settle Claim	439.83	False
435928	3/19/2020	152-485-4410-1721A	LEGAL SERVICES: FEB 2020- CDBG GEN ADMIN	164.00	False
435928	3/19/2020	001-130-4410-00000	LEGAL SERVICES: FEB 2020- GENERAL	4,428.00	False
435928	3/19/2020	419-130-4410-00000	LEGAL SERVICES: FEB 2020- WATER	61.50	False
435928	3/19/2020	413-130-4410-00000	LEGAL SERVICES: FEB 2020- AGENDA/COUNCIL/STAFF MEETINGS	758.50	False
435928	3/19/2020	001-130-4530-00000	LEGAL SERVICES: FEB 2020- TRAINING REIMB	25.00	False
435928	3/19/2020	001-130-4410-00000	LEGAL SERVICES: FEB 2020- AGENDA/COUNCIL/STAFF MEETINGS	758.50	False
435928	3/19/2020	413-130-4410-00000	LEGAL SERVICES: FEB 2020- SEWER	410.00	False
435928	3/19/2020	412-100-4410-00000	LEGAL SERVICES: FEB 2020- SHORELINE RV PARK	20.50	False
435928	3/19/2020	419-130-4410-00000	LEGAL SERVICES: FEB 2020- AGENDA/COUNCIL/STAFF MEETINGS	758.50	False
435929	3/19/2020	001-230-4220-00000	commercial fuel (ACCT# 02-0009979)	216.89	False
435930	3/19/2020	001-230-4330-00000	fuel	42.61	False
435930	3/19/2020	001-230-4330-00000	fuel	9.19	False
435931	3/19/2020	412-100-4230-00000	Internet Service -03/01/20-03/31/20	149.98	False

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435932	3/19/2020	001-480-4407-00000	Aquatics Supervisor	31.60	False
435932	3/19/2020	001-313-4430-00000	Planning Commission: Public Notice	220.28	False
435932	3/19/2020	001-480-4407-00000	Job Posting: Aquatics Supervisor	31.60	False
435932	3/19/2020	152-485-4430-1721a	Public Notice- City CEDS	80.10	False
435932	3/19/2020	001-120-4430-00000	Microenterprise TA RFP	140.18	False
435932	3/19/2020	001-480-4407-00000	Job Posting: Aquatics Supervisor	31.60	False
435932	3/19/2020	152-485-4430-1721A	NOFA Public Hearing Ad	240.30	False
435933	3/19/2020	001-111-4409-00000	HGTV Promotional video and City Photos	2,200.00	False
435934	3/19/2020	001-480-4390-00000	nicropress sleeve	16.93	False
435935	3/19/2020	508-508-4390-00000	nylock	29.77	False
435936	3/19/2020	413-353-4230-00000	707-465-4191Lift Station Phone - 03/01/20-03/31/20	30.54	False
435936	3/19/2020	413-111-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	13.02	False
435936	3/19/2020	419-120-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	83.59	False
435936	3/19/2020	001-480-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	9.60	False
435936	3/19/2020	419-111-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	14.39	False
435936	3/19/2020	419-371-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	51.38	False
435936	3/19/2020	001-250-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	5.48	False
435936	3/19/2020	412-100-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	15.07	False
435936	3/19/2020	001-364-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	15.07	False
435936	3/19/2020	001-471-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	9.59	False
435936	3/19/2020	001-480-4230-00000	Pool Phone 465-5761 -- 03/01/20-03/31/20	129.45	False
435936	3/19/2020	001-113-4230-00000	City Hall Shared Phone -- 03/01/20-03/31/20	44.54	False
435936	3/19/2020	413-351-4230-00000	Lab phone 464-5416- 03/01/20-03/31/20	118.83	False
435936	3/19/2020	001-471-4230-00000	Cult Cntr Elev Alrm 707-464-4582- 03/01/20-03/31/20	66.11	False
435936	3/19/2020	420-115-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	44.53	False
435936	3/19/2020	412-100-4230-00000	Monthly Phone Bill- 03/01/20-03/31/20	128.50	False
435936	3/19/2020	001-230-4230-00000	707-464-9113 monthly phone- 03/01/20-03/31/20	34.49	False
435936	3/19/2020	001-120-4230-00000	City Hall Shared Phone -- 03/01/20-03/31/20	92.49	False
435936	3/19/2020	001-251-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	19.87	False
435936	3/19/2020	413-352-4230-00000	WWTP phone- 03/01/20-03/31/20	266.39	False
435936	3/19/2020	413-352-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	36.31	False
435936	3/19/2020	413-353-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	14.39	False
435936	3/19/2020	001-114-4230-00000	City Hall Shared Phone -- 03/01/20-03/31/20	44.54	False
435936	3/19/2020	001-470-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	9.59	False
435936	3/19/2020	413-120-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	89.07	False
435936	3/19/2020	001-111-4230-00000	City Hall Shared Phone -- 03/01/20-03/31/20	16.44	False
435936	3/19/2020	001-313-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	12.33	False
435936	3/19/2020	413-352-4230-00000	Treatment Plant Phone: 465-3054- 03/01/20-03/31/20	438.83	False
435936	3/19/2020	001-350-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	32.89	False
435936	3/19/2020	413-352-4230-00000	Trt Plt phone line- 03/01/20-03/31/20	186.86	False
435936	3/19/2020	419-371-4230-00000	Water System phone 707-1014 -03/10/20-04/09/20	29.50	False
435937	3/19/2020	001-470-4409-00000	Beachfront Park Community Engagement Project	9,500.00	False
435939	3/19/2020	420-115-4450-00000	copier maintenance - Apr 2020	140.00	False



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435940	3/19/2020	152-485-4530-1721a	NOFA Trng: hotel, gas, meals, 1/30-2/1/20 (FULL AMOUNT)	534.19	False
435941	3/19/2020	412-100-4390-00000	Offer to Settle Claim	758.62	False
435942	3/19/2020	419-371-4390-00000	32 - safety vests with the City logo	150.23	False
435942	3/19/2020	001-470-4390-00000	32 - safety vests with the City logo	150.23	False
435942	3/19/2020	413-353-4390-00000	32 - safety vests with the City logo	150.23	False
435942	3/19/2020	001-364-4390-10025	32 - safety vests with the City logo	150.23	False
435943	3/19/2020	413-351-4685-00000	External regulatory lab tests for CCWQL	50.00	False
435944	3/19/2020	001-240-4391-00000	wiper blades	61.23	False
435945	3/19/2020	001-230-4370-00000	janitorial supplies	467.40	False
435945	3/19/2020	001-230-4370-00000	janitorial supplies	462.39	False
435945	3/19/2020	001-230-4370-00000	janitorial supplies	144.45	False
435946	3/19/2020	412-100-4225-00000	Refuse disposal: FEB 2020	761.61	False
435947	3/19/2020	001-240-4320-00000	uniform sewing/patches etc	146.59	False
435948	3/19/2020	419-371-4310-00000	magnetic grip clips; binders	7.45	False
435948	3/19/2020	001-350-4310-00000	magnetic grip clips; binders	7.45	False
435948	3/19/2020	001-113-4310-00000	certificate covers for proclomations	32.27	False
435949	3/19/2020	901-364-4799-00111	Plans, specs, estimate	16,605.03	False
435949	3/19/2020	901-364-4799-00111	Right of way aquisition for Multi-Use	4,540.67	False
435950	3/19/2020	001-000-2122-00000	(TAX) BUDSGUNSHOP.COM: rifle loan for Ethan Miller	-57.21	False
435950	3/19/2020	001-000-1351-00000	BUDSGUNSHOP.COM: rifle loan for Ethan Miller	898.40	False
435951	3/23/2020	610-000-2170-00000	PR Batch 00002.03.2020 Wage Garn - EDD	350.91	False
435952	3/23/2020	610-000-2170-00000	PR Batch 00022.03.2020 Child Support-CA %	214.26	False
435952	3/23/2020	610-000-2170-00000	PR Batch 00022.03.2020 Child Support-CA	104.76	False
435953	3/23/2020	610-000-2184-00000	PR Batch 00002.03.2020 Misc EE Association Fund	70.00	False
435953	3/23/2020	610-000-2184-00000	PR Batch 00022.03.2020 Misc EE Association Fund	15.00	False
435954	3/23/2020	610-000-2181-00000	PR Batch 00022.03.2020 CCPOA Dues	450.00	False
435955	3/23/2020	610-000-2186-00000	Plan #306752	748.68	False
435955	3/23/2020	610-000-2178-00000	Plan #300878	275.00	False
435955	3/23/2020	610-000-2178-00000	Plan #300878	474.53	False
435955	3/23/2020	610-000-2186-00000	Plan #306752	156.97	False
435955	3/23/2020	610-000-2178-00000	Plan #300878	145.61	False
435955	3/23/2020	610-000-2186-00000	Plan #306752	47.28	False
435955	3/23/2020	610-000-2186-00000	Plan #306752	9.91	False
435956	3/23/2020	610-000-2170-00000	PR Batch 00002.03.2020 Wage Garn-FTB	529.27	False
435957	3/25/2020	610-000-1510-00000	Pay Down Unfunded Liability	11.00	False
435957	3/25/2020	610-000-1510-00000	Pay Down Unfunded Liability	52.00	False
435957	3/25/2020	610-000-1510-00000	Pay Down Unfunded Liability	336.00	False
435957	3/25/2020	610-000-1510-00000	Pay Down Unfunded Liability	5,799.00	False
435957	3/25/2020	610-000-1510-00000	Pay Down Unfunded Liability	55,087.00	False
435966	3/26/2020	508-508-4390-00000	battery	109.05	False
435967	3/26/2020	001-480-4220-00000	Propane for facilities 2/14/20-3/13/20 (ACCT# 02-0065442)	5,218.20	False
435967	3/26/2020	001-471-4220-00000	Propane for facilities 2/14/20-3/13/20 (ACCT# 02-0065468)	11.00	False
435968	3/26/2020	001-470-4390-00000	husqvarna hd chain	32.20	False

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435969	3/26/2020	001-240-4330-00000	Fuel for patrol cars	925.38	False
435969	3/26/2020	001-240-4330-00000	Fuel for patrol cars	91.29	False
435970	3/26/2020	001-230-4450-00000	regulator flow tests; batteries	55.36	False
435971	3/26/2020	419-000-2110-00000	Refund Check 005791-000, 1485 PARKWAY DR	7.50	False
435972	3/26/2020	419-000-2110-00000	Refund Check	38.00	False
435973	3/26/2020	001-470-4450-00000	Cleaning service: 02/23/20-03/21/20	1,540.00	False
435974	3/26/2020	508-508-4390-00000	gloves	16.54	False
435974	3/26/2020	001-240-4390-00000	gloves	181.19	False
435975	3/26/2020	419-371-4390-00000	PVC & Caps	119.70	False
435976	3/26/2020	001-230-4450-00000	Support and upgrade - existing software	2,198.00	False
435977	3/26/2020	419-371-4390-00000	power bit	6.03	False
435977	3/26/2020	413-353-4390-00000	power bit	6.04	False
435977	3/26/2020	412-100-4390-00000	connectors for light	245.98	False
435977	3/26/2020	412-100-4390-00000	RETURN: connectors for lights	-84.18	False
435977	3/26/2020	001-480-4390-00000	polyethylene tubing	170.36	False
435978	3/26/2020	419-371-4390-00000	2 - 6" MJ caps for C900, 4 - 4" tap saddles	622.66	False
435979	3/26/2020	413-351-4390-00000	Annual microbiology supplies	1,294.70	False
435980	3/26/2020	413-120-4240-00000	FY20 UB mailing service: FEB 2020	798.48	False
435980	3/26/2020	419-120-4240-00000	FY20 UB mailing service: FEB 2020	798.48	False
435981	3/26/2020	001-240-4480-00000	Router required by DOJ fo CLETS line	4,473.46	False
435982	3/26/2020	001-000-2230-00000	CC Deposit Refund: 2/14-2/16/20 Event Date	575.00	False
435983	3/26/2020	001-470-4450-00000	Playground assessment for Kidstown	1,800.00	False
435984	3/26/2020	508-508-4390-00000	Tires; balance; stems #14	351.10	False
435984	3/26/2020	001-230-4391-00000	Tire; balance; stems #5100	427.98	False
435985	3/26/2020	001-240-4409-00000	monthly service fee: FEB 2020	150.00	False
435986	3/26/2020	001-480-4390-00000	valves; adapters; strainers	235.81	False
435987	3/26/2020	001-471-4390-00000	PVC and copper fittings	292.43	False
435987	3/26/2020	413-353-4390-00000	multiple/large couplings; gripper test plugs	427.23	False
435988	3/26/2020	001-364-4390-10025	Informational signs next to Cult Center	828.83	False
435989	3/26/2020	508-508-4320-00000	Uniforms	13.81	False
435989	3/26/2020	413-353-4320-00000	Uniforms	23.29	False
435989	3/26/2020	413-351-4390-00000	Gloves	70.95	False
435989	3/26/2020	413-351-4320-00000	Uniforms	10.83	False
435989	3/26/2020	413-353-4320-00000	Uniforms	23.29	False
435989	3/26/2020	508-508-4320-00000	Uniforms	13.81	False
435989	3/26/2020	001-120-4370-00000	janitorial supplies/services	9.88	False
435989	3/26/2020	413-351-4320-00000	Uniforms	19.81	False
435990	3/26/2020	508-508-4390-60001	fuel filter #5115	13.36	False
435990	3/26/2020	508-508-4390-00000	fuel water separator	15.59	False
435991	3/26/2020	413-353-4390-00000	screen printed hiviz jackets	66.93	False
435991	3/26/2020	001-470-4390-00000	screen printed hiviz jackets	66.93	False
435991	3/26/2020	419-371-4390-00000	screen printed hiviz jackets	66.94	False
435991	3/26/2020	001-364-4390-10025	screen printed hiviz jackets	66.93	False



check number	check date	acct 1	description	amount	selected for void
435992	3/26/2020	413-351-4685-00000	Extra testing for ammonia	130.00	False
435993	3/26/2020	508-508-4390-00000	dry lube	-6.98	False
435993	3/26/2020	001-240-4391-00000	water pump #66	43.85	False
435993	3/26/2020	001-240-4391-00000	thermostat; radiator cap; drain plug #66	19.59	False
435993	3/26/2020	001-240-4391-00000	outlet seal #66	1.80	False
435994	3/26/2020	001-471-4450-00000	Monthly elevator service: APR 2020	347.59	False
435995	3/26/2020	001-240-4530-00000	Leadership Trng: meals, 3/11-14/20 (REMAINDER)	57.00	False
435996	3/26/2020	001-480-4370-00000	Janitorial Supplies- City-Wide	68.19	False
435996	3/26/2020	001-251-4370-00000	Janitorial Supplies- City-Wide	1.36	False
435996	3/26/2020	413-352-4370-00000	Janitorial Supplies- City-Wide	27.27	False
435996	3/26/2020	001-230-4370-00000	Janitorial Supplies- City-Wide	27.28	False
435996	3/26/2020	001-240-4370-00000	Janitorial Supplies- City-Wide	27.28	False
435996	3/26/2020	413-120-4370-00000	Janitorial Supplies- City-Wide	2.73	False
435996	3/26/2020	001-114-4370-00000	Janitorial Supplies- City-Wide	2.73	False
435996	3/26/2020	001-120-4370-00000	Janitorial Supplies- City-Wide	10.91	False
435996	3/26/2020	508-508-4370-00000	Janitorial Supplies- City-Wide	34.09	False
435996	3/26/2020	420-115-4370-00000	Janitorial Supplies- City-Wide	2.73	False
435996	3/26/2020	419-120-4370-00000	Janitorial Supplies- City-Wide	2.72	False
435996	3/26/2020	001-470-4370-00000	Janitorial Supplies- City-Wide	306.87	False
435996	3/26/2020	001-313-4370-00000	Janitorial Supplies- City-Wide	2.73	False
435996	3/26/2020	001-111-4370-00000	Janitorial Supplies- City-Wide	2.73	False
435996	3/26/2020	001-113-4370-00000	Janitorial Supplies- City-Wide	2.73	False
435996	3/26/2020	001-471-4370-00000	Janitorial Supplies- City-Wide	27.28	False
435996	3/26/2020	412-100-4370-00000	Janitorial Supplies- City-Wide	27.28	False
435996	3/26/2020	001-350-4370-00000	Janitorial Supplies- City-Wide	77.74	False
435996	3/26/2020	001-240-4370-00000	Janitorial Supplies- City-Wide	6.48	False
435996	3/26/2020	001-230-4370-00000	Janitorial Supplies- City-Wide	6.48	False
435996	3/26/2020	419-120-4370-00000	Janitorial Supplies- City-Wide	0.65	False
435996	3/26/2020	001-480-4370-00000	Janitorial Supplies- City-Wide	16.21	False
435996	3/26/2020	413-352-4370-00000	Janitorial Supplies- City-Wide	6.49	False
435996	3/26/2020	001-111-4370-00000	Janitorial Supplies- City-Wide	0.64	False
435996	3/26/2020	001-471-4370-00000	Janitorial Supplies- City-Wide	6.48	False
435996	3/26/2020	001-113-4370-00000	Janitorial Supplies- City-Wide	0.65	False
435996	3/26/2020	001-114-4370-00000	Janitorial Supplies- City-Wide	0.65	False
435996	3/26/2020	001-251-4370-00000	Janitorial Supplies- City-Wide	0.32	False
435996	3/26/2020	001-313-4370-00000	Janitorial Supplies- City-Wide	0.64	False
435996	3/26/2020	001-120-4370-00000	Janitorial Supplies- City-Wide	2.59	False
435996	3/26/2020	001-470-4370-00000	Janitorial Supplies- City-Wide	72.92	False
435996	3/26/2020	508-508-4370-00000	Janitorial Supplies- City-Wide	8.10	False
435996	3/26/2020	413-120-4370-00000	Janitorial Supplies- City-Wide	0.64	False
435996	3/26/2020	001-350-4370-00000	Janitorial Supplies- City-Wide	18.48	False
435996	3/26/2020	412-100-4370-00000	Janitorial Supplies- City-Wide	6.48	False
435996	3/26/2020	420-115-4370-00000	Janitorial Supplies- City-Wide	0.65	False

check number	check date	acct 1	description	amount	selected for void
435997	3/26/2020	001-240-4450-00000	Commercial Cellular Alarm Monitoring: April-June 2020	92.97	False
435998	3/26/2020	001-240-4320-00000	Bullet proof vests	1,793.10	False
435999	3/26/2020	001-350-4310-00000	staples; sharpies	29.50	False
435999	3/26/2020	419-371-4390-00000	staples; sharpies	29.51	False
435999	3/26/2020	001-350-4310-00000	office lysol spray	23.19	False
435999	3/26/2020	419-371-4310-00000	office lysol spray	23.20	False
436000	3/26/2020	001-230-4530-00000	FSTEP Course: S-290	168.00	False
436001	3/26/2020	419-371-4409-00000	Create water model of City's water dist system	173.75	False
436002	3/26/2020	419-000-2110-00000	Refund Check 004832-050, 139 WHALEVIEW CT	67.24	False
436003	3/26/2020	001-364-4390-10025	concrete	430.00	False
				<hr/> <hr/>	
				419,199.56	
				<hr/> <hr/>	



AP  
3-7-20 to 3-27-20 Housing



User: crawlings  
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crawlings , 14:12:00, 04/01/2020

check number	check date	acct 1	description	amount	selected for void
435871	3/12/2020	110-120-4312-00000	Springbrook on-premise upgrate 7.15-7.18	60.42	False
435880	3/12/2020	110-490-4230-00000	Internet Service -02/27/20-03/26/20	3.28	False
435890	3/12/2020	110-490-4230-00000	707 465-4405 downstairs fax - 03/01/20-03/29/20	0.56	False
435890	3/12/2020	110-490-4230-00000	707 465-1719 upstairs fax - 03/01/20-03/29/20	0.57	False
435890	3/12/2020	110-490-4230-00000	707-464-9216 monthly phone - 03/01/20-03/29/20	139.66	False
435893	3/12/2020	110-490-4450-00000	Shredding of confidential material	46.83	False
435916	3/12/2020	110-490-4370-00000	Janitorial Supplies- City-Wide	30.14	False
435925	3/12/2020	110-490-4530-00000	AMER AIR: HCV Financial Mgmt Trng: baggage, 1/27-31/19, L.Leaver	60.00	False
435925	3/12/2020	110-490-4530-00000	SHERATON: HCV Financial Mgmt Trng: hotel 1/27-31/19, L.Leaver	947.20	False
435936	3/19/2020	110-490-4230-00000	City Hall Shared Phone-- 03/01/20-03/31/20	10.97	False
435938	3/19/2020	110-490-4310-00000	Forms and printing: briefing notifications	76.73	False
435938	3/19/2020	110-490-4310-00000	Forms and printing: check sheet for app	102.49	False
435996	3/26/2020	110-490-4370-00000	Janitorial Supplies- City-Wide	27.28	False
435996	3/26/2020	110-490-4370-00000	Janitorial Supplies- City-Wide	6.49	False
436004	3/26/2020	110-490-4450-00000	CARAHSOFT: account servicing fee	10.00	False
436004	3/26/2020	110-490-4450-00000	PITNEYBOWES: postage machine lease	190.86	False
436004	3/26/2020	110-490-4310-00000	PITNEYBOWES: ink cartridges for postage machine	48.00	False
436004	3/26/2020	110-490-4310-00000	VISTA PRINT: business cards	64.49	False
				1,825.97	

AP  
3-7-20 to 3-27-20 Successor



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crawlings , 14:12:09, 04/01/2020

acct 1	description	amount	check number	check date	selected for void
991-000-2390-00000	Sale of former RDA property distributed per LRPMP	34,517.50	435882	3/12/2020	False
		<u>34,517.50</u>			



CITY OF CRESCENT CITY  
 BI-WEEKLY PAYROLL REPORT

PAYROLL END DATE  
 PAYROLL PAID DATE  
 CHECK NUMBERS

March 14, 2020  
 March 20, 2020  
 110076-110084

*DMB*

	Regular Pay	Overtime	Gross Pay	# Empl	Notes
Dept #110 City Council	1,409.84		1,409.84	5	
Dept #111 Admin/City Manager	10,976.00	1,216.76	12,192.76	3	
Dept #114 Human Resources	2,185.02	542.83	2,727.85	1	
Dept #120 Finance/Utility Billing	15,211.40	210.72	15,422.12	6	
Dept #230 Fire Department	7,590.00		7,590.00	2 + 2 part-time	
Dept #240 Police Department	29,260.32	7,394.02	36,654.34	12	
Dept #313 Planning			1,032.38	1 Part-time	
Dept #350 Public Works-All Depts	50,146.35	648.38	50,794.73	23+ 2 Part-time	
Dept #450 Recreation & Events			3,128.86	1 + 1 Part-time	
Dept #480 Swimming Pool Fund	10,226.99	125.97	10,352.96	1+17 Part-time	
Dept #490 Housing Authority	8,349.31		8,349.31	3 + 1 Part-time	
<b>TOTALS</b>	<b>135,355.23</b>	<b>10,138.68</b>	<b>149,655.15</b>	<b>59 + 24 Part-time</b>	

The payroll summarized above is listed where assigned. The actual costs of each employee are allocated each pay period to the department and/or fund where the actual work was performed.

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CITY OF CRESCENT CITY  
BI-WEEKLY PAYROLL REPORT

PAYROLL END DATE  
PAYROLL PAID DATE  
CHECK NUMBERS

March 28, 2020  
April 3, 2020  
110085-110096



	Regular Pay	Overtime	Gross Pay	# Empl	Notes
Dept #110 City Council	2,109.84		2,109.84	5	
Dept #111 Admin/City Manager	10,976.00	1,497.35	12,473.35	3	
Dept #114 Human Resources	2,185.02	501.88	2,686.90	1	
Dept #120 Finance/Utility Billing	15,211.40		15,211.40	6	
Dept #230 Fire Department	6,967.68		6,967.68	2 + 2 part-time	
Dept #240 Police Department	29,263.00	5,243.65	34,506.65	12	
Dept #313 Planning			1,032.38	1 Part-time	
Dept #350 Public Works-All Depts	50,663.52	932.90	51,596.42	23+ 2 Part-time	
Dept #450 Recreation & Events			3,168.61	1 + 1 Part-time	
Dept #480 Swimming Pool Fund	6,067.69		6,067.69	1+17 Part-time	
Dept #490 Housing Authority	8,226.75		8,226.75	3 + 1 Part-time	
<b>TOTALS</b>	<b>131,670.90</b>	<b>8,175.78</b>	<b>144,047.67</b>	<b>59 + 24 Part-time</b>	

The payroll summarized above is listed where assigned. The actual costs of each employee are allocated each pay period to the department and/or fund where the actual work was performed.

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# CITY COUNCIL AGENDA REPORT

**TO: MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: ROBIN PATCH, CITY CLERK/ADMINISTRATIVE ANALYST**

**DATE: APRIL 6, 2020**

**SUBJECT: RESOLUTION NUMBERING CORRECTION**

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## RECOMMENDATION

- Adopt Resolution No. 2020-22, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING RESOLUTION NUMBERS

## BACKGROUND

At the March 16, 2020 Council meeting, the City Council added an emergency agenda item and adopted Resolution No. 2020-21, Declaring a Local Emergency and Authorizing the City Manager to Make Necessary Operation, Purchasing and Personnel Decisions in Respond to the COVID-19 Pandemic and at the March 27, 2020 Special Council meeting, the City Council adopted Resolution No. 2020-21, Declaring Support for the Del Norte County Public Health Officer's Order Concerning Transient Lodging Facilities. To prevent confusion in the future, the City Attorney recommended adopting the attached resolution to renumber the two resolutions to 2020-21A and 2020-21B respectively.

## ATTACHMENTS

1. Resolution No. 2020-22
2. Resolution No. 2020-21, Declaring Local Emergency
3. Resolution No. 2020-21, Declaring Support for the DNPH Officer's Order

## STAFF REVIEW:

EW  
CM

7

**RESOLUTION NO. 2020-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY  
AMENDING RESOLUTION NUMBERS**

**WHEREAS**, the City Council of the City of Crescent City declared a local emergency on March 16, 2020 by way of Resolution No. 2020-21; and

**WHEREAS**, on March 27, 2020, the City Council of the City of Crescent City was presented with and adopted a second Resolution No. 2020-21, Declaring Support for the Del Norte County Public Health Officer's Order Concerning Transient Lodging Facilities; and

**WHEREAS**, this Resolution will serve to change the numbers on the resolutions to 21A and 21B so as to prevent confusion in the future as to which resolution is being referenced.

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

1. Resolution No. 2020-21 Declaring a Local Emergency and adopted by the City Council on March 16, 2020 shall be renumbered and referred to as Resolution No. 2020-21A.
2. Resolution No. 2020-21 Declaring Support for the Del Norte County Public Health Officer's Order Concerning Transient Lodging Facilities and adopted by the City Council on March 27, 2020 shall be renumbered as referred to as Resolution No. 2020-21B.

**PASSED AND ADOPTED** and made effective the same day by the City Council of the City of Crescent City on this 6<sup>th</sup> day of April, 2020, by the following polled vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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Blake Inscore, Mayor

ATTEST:

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Robin Patch, City Clerk



## RESOLUTION NO. 2020-21

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY DECLARING A LOCAL EMERGENCY AND AUTHORIZING THE CITY MANAGER TO MAKE NECESSARY OPERATIONAL, PURCHASING AND PERSONNEL DECISIONS IN RESPONSE TO THE COVID-19 PANDEMIC**

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named “SARSCoV-2,” and the disease it causes has been named “coronavirus disease 2019,” abbreviated COVID-19, (“COVID-19”); and

WHEREAS, while the complete clinical picture with regard to COVID-19 is not yet fully understood, reported symptoms and illnesses from COVID-19 range from mild to severe, including fever, coughing, shortness of breath, and illnesses resulting in death; and

WHEREAS, the Centers for Disease Control and Prevention has stated that certain populations face elevated risk and widespread transmission of COVID-19 would translate into large numbers of people needing medical care at the same time and other critical infrastructure may also be affected; and

WHEREAS, on January 30, 2020, the International Health Regulations Emergency Committee of the World Health Organization declared the outbreak a “public health emergency of international concern”; and

WHEREAS, on January 31, 2020, the U.S. Department of Health and Human Services declared a public health emergency to aid the nation’s healthcare community in responding to COVID-19; and

WHEREAS, on March 4, 2020, Governor Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

WHEREAS, on March 11, 2020, the Director-General of the World Health Organization characterized COVID-19 as a pandemic; and

WHEREAS, on March 12, 2020, Governor Newsom issued Executive Order N-25-20 requiring all resident to heed any orders and guidance of state and local health officials, including the imposition of social distancing measures to control the spread of COVID-19; and

WHEREAS, on March 13, 2020, President Trump declared a National Emergency and that the federal government would make \$50 billion in emergency funding to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

WHEREAS, as of March 13, 2020, 38 states in addition to California have declared states of emergency; and

WHEREAS, the national Centers for Disease Control (CDC) and the California Department of Public Health (CDPH) are regularly announcing and disseminating ever more stringent guidelines and orders regarding social distancing, gathering of groups, and travel; and

WHEREAS, it is anticipated that further national and state executive orders as well as guidelines from CDC and CDPH will be promulgated in the near future; and

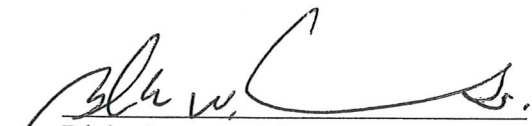
WHEREAS, this declaration of emergency must be reviewed at least once every 60 days until the City Council terminates this local emergency.


**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Crescent City, California that:

1. The City Council declares that a local emergency now exists.
2. The City Manager is delegated the authority to make all necessary decisions and to take all necessary actions without prior approval of the City Council in order to protect employees, city residents and visitors, and public utility customers, specifically including, *but not limited to*, the purchasing of goods and contracting for services, and making temporary changes to MOU's with employee associations, personnel policies, and operational policies and procedures.
2. This resolution is effective until repealed or superseded.

**PASSED AND ADOPTED** and made effective the same day by the City Council of the City of Crescent City on this 16th day of March, 2020, by the following polled vote:

**AYES:** Council Member Fallman, Greenough, Kime, Wright, and Mayor Inscore  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None

  
Blake Inscore, Mayor

ATTEST:  
  
Robin Patch, City Clerk



## RESOLUTION NO. 2020-21

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY DECLARING SUPPORT FOR THE DEL NORTE COUNTY PUBLIC HEALTH OFFICER'S ORDER CONCERNING TRANSIENT LODGING FACILITIES

WHEREAS, international, national, state, and local health and governmental authorities are responding to an outbreak of respiratory disease caused by a novel coronavirus named "SARSCoV-2," and the disease it causes has been named "coronavirus disease 2019," abbreviated COVID-19, ("COVID-19"); and

WHEREAS, while the complete clinical picture with regard to COVID-19 is not yet fully understood, reported symptoms and illnesses from COVID-19 range from mild to severe, including fever, coughing, shortness of breath, and illnesses resulting in death; and

WHEREAS, on January 31, 2020, the U.S. Department of Health and Human Services declared a public health emergency to aid the nation's healthcare community in responding to COVID-19; and

WHEREAS, on March 4, 2020, Governor Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

WHEREAS, on March 12, 2020, Governor Newsom issued Executive Order N-25-20 requiring all residents to heed any orders and guidance of state and local health officials to control the spread of COVID-19; and

WHEREAS, on March 13, 2020, President Trump declared a National Emergency to assist state and local governments in preventing the spread of and addressing the effects of COVID-19; and

WHEREAS, on March 19, 2020, Governor Newsom issued Executive Order N-33-20 ordering compliance with the Order of the State Public Health Officer of the same date, which mandated that all individuals living in the State of California stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sections;

WHEREAS, the greatest concern to communities across the state, the nation, and other affected countries, is the ability to treat the number of patients that will present with severe respiratory distress requiring mechanical ventilation to sustain life due to limited resources;

WHEREAS, this disease has the potential to quickly overwhelm the healthcare resources of any community regardless of size; and

WHEREAS, Del Norte County has one hospital with 49 total beds and only 6 intensive care unit beds to serve its approximate 27,000 residents as well as regularly serving much of southern Curry County to the north (approximately another 7500 people); and

WHEREAS, neither residents nor nonresidents of the City should be traveling from their usual places of residence for the duration of the Governor's Order except as expressly permitted as a means to accomplish essential functions; and

WHEREAS, staying in short-term lodging, defined as lodging for a period less than 30 consecutive days, to facilitate recreation, tourism or "sheltering in place" away from your ordinary residence is NOT an essential function, places undue strain on Del Norte County's healthcare infrastructure and services, and is NOT permitted under the Governor's Order of March 19th or the Order of the Del Norte County Public Health Officer dated March 17th.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Crescent City, California that:

1. The City Council declares it is in full support of the Del Norte County Public Health Officer's Order concerning transient lodging facilities issued March 27, 2020 as a prudent and necessary measure to protect the public health of the residents of the City of Crescent City and the County of Del Norte.
2. The City Manager is authorized and directed to do all things necessary to educate transient lodging operators, city residents and visitors regarding the restrictions placed upon local transient lodging facilities in Crescent City and to enforce said restrictions when necessary.
3. This resolution is effective so long as the Del Norte County Public Health Officer's Order of March 27, 2020 remains in effect.

**PASSED AND ADOPTED** and made effective the same day by the City Council of the City of Crescent City on this 27th day of March, 2020, by the following polled vote:

**AYES:** Council Members Fallman, Greenough, Kime, Wright, and Mayor Inscore  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** None



\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

  
\_\_\_\_\_  
Robin Patch, City Clerk



# CITY COUNCIL AGENDA REPORT



**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**DATE: APRIL 6, 2020**

**SUBJECT: BUDGET AMENDMENT FOR ECONOMIC SPECIALIST TO ASSIST WITH COVID-19 CRISIS**

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## **RECOMMENDATION**

- Hear staff report
- Receive public comment
- Approve and adopt Resolution 2020-23, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-2020 BUDGET

## **BACKGROUND**

At the March 27<sup>th</sup> Special Council Meeting, the City Council approved contracts with Malex Consulting and Claggett Wolfe and Associates to assist the Del Norte County Emergency Operations Center (EOC) Economic Resiliency Task Force (ERTF) with local business support as a needed to address the financial impacts that public health orders issued to combat the COVID-19 spread have had on local businesses.

The ERTF objectives are as follows:

1. Collect, vet, document, and communicate (to Del Norte County's businesses, partner agencies, and the business community as a whole) information related to the County of Del Norte County's COVID-19 economic development response, and information regarding business support services and resources.
2. Track the adverse economic impact of COVID-19 on Del Norte County, its businesses, and the business community, assess county wide economic injury for future analysis, and document economic response and activities for a future damage assessment.
3. Serve as EOC's economic development PPOC (Primary Point of Contact) to external state and federal economic development jurisdictional counterparts and agencies.
4. Maintain the COVID-19 business information line. Field and respond to queries from the business community.



These consultants will assist with many of these objectives, however, their main area of focus will be working with our local businesses, analyzing their needs, and helping them obtain funding to be able to sustain some level of operation during this emergency and then to rebuild and reopen afterward.

**ANALYSIS**

Both Rob Holmlund (Malex Consulting) and Chuck Wolfe (Claggett Wolfe & Associates) have a wealth of experience in working with businesses and economic development. Rob was the Community Development Director for the City of Eureka and is currently working on the City’s Economic Development Strategic Action Plan. Mr. Wolfe has over 35 years’ experience in the private sector primarily focusing on small business development and recently completed the City’s Business Loan Program Analysis. This is not an easy time for businesses and especially small businesses as the relief funding available will be in high demand, applications are somewhat complicated, and the entire process can be intimidating. The role Mr. Wolfe and Mr. Holmlund will fill in the ERTF is providing expert assistance directly to the local businesses by evaluating their individual needs and identifying which funding sources best fit those needs. In other words, they will be helping businesses develop a sustainability plan and then helping them complete that plan.

As directed by the Council at the March 27 meeting, these professional services agreements are in the process of being written and will be approved by the City Attorney before being signed by the City Manager.

**FINANCIAL IMPACT**

Both contracts will be time and material contracts. The contract with Malex Consulting is not-to-exceed \$15,000 and the Claggett Wolfe contract is not-to-exceed \$10,000. Staff is proposing that these contracts will mostly be funded utilizing defederalized CDBG program income that the City has received through past CDBG housing rehab loans that have been repaid. In FY 18-19, the City received \$34,059 in rehab loan payments, which was under the threshold to be defederalized. The total of \$34,059 was defederalized at the beginning of this fiscal year. The Council has already authorized \$10,000 for the preparation of applications for this year’s CDBG Notice of Funding Availability, leaving \$24,059. The additional \$1,000 needed for the economic development agreements is available in the General Fund existing budget. The attached budget resolution reprograms the remaining \$24,059 in defederalized program income to the General Fund to be used for these contracts. The remaining expenses will be allocated from within the existing City Budget.

It is also important to keep in mind, this is only the beginning of this emergency. We don’t fully know the number the businesses that will need our support, or the level of effort each business will need. Supporting our businesses is a critical need for our City. As the emergency and funding support continues to define itself, staff will keep the Council updated with the level of effort needed to support our businesses, which could result in staff requesting the Council consider additional funding appropriations.

These contracts are in direct support a declared National and State emergency. Therefore, we anticipate the City will be eligible for reimbursement through the Stafford Act, which allows FEMA to assist state and local governments during declared emergencies. If this is the case, the City could get reimbursed through FEMA and CalOES for up to approximately 90% of the cost. At this point, however, reimbursement for this economic project is not guaranteed.

### **STRATEGIC PLAN ANALYSIS**

This report meets the goals and objectives of Strategic Plan Goal 1 “Support quality services and community safety to enhance the lives of our citizens and visitors” and Goal 2 “Promote a thriving local economy.”

### **ATTACHMENTS**

- Resolution No. 2020-23
- Resumes



**RESOLUTION NO. 2020-23**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY  
AMENDING THE FISCAL YEAR 2019-20 BUDGET  
OF THE CITY OF CRESCENT CITY**

**WHEREAS**, the budget for the fiscal year beginning July 1, 2019, as submitted by the City Manager, was reviewed by the City Council and a public hearing was held thereon the 17<sup>th</sup> day of June 2019; and

**WHEREAS**, the City Council adopted said budget and has the authority to amend said budget from time to time; and

**WHEREAS**, the Governor of the State of California has issued an executive order (Order No. N-33-20) directing all Californians to stay at home or in their place of residence to slow the spread of COVID-19, except for essential services; and

**WHEREAS**, this order has caused local businesses to limit or suspend their operations, which will have a direct impact on the local economy and the City’s tax base; and

**WHEREAS**, the City has a public interest in supporting local economic development; and

**WHEREAS**, various federal, state, and local resources are being made available to assist businesses experiencing hardship during this public health emergency, but many will require technical assistance to learn about and apply for those funds; and

**WHEREAS**, the City desires to provide such technical assistance through agreements with consultants; and

**WHEREAS**, the City Council has declared this an eligible use of the prior fiscal year’s defederalized CDBG Program Income; and

**WHEREAS**, the fulfillment of the City’s obligations and priorities requires an amendment to the adopted budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AS FOLLOWS:**

That the Fiscal Year 2019-20 City of Crescent City Annual Budget is hereby amended and appropriated in the amounts identified below:

	Revenue Increase (Decrease)	Expenditure Increase (Decrease)
Capital Improvement Fund	(25,000)	
General Fund	25,000	25,000

**APPROVED and ADOPTED** and made effective the same day at a regular meeting of the City Council of the City of Crescent City held on the 6<sup>th</sup> day of April 2020, by the following polled vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk

**Chuck Wolfe, President, Claggett Wolfe Associates** – Chuck is a global business leader, innovation thought leader and ecosystem builder with over 35 years of experience as both a serial entrepreneur and economic development consultant. He has worked in urban and rural settings in the U.S., Asia and the MENA region to build local capacity and develop the programs, services, financing and facilities needed to foster innovation and build vibrant ecosystems for his government, academic, private and NGO clients. Projects have covered a diverse array of industry clusters ranging from specialty food production and advanced manufacturing to IT, Digital Media and CleanTech.

In addition to his consulting work, Chuck has extensive practical experience with the establishment and operation of private and nonprofit enterprises. He has served in the position as:

- Founder of 3 technology startups in the ICT and Electronic Equipment sectors;
- Founder of a non-technology startup in the petroleum retailing/convenience grocery sector including a ground up development of the property;
- VP of Operations and lead counselor for a Silicon Valley based Community Development Corporation's business assistance and financing program targeting minority and disadvantaged entrepreneurs/business owners;
- Loan program manager and lead underwriter for four community-based business loan programs; and
- Technical specialist, trainer and loan underwriter to the State of California's Small Cities CDBG Program economic development allocation.

Chuck holds a BS from the Pennsylvania State University in Environmental Resource Management and an MBA from the University of Texas at Austin with an emphasis in Finance and Information Systems. He serves as an instructor in entrepreneurial ecosystem development, loan program design, loan underwriting and loan program management. He has also been a featured speaker at domestic and international conferences on fostering SME development and growth.

Chuck has testified before the U.S. House Committee on Small Business on "The State of SBA's Entrepreneurial Development Programs and Their Role in Promoting Economic Recovery". He was a major contributor to the publication "Developing a Business Incubation Program: Insights and Advice for Communities". Chuck has also served as a Board member for the California Association for Local Economic Development and the International Business Innovation Association, and co-authored the 1<sup>st</sup> (2001) and 2<sup>nd</sup> (2010) editions of the InBIA publication "Best Practices in Action: Guidelines for Implementing First-Class Business Incubation Programs". Additional information can be found on [www.claggettwolfe.com](http://www.claggettwolfe.com).



# Robert Holmlund, AICP

## Principal

### QUALIFICATIONS

Rob Holmlund's professional focus is in regulatory analysis/reform, site development, economic development strategies, urban planning, change management, leadership coaching, government relations, and public engagement. Mr. Holmlund has over ten years of experience in the private sector as a development/planning project manager and five years of experience in the public sector as the City of Eureka Director of Community and Economic Development (Development Services). Rob's experience ranges from management of regional multi-modal trail projects for local governments and affordable housing projects for Federally-recognized Tribal governments to revolutionizing zoning regulations and completely restructuring permitting systems for local governments. Based on his detailed understanding of local, state, and federal regulations, Rob knows how to streamline development processes and then steer complex projects towards completion. Rob holds a Master's in Education (Salisbury University), in which he specialized in how people learn and the brain science behind memory and learning. Rob also holds a Masters in Environment and Community (Humboldt State University), in which he evaluated the detrimental effects of mandated environmental regulatory compliance on Tribal cultures.

Years of Experience: 15

### Employment History:

- Malex Consulting (since 2019)
- City of Eureka (5 years)
- GHD/Winzler & Kelly (9 years)
- Karuk Tribe of California (2 years)
- Humboldt State University (2 years)
- Salisbury School (3 years)

### Certifications:

- AICP
- Stanford Local Government Summer Institute
- National Charrette Institute
- LEED® AP (lapsed)

### Education:

- M.A. Environment & Community  
Humboldt State University  
2003-2006
- M.A.T. Education  
University of Maryland E.S.  
2000-2001
- B.A. Anthropology  
Salisbury University  
1996-1999

### EXPERIENCE

#### Malex Consulting



In September of 2019, Rob Holmlund left a job he loved at the City of Eureka (on good terms) to pursue his dream of owning and operating his own business. Malex Consulting is named after his two sons: Max and Alex. Malex Consulting is a multi-service project management and project development consulting firm specializing in urban planning, site development, permitting, government relations, public engagement, transportation planning, regulatory research/analysis, and long-range planning. The firm is dedicated to providing insight, inspiration, and innovative solutions to complex problems.

#### City of Eureka

In September of 2014, Rob Holmlund accepted the position of Director of Community Development for the City of Eureka. Within six months of his appointment, the City Council merged the Community Development and Economic Development Departments and reassigned Mr. Holmlund to be the Director of Development Services. In his five years at the City, Mr. Holmlund concentrated on re-imagining and revolutionizing the City's development regulations, processes, and culture. In his first year, Mr. Holmlund went to lunch with at least four different business owners or community influencers each week. Through these informal interviews, Mr. Holmlund identified the most important changes that needed to be made, communicated these recommendations to City Council, and then set out to make the necessary transformations. Within four years, the City had a new General Plan, an entirely new and modern zoning code, and an entirely different internal-philosophy that was development-friendly. In his time at the City, Mr. Holmlund attempted to ignite an economic and cultural "Renaissance" in Eureka by modernizing regulations, encouraging the business community to invest in high-quality development, inspiring the general public to love Eureka, encouraging the City Council to expect more, and pushing everyone to work together to collectively create a better City.

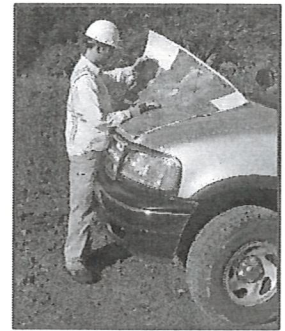






GHD/Winzler & Kelly

In September of 2005, Rob Holmlund started as an Environmental Land Use Planner with Winzler & Kelly. Over the next nine years, Mr. Holmlund provided a range of professional consulting services to 78 Tribal governments, twelve incorporated cities, fifteen counties, dozens of special districts, and multiple private developers. When Winzler & Kelly merged in GHD in 2012, Mr. Holmlund became the company's Service Line Coordinator for GIS and Mapping Services for the company's nine west coast offices. In his time at the company, Mr. Holmlund's services included developing innovative field-based GIS data collection and mapping techniques, environmental land use planning, siting/alignment feasibility studies, environmental permitting, Low Impact Development, sustainable design, and "green planning."



KEY PROJECTS

BUSINESS READY STUDY: EUREKA

2015 to 2016

Immediately upon starting with the City of Eureka, Mr. Holmlund prioritized the establishment of a new development-friendly culture. Mr. Holmlund acquired an CDBG grant to hire a consultant, evaluate the City's development processes, and develop an entirely new approach to customer service. The project's primary objective was to create an environment in which businesses can thrive and continue to contribute positively to Eureka's job growth and local economy. Through business-owner focus groups, surveys, and individual interviews, dozens of actions were identified and implemented. A copy of the Eureka Business Ready Study document can be found here.

2040 GENERAL PLAN: EUREKA

2017 to 2019

Eureka's first General Plan was adopted in the 1960s and immediately established a regulatory and permitting scheme that was unwelcoming and averse to development and growth. The subsequent versions in the 1980s and late 1990s continued that pattern. Accordingly, with City Council direction, Mr. Holmlund led the development and establishment of a new General Plan that embraced Eureka's legacy as the "big city" of California's north coast. Through a dynamic public engagement process and an honest evaluation of City priorities, Eureka adopted a revolutionary new General Plan in late 2018. The General Plan can be found here.

ZONING CODE: CITY OF EUREKA

2017 to 2019

As the General Plan Update was nearing completion, and following implementation of the Business Ready Study, it became evident that a mere update of the zoning code would be insufficient. Accordingly, Mr. Holmlund set into motion and oversaw the process of a complete 100% replacement of the City's development regulations. Whereas the City's best buildings (constructed prior to development codes) were considered too tall and too big by all previous Eureka codes the City now has an entirely new development code that incentivizes new buildings, businesses, and development. Document found here.

ECONOMIC AND ARTS PLANS

2015 to 2018

Under Mr. Holmlund's leadership, Eureka initiated and adopted a range of Economic Development Plans and strategies, including: an Economic Development Strategies Plan, an EDA-funded Business Incubator Study, a Community-Design-Charrette for City-owned properties, the Opera Alley Visioning Plan, and a City-wide Strategic Arts Plan. The first and last of these plans had the biggest impacts on Eureka and in a large-part stimulated the economic and cultural Renaissance currently being experienced in Eureka. The text of each of the above documents includes hyperlinks to the adopted final versions.





# CITY COUNCIL AGENDA REPORT



**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: RICHARD GRIFFIN, CHIEF OF POLICE**

**DATE: APRIL 6, 2020**

**SUBJECT: CCPD BUDGET AMENDMENT FOR EQUIPMENT**

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## **RECOMMENDATION**

- Adopt Resolution No. 2020-24, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING THE FISCAL YEAR 2019-2020 BUDGET

## **BACKGROUND**

During a recent audit of the Crescent City Police Department's Armory, Chief Griffin confirmed that the CCPD was in possession of numerous old handguns (17) that at one time were issued to officers and were registered to the department. The department standards have been upgraded since these weapons were in use, and officers now carry Glock model 22. The older weapons in the inventory were no longer eligible to be assigned to an officer. In accordance with Crescent City's asset policy, the City Manager authorized the sale of these surplus assets. Chief Griffin was able to sell the used revolvers to LC Action Police Supply in San Jose, California. This resulted in a \$3380 credit from the store which was returned to the department via check.

## **ANALYSIS**

In being able to sell the old service weapons, that would not be utilized again in service, the CCPD is now going to be able to modernize some of the capabilities that we have. Chief Griffin is looking at purchasing more "less lethal" options for his officers, along with updating technology and equipment at the CCPD office to help with officer morale and connectivity.

## **FINANCIAL IMPACT**

CCPD received \$3380 for the firearms that were sold to LC Action Police Supply. This money will be used by the CCPD purchase new equipment and upgrade equipment around the office at the CCPD. In order to recognize the revenue received from the sale and authorize the department to spend those funds on new equipment, the attached budget amendment is recommended. There is no net impact to the General Fund.

## **STRATEGIC PLAN ANALYSIS**

This report meets the goals and objectives of Strategic Plan Goal 1 "Support quality services and community safety to enhance the lives of our citizens and visitors", Subsection C. "Empower and



City Council Agenda Report  
CCPD BUDGET AMENDMENT  
April 6, 2020

utilize Police, Fire, and Public Works departments to make Crescent City one of the safest cities in the United States”

**ATTACHMENTS**

Resolution 2020-24

CM: EW

**RESOLUTION NO. 2020-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY  
AMENDING THE FISCAL YEAR 2019-20 BUDGET  
OF THE CITY OF CRESCENT CITY**

**WHEREAS**, the budget for the fiscal year beginning July 1, 2019, as submitted by the City Manager, was reviewed by the City Council and a public hearing was held thereon the 17<sup>th</sup> day of June 2019; and

**WHEREAS**, the City Council adopted said budget and has the authority to amend said budget from time to time; and

**WHEREAS**, the City Manager has approved the sale of surplus items from the Police Department as provided in the City’s Capital Asset policy, resulting in revenue to the Police Department; and

**WHEREAS**, staff recommends allowing the Police Department to use these funds to purchase additional supplies needed by the department.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AS FOLLOWS:**

That the Fiscal Year 2019-20 City of Crescent City Annual Budget is hereby amended and \_\_\_\_\_ appropriated in the amounts identified below:

	Revenue Increase (Decrease)	Expenditure Increase (Decrease)
General Fund	3,380	3,380

**APPROVED and ADOPTED** and made effective the same day at a regular meeting of the City Council of the City of Crescent City held on the 6<sup>th</sup> day of April 2020, by the following polled vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk

# CITY COUNCIL AGENDA REPORT



**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: JON OLSON, PUBLIC WORKS DIRECTOR  
NACOLE SUTTERFIELD, ENGINEERING PROJECT MANAGER**

**DATE: APRIL 6, 2020**

**SUBJECT: LIST OF PROPOSED LOCAL STREET PROJECTS FOR THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017 (SB 1)**

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## **RECOMMENDATION**

- Adopt Resolution No. 2020-25, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 TO BE FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

## **BACKGROUND**

On April 28, 2017, Governor Brown signed Senate Bill 1 which is known as the Road Repair and Accountability Act of 2017. The purpose of the bill is to address basic road maintenance, rehabilitation and critical safety needs on the state highway system and local streets. Funds are derived from increases in per gallon fuel excise taxes, increases in diesel fuel sales taxes and increases in vehicle registration fees. In November 2017, the State Controller started depositing various portions of the new funding to the newly created Road Maintenance and Rehabilitation Account (RMRA). The funds are apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code (SHC) Section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and road systems.

According to the most recent estimates provided by the California Transportation Commission (CTC) in January 2020, the City of Crescent City will receive \$126,504 in RMRA funds during the fiscal year 2019-2020, and \$144,352 in fiscal year 2020-21. Prior to receiving an apportionment of RMRA funds from the State Controller in a fiscal year, each City and County must submit to the California Transportation Commission a list of projects to be funded with the Local Streets and Roads Funding. All projects proposed to use RMRA funding must also be included in the approved City or County budget. The



approved project list for FY 2020-21 must be adopted by Resolution and submitted to the CTC by May 1, 2020.

### **ITEM ANALYSIS**

Staff has identified four projects for FY 20-21 proposed project list, adding two to the current list. The Council previously approved two critical road rehabilitation and drainage improvement projects that meet the requirements for use of these funds. The first was the Storm Drain Improvement Project on Front Street and C Street. The second was the K Street Storm Drain Improvement and Roadway Rehabilitation Project. These projects are proposed to be continued. The third and fourth projects proposed will make road improvements on Harding Avenue from Northcrest Dr. to Truman Ct and on 5<sup>th</sup> Street from L Street to M Street. These improvements include digging down where pavement is failing, repair structural section of the road and repaving. This process will help extend the life of the pavement by not allowing water to infiltrate down into the base rock.

Staff was unable to start the design for K street and is planning to use a consultant to complete this work. Staff plans to utilize a contractor to complete the work on Harding Ave. and 5<sup>th</sup> Street. The Crescent City Storm Drainage Improvement and Roadway Rehabilitation Project is a different name for the Front Street Storm Drain Project. This project remained on the list as contingency to the Community Development Block Grant funding. Staff is not anticipating needing to use SB1 funds for the Front Street Project, but would like to keep it on the list just in case additional contingency funds are needed.

### **FISCAL ANALYSIS**

The FY 19-20 Budget includes the FY 19-20 RMRA funding and projected expenses on the projects previously approved by the Council. The FY 20-21 budget, currently being developed, will include the FY 20-21 RMRA funds and approved projects. The approval of the attached list does not have any direct impact on the budget. Approving the project list simply informs the State of the City's proposed projects and does not commit the City to spending any particular amount. In addition, the project list may be updated if the City's priorities change.

### **ATTACHMENTS**

- Resolution No. 2020-25, A Resolution Adopting a List of Projects for Fiscal Year 2020-21 to be Funded by SB1: The Road Repair and Accountability Act of 2017

  
CM

**RESOLUTION NO. 2020-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY  
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2020-21 TO BE FUNDED BY  
SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

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

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

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

**WHEREAS**, the City, will receive an estimated \$144,000 in RMRA funding in Fiscal Year 2020-21 from the Road Maintenance and Rehabilitation Account, funded by SB 1; and

**WHEREAS**, this is the third year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

**WHEREAS**, the City used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the community's priorities for transportation investment; and

**WHEREAS**, the funding from SB 1 will help the City maintain and rehabilitate three streets/roads, replace failing storm drain infrastructure, performing asphalt dig-outs and adding complete street components throughout the City this year and similar projects into the future; and

**WHEREAS**, the 2018 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an "fair" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "good" condition; and



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

**NOW, THEREFORE IT IS HEREBY RESOLVED** by the City Council of the Crescent City, State of California, that:

1. The foregoing recitals are true and correct.
2. The following list of proposed projects will be funded in-part or solely with fiscal year 2020-21 Road Maintenance and Rehabilitation Account revenues:

**2.1 Harding Repair Project:**

Project Description: Perform dig-outs, repave/resurface a minimum of 1450 LF of Roadway.

Project Location: Harding Avenue from Northcrest Dr to Truman Ct

Estimated Useful Life: 3- 5 years

Anticipated Start of Construction: 07/2020

Anticipated End of Construction: 08/2021

**2.2 5<sup>th</sup> Street Repair Project:**

Project Description: Perform dig-outs, repave/resurface a minimum of 150 LF of Roadway.

Project Location: 5<sup>th</sup> Street between L Street and M Street

Estimated Useful Life: 3- 5 years

Anticipated Start of Construction: 07/2020

Anticipated End of Construction: 08/2021

3. The following previously proposed and adopted projects may utilize fiscal year 2020-21 Road Maintenance and Rehabilitation Account revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

**3.1 Crescent City Storm Drainage Improvement and Roadway Rehabilitation Project:**

Project Description: Install new drainage improvements, repave/resurface a minimum of 1200 LF of Roadway, install new ADA complaint access ramps and pedestrian improvements



Project Location: Front Street between F Street & B Street, C Street between Howe Drive and 5<sup>th</sup> Street

Estimated Useful Life: 20- 30 years

Anticipated Start of Construction: 04/2020

Anticipated End of Construction: 06/2021

Fiscal Year Originally Proposed: 17-18

**3.2 K Street Drainage Improvement and Roadway Rehabilitation Project:**

Project Description: Install new drainage improvements, repave/resurface a minimum of 300 LF of Roadway, install new ADA complaint access ramps and pedestrian improvements

Project Location: K Street between Front Street & 2<sup>nd</sup> Street

Estimated Useful Life: 20- 30 years

Anticipated Year of Construction: 07/2022

Anticipated End of Construction: 09/2022

Fiscal Year Originally Proposed: 17-18

**PASSED AND ADOPTED** and made effective the same day by the City Council of the City of Crescent City, State of California this \_\_\_\_ day of \_\_\_\_\_, 2020, by the following polled vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk

# CITY COUNCIL AGENDA REPORT



**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: LINDA LEAVER, FINANCE DIRECTOR**

**DATE: APRIL 6, 2020**

**SUBJECT: 2019-2024 DEL NORTE COUNTY COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)**

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## **RECOMMENDATION**

- Adopt Resolution No. 2020-26, A Resolution of the City Council of the City of Crescent City Approving the 2019-2024 Comprehensive Economic Development Strategy For Del Norte County as Prepared and Recommended by the Comprehensive Economic Development Strategy Committee.

## **BACKGROUND**

Under its Planning Program, the U.S. Economic Development Administration (EDA) assists eligible recipients in creating regional economic development plans designed to build capacity and guide the economic prosperity and resiliency of an area or region. As part of this program, EDA supports Partnership Planning investments to facilitate the development, implementation, revision, or replacement of Comprehensive Economic Development Strategies (CEDS), which articulate and prioritize the strategic economic goals of recipients' respective regions. In general, EDA provides Partnership Planning grants to the designated planning organization (e.g., District Organization) serving Economic Development.

The current CEDS covers the City of Crescent City, Del Norte County, and the Crescent City Harbor District, and was adopted by the Tri-Agency Economic Development Authority in 2011. Typically, CEDS are 5-year plans which should be reviewed annually. On October 15, 2018 the Council authorized the City to accept an EDA planning grant in the amount of \$40,000 and work with County and Harbor staff to draft the RFP to select a consultant. In June of 2019, the Council awarded the contract to Applied Development Economics (ADE). The scope of work was to collect and analyze economic development data including, but not limited to, community demographics, infrastructure, economic trends and linkages. ADE engaged economic development partners and business owners to convene multiple steering committee meetings and workshops to plan goals, strategies, and milestones to measure success as well as discuss economic development

issues, concerns, and desirable actions to guide identification and prioritization of the goals and strategies to be included in the 2019-2024 CEDS.

## ANALYSIS

Over the course of approximately six months, ADE engaged economic development partners and business owners to convene multiple steering committee meetings and public workshops. Local government agencies (including the City, County, Harbor District, and tribal governments), education and health organizations, business owners, nonprofit organizations, and others were invited to participate. These meetings and workshops were designed to gain community input and to plan goals, strategies, and milestones to measure success as well as discuss economic development issues, concerns, and desirable actions to guide identification and prioritization of the goals and strategies. A survey was also provided to gather input, particularly from the local business community. The committee and public input led to the acronym TEAMS to identify the main areas of focus and partnerships for regional economic development:

- T: Transportation, Technology, Tourism
- E: Education, Environment
- A: Agriculture (including Forestry and Fishing)
- M: Manufacturing, Medicine
- S: Small Business, Sovereign Nations

ADE then created a draft plan which was circulated at a public meeting on January 30, 2020, which included all of the governing boards from the City, County, and Harbor. The draft plan was updated based on comments received at that meeting, and the final draft was made available for public comment for an additional 30 days from February 23 to March 22, 2020. One public comment was received regarding milk processing, which is now included in the final report.

As stated in the report:

*The Comprehensive Economic Development Strategy (CEDS) provides an action plan for collaboration between government, private sector businesses, non-profit community organizations and the public to accomplish shared goals for economic development in Del Norte County. The CEDS was prepared under a joint effort of Crescent City, Del Norte County and the Crescent City Harbor District, with the assistance of a committee of business-people and agency representatives as described below. This CEDS replaces an earlier CEDS adopted in 2011 and is intended to remain in effect over the next five-year period through 2024. The performance measures and action plan for the CEDS will be updated annually during that time.*

The plan includes economic and demographic information and trends, a review of infrastructure and transportation needs, and goals and objectives for economic development in the region over the next five years. The plan includes a SWOT (strengths, weaknesses, opportunities, and threats) analysis as well, based on ADE's data analysis and input from the CEDS committee, government agencies, and the public.



There are six main goals identified in the plan, with objectives and action items for each. The goals are:

1. Diversify the regional economy to include technology-based firms, light manufacturing, and health care enterprises that provide at least living wages to local workers.
2. Promote successful tourism industry expansion.
3. Support expansion of sustainable agricultural, forestry, and fishery projects.
4. Invest in improving and maintaining a comprehensive transportation network that meets the needs of local industry, commuters, and visitors.
5. Enhance education, workforce training, housing and healthy lifestyle opportunities in the County to support existing residents and businesses as well as the workforce of the future.
6. Create a thriving small business environment which fosters entrepreneurship and innovation.

The plan also identifies data to be collected and analyzed each year to determine whether progress is being made toward the goals and objectives. The CEDS is intended to be reviewed annually and updated if necessary, to ensure this is a living document that meets the needs of the community over time. Additional data and measurements for success may be implemented as needed.

Each of the three agencies (City, County, and Harbor District) need to formally adopt the CEDS. A report will need to be filed with EDA each year providing information on the progress that has been made.

### **FISCAL ANALYSIS**

The adoption of the EDA CEDS has no direct financial impact. The project was funded by a \$40,000.00 EDA grant. The grant required a 50% match in funding in the form of in-kind services. The in-kind match was met by the three participating agencies.

Having a current CEDS document makes the City eligible for future funding through EDA.

### **ATTACHMENTS**

1. Resolution 2020-26
2. Final Comprehensive Economic Development Strategy (CEDS) - Transmittal Letter Dated 3/31/20
3. 2019-2024 Del Norte County Comprehensive Economic Development Strategy (CEDS)

Staff review:

  
CM

**RESOLUTION NO. 2020-26**

**A RESOLUTION OF THE CITY COUNCIL FO THE CITY OF CRESCENT CITY  
APPROVING THE 2019-2024 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY  
FOR DEL NORTE COUNTY AS PREPARED AND RECOMMENDED BY THE  
COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY COMMITTEE**

**WHEREAS**, the U.S. Department of Commerce, Economic Development Administration (EDA) requires the preparation and adoption of a Comprehensive Economic Development Strategy (CEDS) by the local Comprehensive Economic Development Strategy Committee to contain public works projects approved by the City of Crescent City, the Crescent City Harbor District and the County of Del Norte EDA prior to consideration of federal funding of said public works projects; and

**WHEREAS**, a CEDS is a useful tool to plot the City of Crescent City’s progress in meeting objectives and setting priorities for economic development activities; and

**WHEREAS**, a CEDS is the result of local planning processes designated to guide the economic growth of the communities within Del Norte County; and

**WHEREAS**, a CEDS is required by the EDA to be revised every five (5) years, and the last CEDS revision was completed in 2011; and

**WHEREAS**, the three partner agencies – City of Crescent City, Crescent City Harbor District and the County of Del Norte – convened the CEDS Committee in August 2019; and

**WHEREAS**, the CEDS Committee completed a draft CEDS in December 2019 and recommended it be reviewed by a joint workshop of the elected boards of the partner agencies; and

**WHEREAS**, a joint workshop of the elected boards of the partner agencies occurred on January 30, 2019; and

**WHEREAS**, the final draft CEDS was posted for public review between February 23 and March 22, 2020.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Crescent City, after reviewing said 2019-2024 CEDS document, hereby approves the report and authorizes its submittal to the Economic Development Administration.

**APPROVED AND ADOPTED** and made effective the same day by the City Council of the City of Crescent City on this 6th day of April, 2020, by the following polled vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk





March 31, 2020

Mr. Eric Wier, City Manager  
City of Crescent City

Mr. Jay Sarina, Chief Administrative Officer  
County of Del Norte

Mr. Charlie Helms, Executive Director  
Crescent City Harbor District

Subject: Final Comprehensive Economic Development Strategy (CEDS)

Dear Gentlemen:

I am pleased to transmit the Final Draft of the Del Norte County Comprehensive Economic Development Strategy (CEDS) for review and approval by your respective elected boards.

During the public comment period we received one comment from Supervisor Howard regarding the opportunity to improve milk processing in the County. The comment is provided in Appendix F of the report and the content has been integrated into the body of the report.

On behalf of my team at ADE, including Cindy Trobitz-Thomas and Wes Ervin, I would like to thank you for the opportunity to work with everyone in Del Norte County on this important plan. We wish you the greatest success in implementing the plan over the next several years.

Sincerely,

A handwritten signature in black ink that reads 'Doug Svensson'. The signature is fluid and cursive, with the first name 'Doug' being more prominent.

Doug Svensson, AICP  
President



# Del Norte County Comprehensive Economic Development Strategic Plan (CEDS) 2019–2024

March 31, 2020









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# EXECUTIVE SUMMARY

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## INTRODUCTION

The Comprehensive Economic Development Strategy (CEDS) provides an action plan for collaboration between government, private sector businesses, non-profit community organizations and the public to accomplish shared goals for economic development in Del Norte County. The CEDS was prepared under a joint effort of Crescent City, Del Norte County and the Crescent City Harbor District, with the assistance of a committee of business people and agency representatives (CEDS Committee).

The CEDS Committee met three times between late August 2019 and December to review stages of the plan development and discuss the economic goals and issues to be included in the plan. In addition, the CEDS consultants conducted one-on-one interviews with CEDS Committee members and other stakeholders in the community, facilitated two public meetings in October 2019, and executed an online business survey which concluded in November 2019.

## ECONOMIC AND SOCIAL SUMMARY

- Jobs in Del Norte County have rebounded from the recession a little faster than population. Total jobs had reached a peak of nearly 8,600 in 2008 and dropped to a low of 7,774 in 2014. Currently, jobs are estimated at 8,316 in 2019 and are projected to reach 8,600 again in 2024. The job recovery has resulted in the unemployment rate dropping to 5%, just above the State average of 4.2%.
- The population grew prior to the recession by about 2,000 people between 2001 and 2009, but then dropped more than 2,000 people by 2017. From the available data, it appears that about half of this drop was due to a drop in the prison population. The 2019 non-incarcerated population is estimated at 24,417, about 1,000 persons below the 2008 level just prior to the recession. The baseline State Department of Finance (DOF) projections show very slow population growth out to 2030.
- Almost 71% of jobs are concentrated in five sectors – health care, prisons, government services, retail/tourism, and education.
- Between 2010 and 2019, leisure/hospitality and healthcare had the fastest job growth, with 20.7% and 27.8%, respectively.
- Government -- including Federal, State, and local -- lost 130 jobs between 2010 and 2019, a 4% decline. Most of this decline was in the State Prison employment, as the inmate population has also declined. The number of federal jobs also declined during this period, but local government employment has increased slightly.

- Travel spending was flat between 2010 and 2013, and began picking up in 2014. Travel spending grew 2.5% between 2017 and 2018. Travel spending in 2018 represented \$130 million in direct taxable sales. That equates to \$4.7 million per year in tax revenue for Crescent City and Del Norte County, or \$1,180 per household in the County. Direct travel-generated employment in 2018 was 1,461 people, or 17.7% of the total workforce.
- The value of fish landings reached a recent high point of \$34 million in 2013 but was severely affected by postponement of the 2015-16 crab season due to high levels of the neurotoxin domoic acid.
- Timber production has begun to increase due to second growth logging.
- Trucks are the primary mode for goods movement in and out of the County. Highways 199 east to Grants Pass and I-5, and US101 south to Eureka are the primary truck routes. Improved truck access requires widening/straightening East-West US 199 to allow larger STAA trucks to navigate into the County. Otherwise they need to offload in Grants Pass onto smaller trucks. This remains a major economic development constraint for the County.
- In 2018 Contour Airlines began service to Oakland, a signal that the economy is picking up. The airport runway safety area improvement and recent terminal expansion now provide plenty of capacity for growth. Enplanements in 2018 exceeded 8,000 and are on pace to exceed 9,000 in 2019, compared to a low of about 5,000 in 2015.
- The County's population trends older than California as a whole and the state Department of Finance projects that the 65+ age group will be the fastest growing cohort over the next ten years. Crescent City's population is concentrated in the working age 25-54 age brackets, even after removing the prison population from the data.
- Incomes in the County and City are significantly lower than the State averages and have declined in unincorporated Del Norte County, while incomes in the City increased 11% since 2008. The poverty rate continues to stay higher than the California average.
- There has been minimal housing production, particularly multi-family housing in the County over the past five years. Fifty-four percent of residents own their own homes county-wide, but only 29% own within City limits. Crescent City has about 17% of the total housing supply in the County. Most of the housing stock in both the County and City is single-family detached homes, with a good supply of mobile homes. Given the large number of jobs paying lower wages in the County, some stakeholders have indicated there is a need for more multi-family housing.

## SWOT ANALYSIS

The SWOT analysis provides a framework for the CEDS goals and action plan. The following main topics were identified as strengths, weaknesses, opportunities and threats in Del Norte County.

### STRENGTHS

- Del Norte County is a place of immense natural beauty that attracts residents, businesses and visitors.
- The natural amenities, as well as the establishment of Redwoods National Park and Jedediah Smith Redwoods State Park, have bolstered a strong eco-tourism industry.
- In addition to the tourism market, Del Norte County is a sports community, hosting well attended recreational youth events.
- The Smith River Valley offers rich agricultural lands and a year-round growing season.
- The County has been able to implement key infrastructure improvements, such as rebuilding the air terminal and the rebuilding of the harbor docking facilities following the tsunami in 2011.
- A working harbor is a major asset, providing the fishing fleet with good safe access to get in and out of the harbor without danger.
- Served by Pacific Power, Del Norte County has avoided the Public Safety Power Shutdowns implemented by PG&E in the fall of 2019.
- Many stakeholders indicated that Del Norte County has a strong business community, featuring lots of entrepreneurial cottage businesses.
- The four federally recognized Native American Tribes are estimated to support more than 750 jobs and produce over \$55.5 million in annual business revenue.

### WEAKNESSES

- Although tourism is an important industry for Del Norte County, stakeholders feel the entrances into Crescent City offer “poor curb appeal.”
- Existing tourism marketing efforts fail to adequately promote the National and State Parks, nor is there adequate coordination between National, State and County campsites.
- There is not a good mechanism in the County to celebrate successes, and much of the focus is on failures or deficiencies.



- Del Norte County has a lack of livable wage jobs, which leads to a high proportion of low-income households and young people leaving for opportunities in stronger markets.
- The county is isolated due to poor access on US 101 from the south and US 199 from the east. Hwy 101 in the southern portion of the County crosses Last Chance Grade, which is an area of geologic instability, and US 199 does not currently allow large trucks.
- Much of the land area with economic development potential in the county is subject to Coastal Commission jurisdiction.
- A majority of land in the county is in federal or state ownership. This support tourism in many areas but restricts private enterprise opportunities in other areas.

## **OPPORTUNITIES**

- Strong national market growth in outdoor recreation supports a major strength of the County.
- The 2011 Tohoku earthquake and tsunami, and subsequent retrieval and return of the boat from Rikuzentakata which led to a Sister City relationship, has created an opportunity for international marketing for Del Norte County, as the Olympics are scheduled to occur in Japan in the summer of 2020. The story of the Sister City relationship between Crescent City/Del Norte County and Rikuzentakata will be featured on NBC Sports as part of the Olympics coverage.
- Fishing boat access on the rivers could be expanded if the County can work with State and Federal regulatory agencies.
- Consider ways to build on the environmental ethos of the County to promote business development in alternative energy fields, including wind and wave energy as well as waste-to-energy plants and solar system manufacturing.
- While small business loans are available through the North Coast Small Business Development Corporation and the Del Norte County Economic Development Corporation, there is a need to create stronger business mentoring resources to truly help local businesses meet their expansion potential.
- Agriculture should be redefined to include timber and fishing and each of these industries could be diversified to offer a wider variety of value added products.
- Continue to support efforts by City, County and Harbor government to obtain state and federal grants to funds critical infrastructure and other community facilities and

amenities that support economic development. In addition, Del Norte County has a designated Opportunity Zone that can help attract investment.

- Consider developing the Del Norte Economic Development Corporation into a stronger coordinating entity for all the jurisdictions in the County.

## **THREATS**

- Homelessness, drugs, crime and lack of community pride reduce the appeal of the County for visitors and businesses as well as residents.
- Falling incomes and purchasing power lead to lack of maintenance for commercial businesses and investment in the Downtown shopping environment.
- Climate change increases ocean temperatures which affects the fishery.
- The Harbor needs to complete the replacement of the seawall to protect against future tsunamis and storm surges.
- There is a concern that pesticides used to grow the Lilly bulbs may be creating a health hazard in the Smith River plain and possibly affect the salmon fishery over the long term.
- Proximity of the County to Oregon, which is perceived to have business climate and tax advantages, makes business recruitment and retention more difficult.
- The high cost of healthcare and the inability of local health care providers to recruit and retain specialists threatens the quality of life of the County.
- City and County government currently coordinate very well together but stakeholders note this has not always been true.

## **ECONOMIC RESILIENCE**

It is important for the County to plan to avoid or mitigate major economic disruptions, and to be able recover quickly when they do occur. Major disruptions can come from a general economic downturn in the nation or the state, market downturns for specific industries that are important to the regional economy, local closures of major employers, and disruptions from natural or manmade disasters. Del Norte County has experienced numerous tsunamis and flooding episodes over the years, including in 1964 when much of Downtown Crescent City was destroyed and most recently in 2011 when a tsunami destroyed the Harbor.

## **DISASTER RESPONSE**

The County Office of Emergency Services (OES) coordinates the overall county response to disasters. It is also responsible for disaster preparedness, mitigation, and recovery activities. Del Norte County OES strives to create comprehensive preparedness and

response plans; provide training to individuals, businesses, and organizations; coordinate with first responders, healthcare providers, nonprofits, businesses, and volunteers; and to provide education and information to the community when emergencies arise. As of this writing, the coronavirus is a significant global issue, but County officials note that the County has long coordinated responses to epidemics as well as natural disasters and is well prepared to meet this current threat.

The OES page on the County website is under development as of November 2019 but has begun to provide advice and resource referrals regarding specific hazards or threats that may occur. Among other steps taken, OES has also implemented a community alert system and 72-hour supply bags are distributed to low income families, although it is not clear if they are maintained for emergencies when food is short on a daily basis.

- However, on a broader level, the County has no recovery plan in place and in particular there are no food storage facilities or systems in place.
- In addition, the Harbor District has identified the need to create a Tsunami Evacuation Center. This project is described in more detail in the Acton Plan later in the CEDS document.

#### **CLIMATE CHANGE**

The County Transportation Commission completed a Climate Change and Stormwater Management Plan in 2015, which identified risks to the transportation system of long term climate change. The study identified 175 of the 680 total roadway miles in the County as having critical levels of risk related to climate change. Certainly, other infrastructure besides transportation would also be affected, particularly at the Harbor.

#### **ECONOMIC DIVERSIFICATION**

Several important segments of the County economy are tied to climatic conditions, such as agriculture and fishing as well as possibly timber. Ocean warming is expected to change the fish species and volume of fish present off the coast and the mix of crop types is likely to change as weather conditions shift. For these reasons, as well as the shorter term prospects of future economic downturns, economic diversification should be a major objective for Del Norte County.

Two major impediments to diversifying the economy also relate to shorter term disaster preparedness: 1) the improvement of US 199 to allow STAA trucks and US 101 instability at both Last Chance Grade south of Crescent City and at locations north of Brookings, Oregon; 2) the improvement and redundancy of the broadband network. These circulation and communication improvements would make more types of manufacturing businesses feasible in Del Norte County and would also help facilitate both emergency communications and the attraction of more internet based workers and businesses.



## VISION AND GOALS

Del Norte County has established an economic vision that has carried through successive CEDS plans over the past ten years:

**“To develop a sustainable economic base by retaining, expanding and attracting new business by balancing the needs of both the business and residential communities while considering the effects of economic development on the environment of our unique redwoods and coastal community.”**

The CEDS is intended to achieve goals that may be characterized by the acronym TEAMS, which not only encapsulates the need for regional collaboration and teamwork but also identifies the key business sectors, organizations and economic foundations critical to the economic prosperity of the region.

- T: Transportation, Technology, Tourism
- E: Education, Environment
- A: Agriculture, including Forestry and Fishing
- M: Manufacturing, Medicine
- S: Small Business and Sovereign Nation (DNATL) Success

The specific CEDS goals are listed below.

**Goal 1:** Diversify the regional economy to include technology-based firms, light manufacturing and health care enterprises that provide living wages to local workers.

**Goal 2:** Promote successful tourism industry expansion

**Goal 3:** Support expansion of sustainable agricultural, forestry and fishery products.

**Goal 4:** Invest in improving and maintaining a comprehensive transportation network that meets the needs of local industry, commuters and visitors.

**Goal 5:** Enhance education, workforce training, housing and healthy lifestyle opportunities in the County to support existing residents and businesses as well as the workforce of the future.

**Goal 6:** Create a thriving small business environment which fosters entrepreneurship and innovation.

## ACTION PLAN

The CEDS includes detailed objectives and actions to implement each of these goals. In addition, each of the three sponsoring agencies has identified key projects that would support achievement of the vision and the goals.

## **1. HARBOR DISTRICT**

- 1.1 Replace the Seawall at Crescent City Harbor
- 1.2 Revitalize the Bayside RV Park and the Redwood Village RV Park
- 1.3 Develop and Manage a Tsunami Evacuation Center
- 1.4 Implement the Harbor District Improvement Plan when adopted

## **2. TRANSPORTATION AND STORM WATER**

- 2.1 Front Street Revitalization Project
- 2.2 Pebble Beach Drive Bike/Ped
- 2.3 Sunset Circle
- 2.4 Improved Bicycle Facilities
- 2.5 Cross Culvert Repair, Replacement and Rehabilitation
- 2.6 Curb Ramp Upgrades in the County's Urban Areas
- 2.7 Improvements to Stormwater Collection System
- 2.8 Drainage and Road Infrastructure improvements to the Roosevelt Tract
- 2.9 Northcrest Drive Complete Streets Project – E. Harding Avenue to E. Washington Boulevard

## **3. WASTEWATER PROJECTS**

- 3.1 Rotating Biological Contactor (RBC) Replacement
- 3.2 Membrane Bio Reactor (MBR) Membrane Replacement and Upgrade
- 3.3 Digester Optimization
- 3.4 Solar Energy Project
- 3.5 Septage Receiving
- 3.6 Dewatering Belt Press
- 3.7 Sewer Main Extension Projects
- 3.8 Supplemental Odor Control
- 3.10 SCADA System for the County Service Area No. 1's Sanitary Sewer Lift Stations
- 3.11 Secondary Power Sources at the County Service Area No. 1's Sanitary Sewer Lift Stations
- 3.12 Rehabilitation of Pressure Sewer Outfall Manholes
- 3.13 Reduction of Inflow and Infiltration into Sewer Collection System
- 3.14 Secondary Power Supplies for City Lift Stations
- 3.15 Extension of Public Sewer within the Crescent City Urban Boundary

## **4. WATER SYSTEM**

- 4.1 Pump, Motor, & VFD Replacement at Ranney Collector
- 4.2 Water Storage Reservoirs Rehabilitation – Washington and Amador Tanks
- 4.3 Kings Valley Transmission Main (KVM)
- 4.4 Automated Meter Replacement & Reading System

4.5 Chlorination Building Generator Replacement

4.6 Extension of Public Water within the Crescent City Urban Boundary

## **5. MUNICIPAL AND COUNTY FACILITIES**

5.1 City Energy Efficiency Study and Facility Upgrade

5.2 New Downtown City Hall

5.3 Police Department Relocation

5.4 Parks and Recreation, including Beachfront Park Revitalization, Fred Endert Municipal Pool, Shoreline RV Park, new Community Events and incorporating tribal cultural awareness and experiences throughout the community

5.5 Old Mill Site Revitalization

5.6 Replace or remodel the County Jail

5.7 Replace the Animal Control Facility/Shelter

## **6. COUNTY PARKS AND RECREATION**

6.1 Revitalization and Development of Parks and Recreational Infrastructure

6.2 Tourism Based Parks and Recreation Repair, Replacement and Rehabilitation

## **PERFORMANCE MEASURES**

It is important to monitor progress toward achievement of the goals. The following are indicators that can be updated annually to evaluate success in implementing the CEDS.

**Goal 1:** Diversify the regional economy

- Number of jobs created in the target industry sectors
- Number of jobs that meet the criteria for living wages in Del Norte County

**Goal 2:** Promote successful tourism industry expansion

- Trends in Transient Occupancy Tax (TOT) Revenues
- Visitor statistics from Crescent City / Del Norte County Visitors Bureau, State and National Parks, others?

**Goal 3:** Support expansion of sustainable agricultural, forestry and fishery products.

- Trends in crop mix and jobs in value-added food products
- Value of fish landings and jobs in processed seafood products
- Value of annual timber harvest

**Goal 4:** Invest in improving and maintaining a comprehensive transportation network

- Annual dollars spent on road development and maintenance
- Transit ridership trends

**Goal 5:** Enhance education, workforce training, housing and healthy lifestyle opportunities

- Student enrollments in workforce training programs



- Changes in course offerings in career technical education and workforce training programs
- Number of new housing units developed

**Goal 6:** Create a thriving small business environment

- Number of new businesses formed and net growth in businesses per year
- Number of Del Norte County business referrals to North Coast SBDC
- Additions of business counseling resources and participation rates

# INTRODUCTION

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## PURPOSE OF THE CEDS

The Comprehensive Economic Development Strategy (CEDS) provides an action plan for collaboration between government, private sector businesses, non-profit community organizations and the public to accomplish shared goals for economic development in Del Norte County. The CEDS was prepared under a joint effort of Crescent City, Del Norte County and the Crescent City Harbor District, with the assistance of a committee of business-people and agency representatives as described below. This CEDS replaces an earlier CEDS adopted in 2011 and is intended to remain in effect over the next five-year period through 2024. The performance measures and action plan for the CEDS will be updated annually during that time.

The CEDS builds on a long history in Del Norte County of economic development planning and success. One seminal early document was the Vision 2020 Plan adopted in 1994. That plan identified many similar strengths and weaknesses in the Del Norte Economy and proposed a number of goals that remain relevant today:

- Growth in diversified manufacturing
- Small business development
- Harbor development
- Tourism development
- Efficient, responsible government

A number of the proposed improvements in the Vision 2020 plan have been accomplished, including an improved sewer treatment plant, an expanded airport, and a master plan for the harbor.

Since that time, the County has continually updated its economic development plan through its Overall Economic Development Program (OEDP) and more recent subsequent CEDS. The 2011 CEDS recommendations were encapsulated in the acronym HAS199, reflecting proposed improvements at the Harbor, the Airport, and US 199. Nearly all of those projects have also been accomplished, although the US 199 improvements remain under litigation.

## THE CEDS PROCESS

The three participating agencies formed a CEDS Committee to oversee the preparation of the plan and hired a consultant, Applied Development Economics, to facilitate the process and conduct the economic studies supporting the plan. The CEDS Committee met three times between late August 2019 and December to review stages of the plan development and discuss the economic goals and issues to be included in the plan. In addition, the consultants conducted one-on-one interviews with CEDS Committee members and other

stakeholders in the community, facilitated two public meetings in October 2019, and executed an online business survey which concluded in November 2019. The results of the public meetings and survey are provided in the Appendix. The Board of Supervisors, the City Council and the Harbor District Board of Directors also held a joint workshop to review the Draft CEDS in late January 2020.

## THE CEDS COMMITTEE

The CEDS Committee represents a cross section of business sectors, City and County agencies, Native American tribes, and other groups in Del Norte County. The members of the Committee and their affiliations are listed in the table below.

## ORGANIZATION OF THE REPORT

Following this introduction, the report presents an overview of economic and demographic trends, supplemented by additional data provided in the Appendix. The discussion also describes key infrastructure in the County that supports economic prosperity. The Strengths, Weaknesses, Opportunities and Threats (SWOT) chapter highlights key assets and issues the County can capitalize on or must address in order to achieve economic advancement in the future. This chapter provides a framework for the goals and action plan that constitutes the core of the CEDS. The CEDS also addresses the issue of economic resiliency in a separate chapter. Following the chapter outlining the vision, goals and action plan of the CEDS, the final chapter provides a set of performance measures that will be used to measure progress on implementing the CEDS on an annual basis.

### Del Norte County CEDS Committee

NAME	AFFILIATION	NAME	AFFILIATION
Don Alber	Alber Seafoods	Dale Miller	Elk Valley Rancheria
Blake Alexander	Alexander Dairy	Rob Miller	Dahlstrom & Watt
Mike Baker	CCHD	Melodee Mitchell	Del Norte Child Care Council Commission
Jim-Doc Balardi	Crescent Title 6	Thomas Barnes	TAB & Associates
Kasey Bell	DN EDC	John Norris	Yurok Tribe
Missy Blackburn	Ming Tree Real Estate	Jon Olson	City Community Development Director / City Engineer
Kelsey Bozeman	County Rec Coordinator	Bhanu Patel	Motel Owner
Randy Brazelton	RHS	Michael Poole (PIO)	National Parks (City)
Kevin Caldwell	Del Norte Healthcare District	Ellie Popadic	Sutter Coast Hospital
Mike Coopman		Troy Ralstin	Tolowa Dee-Ni' Nation
Tim Donovan	Redwood Coast Arts Association (2 <sup>nd</sup> Street Art Gallery)	Pat Rideout	Chart Room – (Harbor)
Troy Duncan	Redsky, Inc.	Leila Roberts	North Coast SBDC
Brett Fahning	Boat Owner Representative	Baird Rumiano	Rumiano Cheese
Matt Fearing	Contractor / Business Owner	Joby Rumiano	Rumiano Cheese
David Finigan	Real Estate Agent	Gary Rynearson	Green Diamond



<b>NAME</b>	<b>AFFILIATION</b>	<b>NAME</b>	<b>AFFILIATION</b>
Aaron Funk	Kamp Klamath RV Park and Campground	Jay Sarina	Del Norte County CAO
Billie Kaye Gavin-Tygart	Downtown Divas/Six Degrees of Celebration	Kymmie Scott	Emergency Services, Del Norte County
Mitch Hanna	Sutter Coast Hospital	Heather Snow	County Health and Human Services
Jeff Harris	DN School Superintendent	Adam Spencer	Redwood Rides
Kevin Hartwick	SeaQuake	Christa Stewart	Elk Valley Rancheria
Charlie Helms	Crescent City Harbor District, Exec. Dir.	Eric Taylor	
Christy Hernandez	DN Workforce Center	Darla Thompson	TMT Research
Jonathan Jackson	Boat Owner Representative	John Thompson	Trees of Mystery
Rory Johnson	College of the Redwoods	Cindy Vosberg	Del Norte Chamber of Commerce
Marshall Jones	Marshall Jones Contractor	Ted Ward	Del Norte Solid Waste Mgmt. Authority
David Jones	Klamath Chamber of Commerce	Eric Weir	City Manager, Crescent City
Heidi Kunstal	County Community Development Director	Holly Wendt	City Recreation Director / Events Coordinator
Linda Leaver	Crescent City Finance Director	Bobby Westbrook	Bobby Westbrook - (County)
Tamera Leighton	DNLTC	Matt Westbrook	Palmer Westbrook Ranch
Jody Mangum	Wellness Center	Mary Wilson	Ocean World
Megan Miller	Housing Authority	Hilda Yepes Contreras	Open Door

# ECONOMIC AND SOCIAL SUMMARY

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## INTRODUCTION AND SETTING

This chapter provides an overview of economic and social conditions in Del Norte County. Its focus is primarily on providing useful data that helps identify existing conditions, future opportunities, and actions that can be taken to increase prosperity. The first section summarizes past and current employment and industry trends by industry sector and industry cluster. The second section describes the socioeconomic characteristics of persons residing in the County and the third section describes key infrastructure in the County.

Del Norte County is a Pacific coastal community located in the northwest corner of California. It is adjacent to Curry County, Oregon to the north, Humboldt County to the south, and Siskiyou County to the east. The closest cities of any size to Crescent City are Arcata/Eureka (85 miles), Grants Pass, Oregon (85 miles), Coos Bay, Oregon (133 miles), and Redding (220 miles).<sup>1</sup>

The majority of the County’s population and economic activity fits within about 4% of the land area, or 50 square miles from Crescent City through Smith River. This includes Crescent City (the fishing, tourism and economic hub of the County), Pelican Bay State Prison, the Del Norte County Regional Airport, and most of the crop and pastureland in the County. The other populated areas comprise the Klamath River area, a handful of small communities, and pockets of visitor destinations. The remainder of the County’s 1,230 square miles is mountainous, with extensive Public and Tribal lands and few roads.



In recent years, jobs have rebounded from the recession a little faster than population. Total jobs had reached a peak of nearly 8,600 in 2008 and dropped to a low of 7,774 in 2014. Currently, jobs are estimated at 8,316 in 2019 and are projected to reach 8,600

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<sup>1</sup> Brookings, Oregon is similar in size to Crescent City at 28 miles north.

**Figure 1: Detailed County Map**

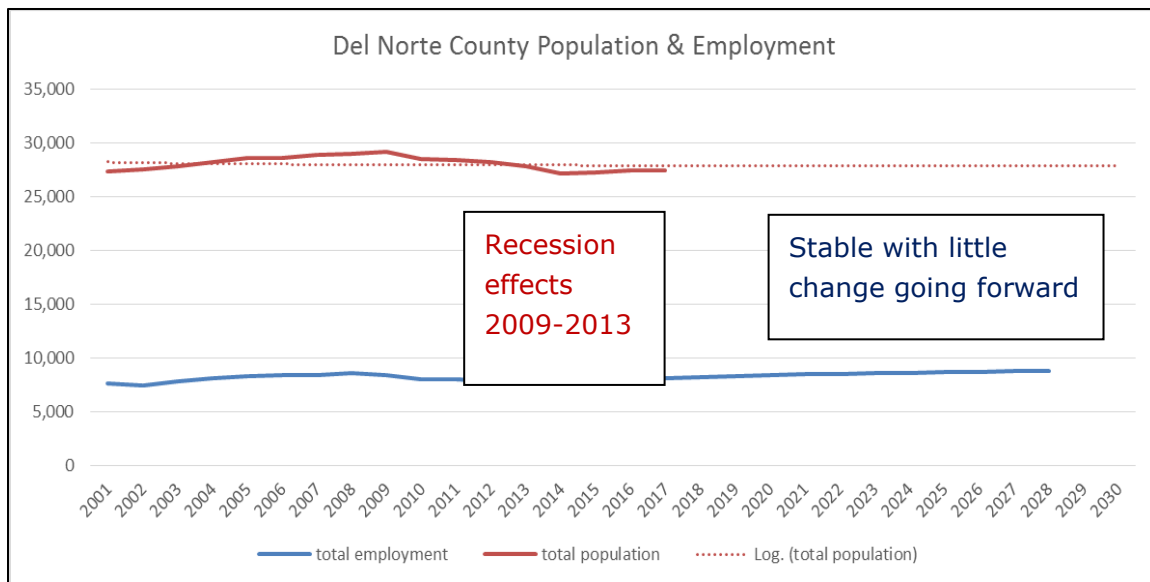




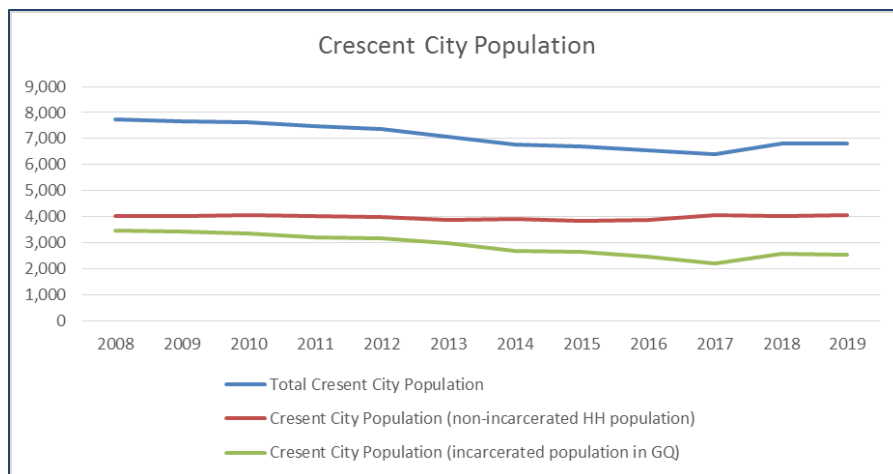
again in 2024. Crescent City provides about 58% of all jobs within Del Norte County, but has higher percentages of Finance, Insurance and Education jobs as well as 100% of the Prison job base.

Figure 2 shows that the population grew prior to the recession by about 2,000 people between 2001 and 2009, but then dropped more than 2,000 people by 2017. From the available data, it appears that about half of this drop was due to a drop in the prison population (Figure 3). The 2019 non-incarcerated population is estimated at 24,417, about 1,000 persons below the 2008 level just prior to the recession. The baseline State Department of Finance (DOF) projections show very slow population growth out to 2030.

**Figure 2: Population and Employment Growth, 2001-2030**



**Figure 3: Crescent City Population 2008-2019**



Source: ADE, Inc., based on California Dept. of Finance E-5 Population Reports and California Dept. of Corrections Weekly Prison Population Reports

## EMPLOYMENT CHANGES 2010-2019

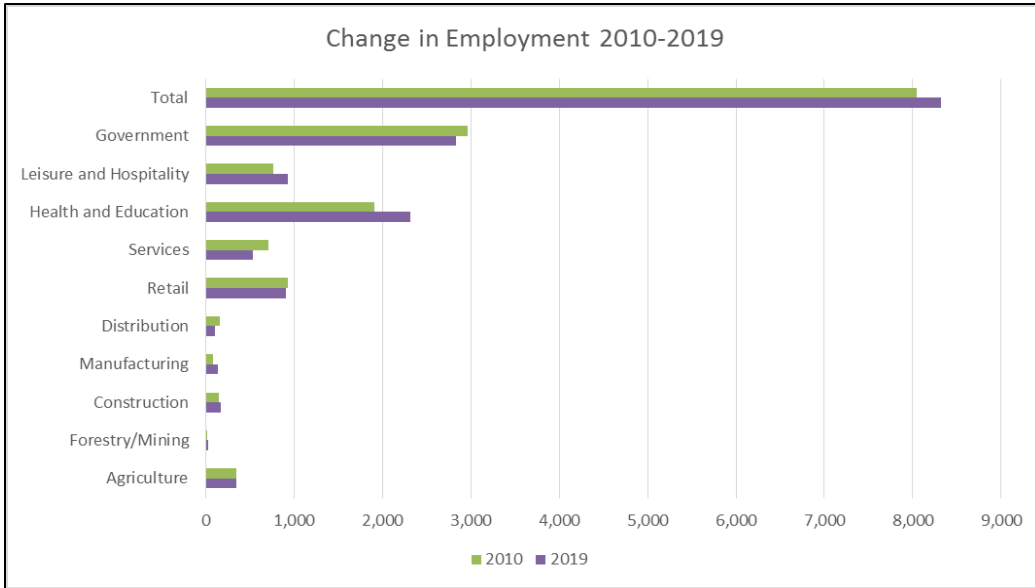
Changes in employment between 2010 and 2019 reflect nationwide economic trends. While total employment grew slightly by 271 jobs, or 3.4%, there was significant movement in several sectors (Figure 4). Total employment is currently back to the peak of 2007-2008, indicating a full recovery from the recession, although below the earlier peak of 8,600 jobs. Moving into the future, employment (and population) growth is expected to be quite slow, growing to 8,769 jobs by 2030 (Figure 5).

The data indicate that:

- Government -- including Federal, State, and local -- lost 130 jobs, a 4% decline. Because government represents 34% of all county employment and is typically stable, this category was a stabilizing force during the recession;
- Government includes Pelican Bay State Prison, which is a highly stable major employer. In 2018 the prison housed 2,600 inmates, employed about 1,100, and spent \$1.2 Billion (\$460,000 per inmate). Local businesses report that a portion of food and other perishables are purchased locally and are an important component of the local market.
- Leisure and Hospitality gained 159 jobs, a healthy 20.7%. Most gains were in hotel and casino employment. Note that continued Bed and Breakfast growth (+20 jobs) and promotion would have a stronger impact on visitation revenue than the jobs generated.
- Health and Education also gained 405 jobs and 27.8%, with the most growth – 376 jobs -- in health care, more specifically almost all gains were in services for the elderly and persons with disabilities (NAICS 624120). Education as a whole was typically stable, as expected. We note a decline of 68 jobs in Vocational training/rehab services, suggesting these services may need to be beefed up to support job skills for the future. Healthcare experienced two shifts that require further investigation: 1) in 2011-13 hospitals increased jobs but medical offices declined; 2) in 2015 hospitals declined in jobs while nursing care increased.
- Services is a broad category that includes automotive repair, laundries, barber shops and salons, grant making and social advocacy organizations, and private households. All segments have been stable, except hiring in private households, with 170 fewer gardeners and domestic workers.
- Retail was surprisingly stable, losing 28 jobs or 4%. This reflects the relatively stable employment picture in the County during that period. Data are seasonally adjusted, so this table does not reflect seasonal hiring during the tourist season.

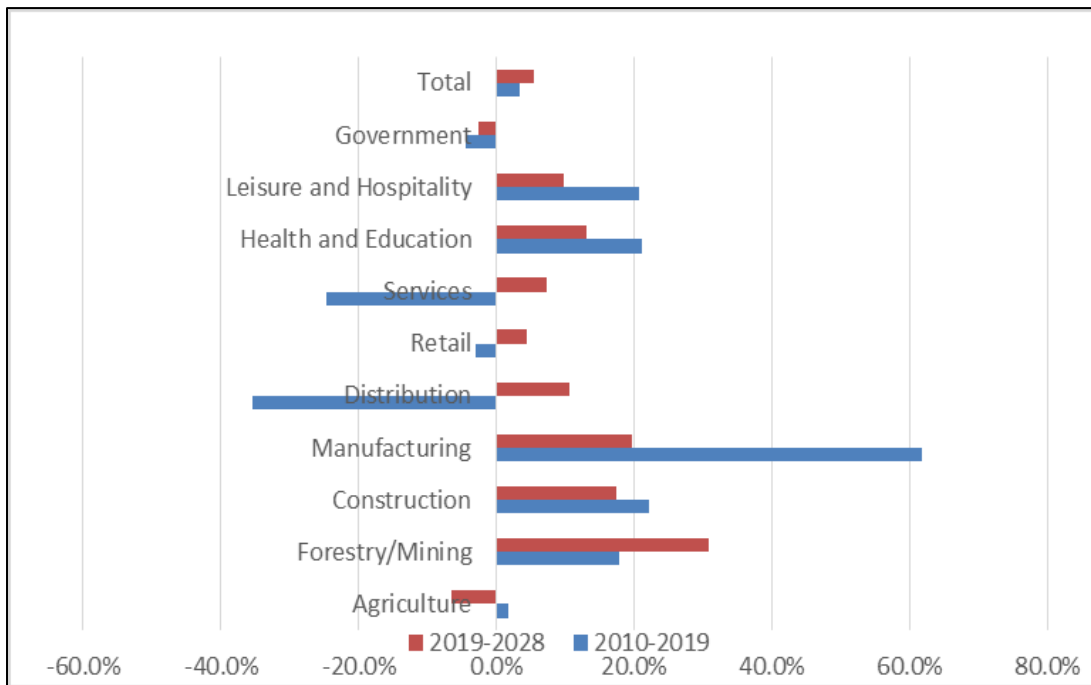
- Distribution notably lost 35% or 57 jobs in 2010-2011. It appears from the data that one or more freight trucking companies closed in 2010-2011, perhaps associated with the Harbor closure (NAICS 484110 & 484121).

**Figure 4: Change in Employment 2010-2019**



Source: EMSI

**Figure 5: Percent Change in Employment 2010-2019 and Projected 2019-2028**

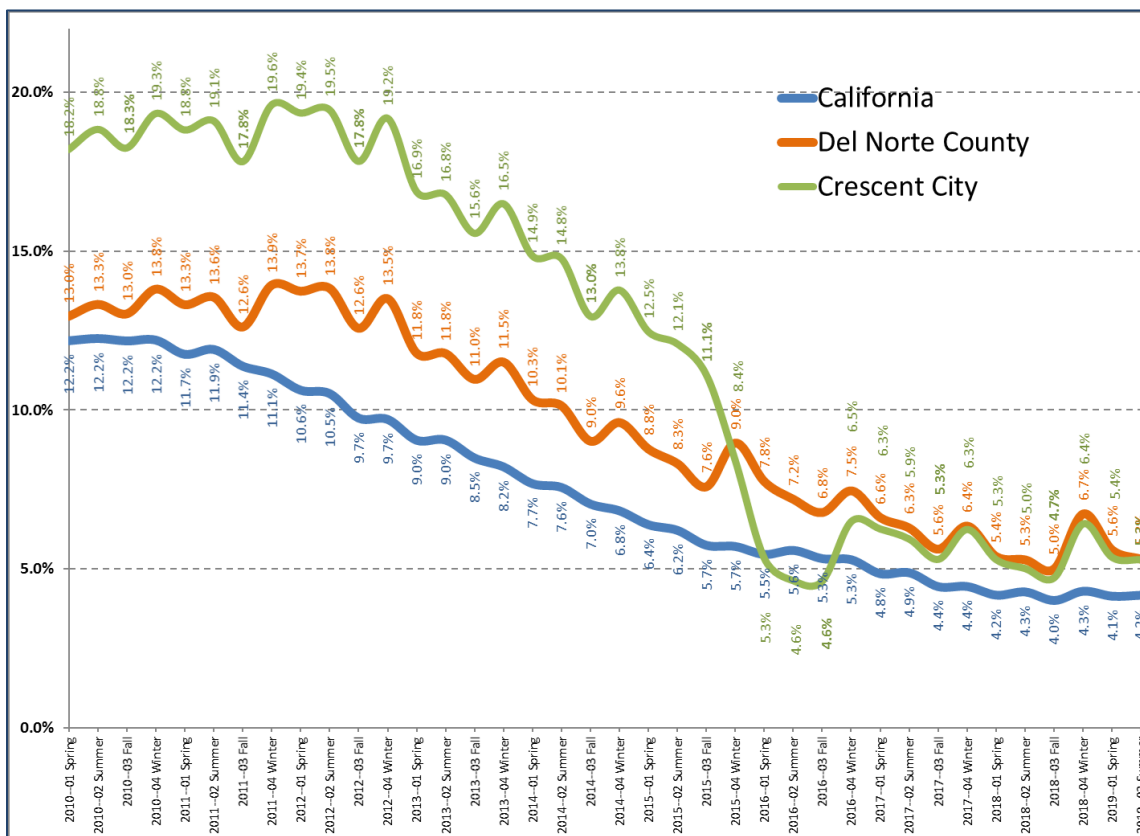


Source: EMSI



County unemployment has generally tracked the statewide average and now hovers around 5%, close to full employment (Figure 6). However, Crescent City has seen significant unemployment due to the recession, and though the Harbor is outside the City limits, many City residents likely lost their jobs during the 2011 harbor Tsunami shutdown.

**Figure 6: Unemployment Trends for Del Norte County, Crescent City and California**



## INDUSTRY CLUSTERS

**Industry clusters** are groups of similar and related firms in a defined geographic area that share common markets, technologies, worker skill needs, and which are often linked by buyer-seller relationships.

The natural industry clusters in Del Norte County include traded clusters, whose output is exported outside the County, thus bringing new revenue into the County. Tables 1 and 2 and Figure 7 below show that a high percentage of Del Norte’s employment economy is in local clusters, focused on providing local goods and services. In communities that are more isolated, thriving traded clusters are particularly important for long term prosperity.

**Table 1: Traded Clusters in Del Norte County**

<b>Strong Traded Clusters as Defined by the EDA Cluster Mapping Project</b>	<b>Employment 2018</b>	<b>Average Wage Del Norte County</b>	<b>Average Wage US</b>	<b>US Employment growth 1998-2016</b>
Hospitality & Tourism -Accommodations -Gambling Facilities -Other tourist attractions -Cultural/Educ Entertainment	332	\$17,276	\$36,222	37%
Fishing & Fishing Products	147	\$78,050	\$47,956	-115%
Forestry	29	\$32,632	\$43,733	-32%
Water Transportation -Boat building & Repair -Marine Transp. Services	8	na	na	20%

Source: Cluster definitions from Harvard/EDA Cluster Mapping Project. Employment from EMSI.

**Table 2: Local Clusters in Del Norte County**

<b>Strong Local Cluster as Defined by the EDA Cluster Mapping Project</b>	<b>Employment 2018</b>	<b>Average Wage Del Norte County</b>	<b>Average Wage US</b>
Local Health Services	1,030	\$50,371	\$51,509
Local Hospitality	536	\$16,736	\$17,462
Real Estate, Construction, Development	412	\$31,479	\$53,989
Local Retailing General Merchandise	395	na	\$21,215
Local Community & Civic Organizations	299	\$20,847	\$27,843
Local Food & Bev. Processing & Dist.	242	\$30,230	\$28,665
Local Motor Vehicle Products & Service	203	\$20,724	\$38,099
Local Education & Training	171		\$31,598

Source: Cluster definitions from Harvard/EDA Cluster Mapping Project. Employment from EMSI.

**Figure 7: Cluster Types in Del Norte County & California**

**Del Norte County**

**California**



## VISITATION AND TOURISM

Travel spending in 2018 represented \$130 million in direct taxable sales (Table 3). That equates to \$4.7 million per year in tax revenue for Crescent City and Del Norte County, or \$1,180 per household. Direct travel-generated employment in 2018 was 1,461 people, or 17.7% of the total workforce.<sup>2</sup> Travel spending was flat between 2010 and 2013 and began picking up in 2014. Travel spending grew 2.5% between 2017 and 2018.

**Table 3: Travel Spending in Del Norte County 2018**

ITEM	STATISTIC	IMPACT
Travel Spending	\$130 million	Includes lodging, transportation, retail and services
Total Tax Revenues	\$11.3 million	Portion goes to State for sales and gas taxes
Local Tax Revenues	\$4.7 million	Shared between Del Norte County and Crescent City
Per Capita Taxable Revenues	\$1,100	Spent on services
Direct Employment	1,460*	

\*Does not compare to cluster, different data sources and methodologies. Includes a portion of all industries serving travelers (food, gasoline, lodging, tickets, etc.)

## TRIBAL ECONOMIC IMPACT

There are a number of Native American Tribes along California's North Coast. Currently there are four federally recognized Tribes that have their tribal headquarters or Rancherias located in Del Norte County, including the Elk Valley Rancheria, the Resighini Rancheria, the Tolowa Dee-Ni Nation and the Yurok Tribe.<sup>3</sup> CED at CSU Chico estimates that the various tribal enterprises employ 705 workers directly and create another 47 jobs through indirect multiplier effects. Taken as a whole this economic activity would rank third among industry sectors in Del Norte County.

## FISHING

The volume of fishing activity has fluctuated significantly over the past ten years, as shown in Table 4. It is possible the drop in 2011 was due to the tsunami, which caused the fishing fleet to have to move out of the harbor for a period of time. In addition, both recreational and commercial fishing for Dungeness Crabs and all rock crabs was postponed for over four months in the 2015-16 season due to high levels of the neurotoxin domoic acid. This closure is most likely the cause of the large drop in land value and weight of commercial fishing in Del Norte county during those years.<sup>4</sup>

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<sup>2</sup> California Travel Impacts 2010-2018p, Visit California, April 2019.

<sup>3</sup> Center for Economic Development at CSU Chico, Del Norte County Profile. 2018. p. 24.

<sup>4</sup> Center for Economic Development at CSU Chico, Del Norte County Profile. 2018. p. 60.



**Table 4: Weight and Value of Commercial Fishing, Crescent City**

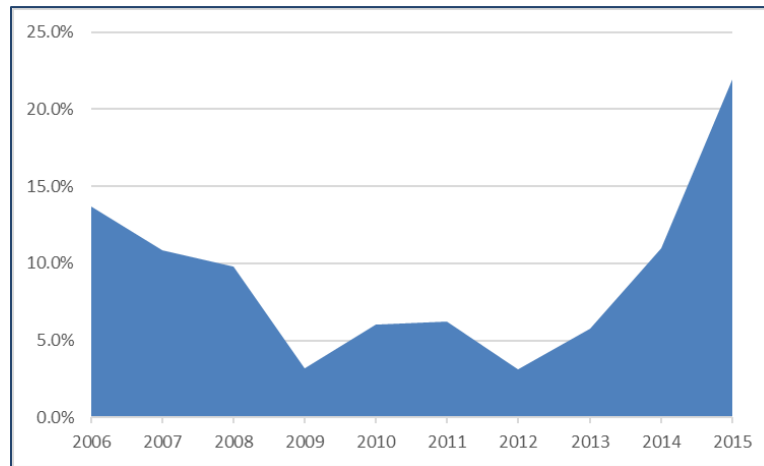
Year	Landed Value	Landed Weight
2007	\$12,500,000	8,500,000
2009	\$9,300,000	13,600,000
2009	\$17,600,000	16,000,000
2010	\$10,600,000	13,300,000
2011	\$8,500,000	7,500,000
2012	\$28,300,000	12,800,000
2013	\$34,400,000	18,200,000
2014	\$12,800,000	9,300,000
2015	\$6,500,000	7,000,000
2016	\$22,900,000	9,500,000

Source: National Marine Fisheries Service, National Ocean Economic Program, as reported by the Center for Economic Development (CED) at CSU, Chico

### FORESTRY AND AGRICULTURE

Forestry continues to be listed as a strong cluster for Del Norte County, as second growth logging has begun to increase in recent years. As shown in Figure 8, Forestry accounted for 22 percent of total agricultural value in 2015, with \$28.8 million in revenues.

**Figure 8: Timber as a Percent of Total Agricultural Value**



Source: CSU Chico CED. Del Norte County Profile, 2018

Agriculture is a significant use of land in Del Norte County. Dairy and Dairy products manufacturing accounts for the majority of economic value in agriculture, followed by nursery products, especially lily bulbs (Table 5).

**Table 5: Top Crops by Value in 2016, Del Norte County**

<b>Crop</b>	<b>Value</b>
Milk Market Fluid	\$12,922,000
Cattle Cows	\$10,000,000
Nursery Bulb Lilly	\$6,737,000
Milk Manufacturing	\$3,772,000
Cattle Calves Only	\$3,647,000
Nursery Woody Ornamentals	\$3,295,000
Hay Other Unspecified	\$2,387,000
Livestock Products Misc.	\$1,650,000
Pasture Forage Misc.	\$1,085,000
Pasture Irrigated	\$897,000
Other	\$1,252,000
<b>Total Value of Agriculture</b>	<b>\$47,644,000</b>

Source: USDA National Agriculture Statistics Service, as reported by CED at CSU Chico, 2018.

The north coast of California made up of Del Norte and Humboldt Counties are uniquely situated within a climate that produces significant annual rainfall and mild temperatures that are excellent for year around grass growth. For over 150 years, the regions Dairy industry has farmed using old world practices to manage pastures for maximum grass production and livestock grazing. To that end, the dairies that occupy these fertile river valley bottoms are able to graze pasture grass year around and produce the western United States most desired raw milk fluids, high in Omega’s, butter-fat and percent solids. The concentration of organic dairies in the region and their ability to supply multiple processors, within the State and outside the State allows for expansion opportunity to keep the raw commodity local. With new differentiators emerging, focused on 100% grass fed and A2/A2 beta casein genetics which allow very distinctive, niche opportunities, Dairy in the region can work to segregate supplies and process them locally to brand the region nationally and internationally, capitalizing on emerging market trends.

The potential economic development opportunity for introducing Ultra-high-temperature (UHT) and dry powder milk processing facility in Del Norte to stabilize and grow the region’s dairy farming industry and improve the financial sustainability of the region’s dairy farms could be extremely important for the region’s milk producers that have seen the massive erosion of pound per solid pricing of organic, pasture-based milk in the State. This erosion of milk pricing has seen the loss of four production facilities in the region since 2019. It is also estimated that the agricultural sector within the region could experience 10% additional job loss by 2028, as shown in Figure 5 above. The Del Norte/Humboldt County Region is home to largest concentration of pasture-based dairies that supply national and wholesale retail with premium cultured and fluid products.

As the Del Norte and Humboldt County dairy farms are generally 4<sup>th</sup> and 5<sup>th</sup> generation, raw commodity production is very sustainable moving forward, given that significant production

moves out of the two-county region to be processed in the central valley, north bay region and Nevada. However, further erosion of suitable processors, as was highlighted by the recent bankruptcy of Loleta Cheese factory and the pulling out from Organic Valley of 19 farms in the Humboldt region continues to force organic fluid out of the region. This drives costs higher as fluid makes its way out of the region for processing with processors that do not pay for the uniqueness of this fluid or have the capacity to separate fluid for niche market development.

## SOCIOECONOMIC CHARACTERISTICS

### POPULATION

The population of Del Norte County has been highly stable since 2001, with a pre-recession positive growth of 1,800, followed by a negative shift during the recession that lost 2,222 (see Table A-4 in the Appendix). Growth until 2030 is expected to be quite slow. The population was distributed as follows in 2017:

**Table 6: Population Distribution in Del Norte County, 2017**

LOCATION	POPULATION	PERCENT
Crescent City, without Prison population	4,214	15.55%
Pelican Bay Prison	2,201	8.12%
Unincorporated	20,687	76.33%
Klamath	722	2.66%
Gasquet	955	3.52%
Hiouchi	427	1.58%
Bertsch - Oceanview	2,140	7.90%
Smith River	746	2.75%
Del Norte County w/ Prison	27,102	100.00%

*Source: ADE, Inc., based on California Dept. of Finance E-5 Population Reports, California Dept. of Corrections Weekly Prison Population Reports and ACS 2013-2017 household population estimates.*

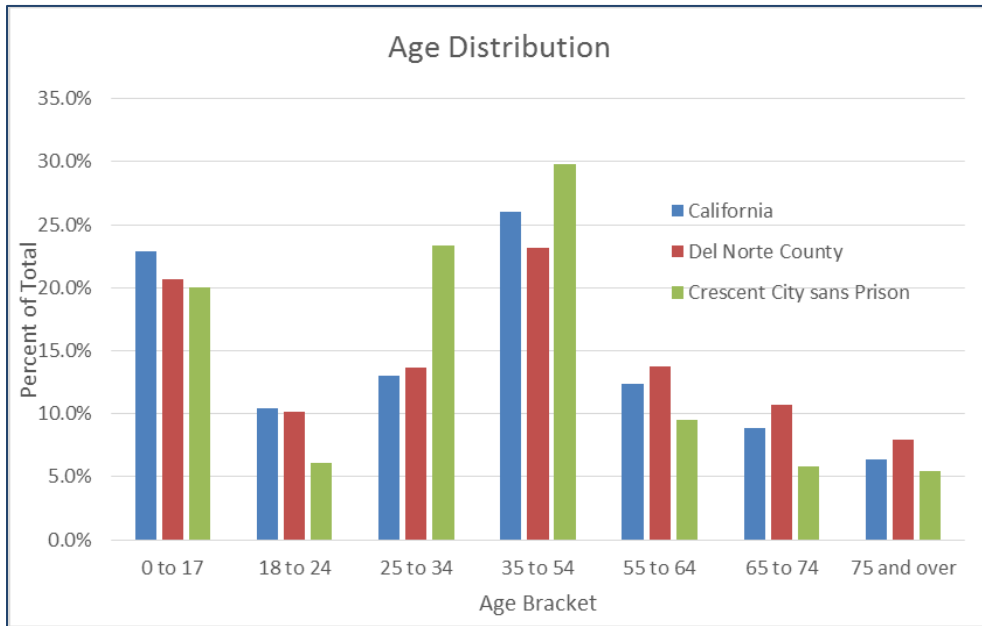
Crescent City’s population has remained quite stable over the years, with only the prison population fluctuating.

### MEDIAN AGE

The age distribution for the County, the City and the State are shown in Figure 9. Note that the County’s population trends older than California as a whole. Crescent City’s population is concentrated in the working age 25-54 age brackets, even after removing the prison population from the data.



**Figure 9: Age Distribution, Del Norte County and Crescent City Compared to California**



Source: ACS 2013-2017

Over the next ten years, the California Department of Finance projects that the County population will continue to shift into older age groups. There is solid growth projected for the 25-34 year old age group, but more experienced workers 55-64 will age out into retirement. The elderly population 75 years and older is projected to be the fastest growing age group between 2020 and 2030.

**Table 7: Population Projections by Age Group, Del Norte County, 2020-2030**

Age Group	2019	2030	Percent Change
0-17	5,642	5,499	-2.5%
18-24	2,769	2,772	0.1%
25-34	3,728	4,422	18.6%
35-54	6,325	6,560	3.7%
55-64	3,753	2,340	-37.6%
65-74	2,917	3,129	7.3%
75+	2,168	3,107	43.3%
Total	27,302	27,829	1.9%

Source: CA Department of Finance. P2 Projections Series.

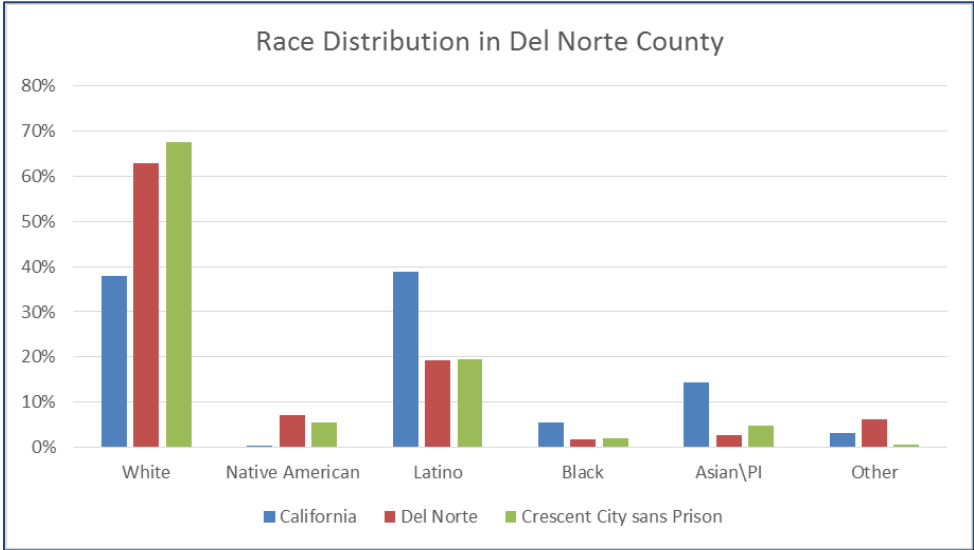
## RACE AND ETHNICITY

Del Norte County has a much higher percentage of white and Native American citizens than California as a whole, and lower percentages of Latino, Black and Asian populations (Figure 10). Crescent City’s race distribution generally matches the County’s; however, the City’s population is strongly concentrated among working age males and females ages 25-54, and fewer in the other age categories.

## PER CAPITA INCOME AND POVERTY

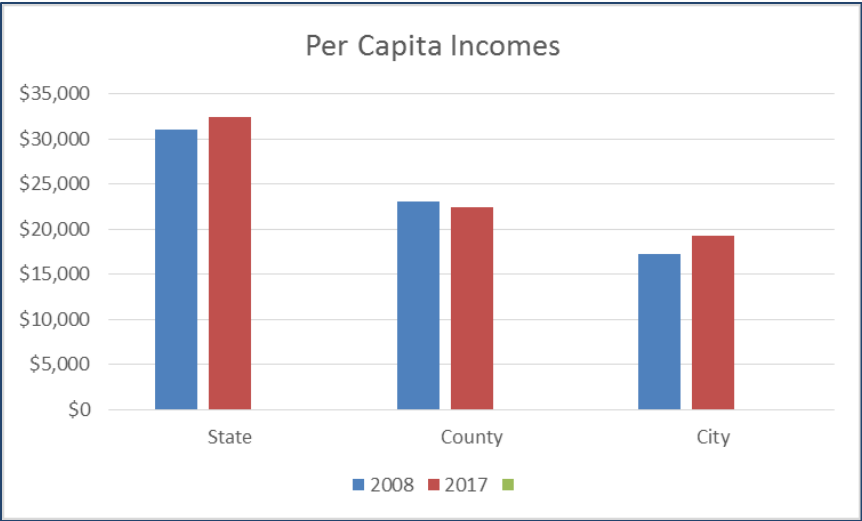
Figures 11, 12 and 13 identify that incomes are significantly lower than the State averages, have declined in unincorporated Del Norte County, and that the poverty rate continues to stay higher than the California average. Chronic poverty and homelessness are long term issues here. Of note in Figure 14 is the 11% increase in incomes in the City since 2008 as opposed to a slight drop in the County.

**Figure 10: Race Distribution in Del Norte County**



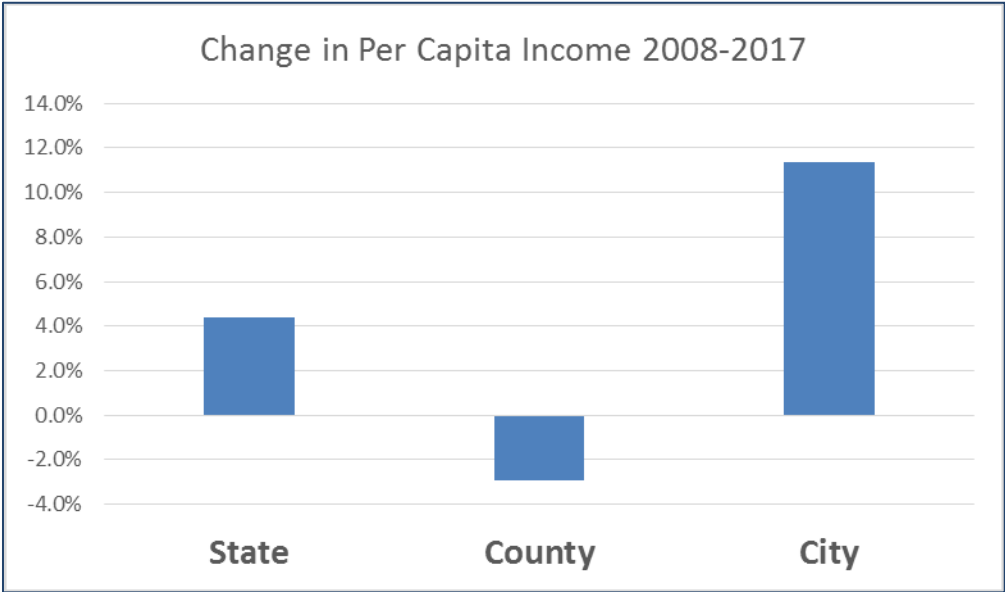
Source: ACS 2013-2017

**Figure 11: Per Capita Incomes for Del Norte County and Crescent City Compared to California, 2007 and 2017**



Source: ACS 2013-2017

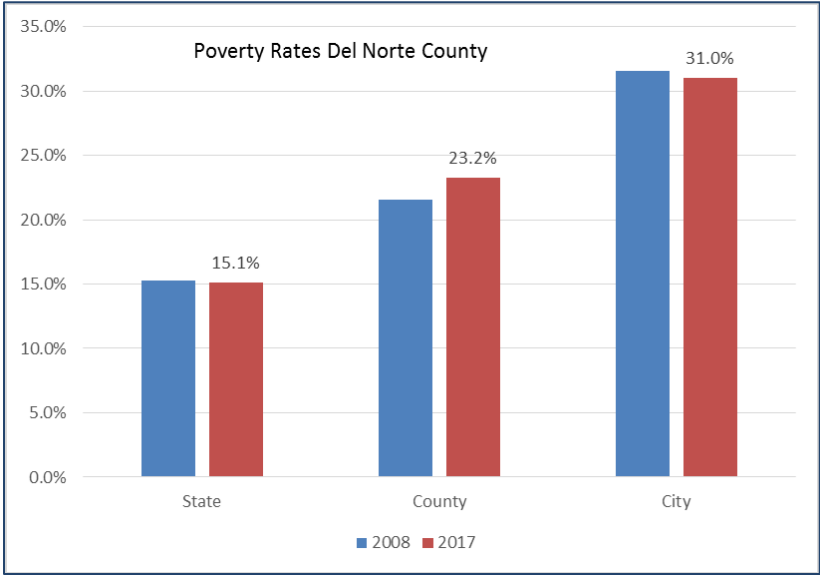
**Figure 12: Change in Per Capita Income 2008-2017**



Source: ACS 2013-2017



**Figure 13: Poverty Rates in Del Norte County, Crescent City Compared to California**

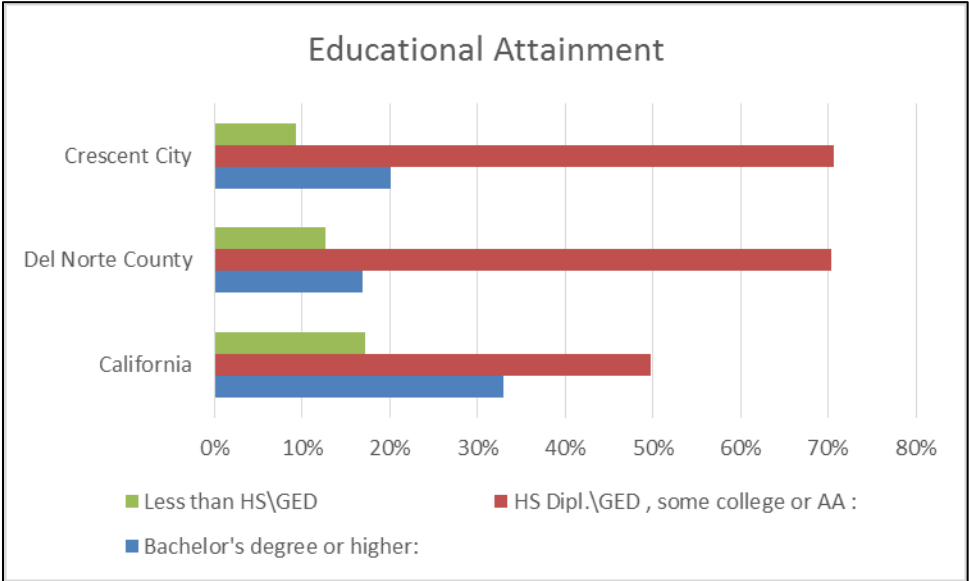


Source: ACS 2013-2017

**EDUCATIONAL ATTAINMENT**

Figure 14 below indicates that Crescent City (and the County) have a higher percentage of High School diplomas than California, but a lower percentage of 4-year college degrees.

**Figure 14: Educational Attainment**



Source: ACS 2013-2017

## HOUSING UNITS, VACANCY, TRENDS

Severe housing shortages exist throughout the nation and state, and the Federal, State and local governments everywhere are attempting to address this shortage. Del Norte has in 2019 an estimated 11,352 housing units, which is only 109 more than in 2010 (see Table A-5 in the Appendix).<sup>5</sup> Crescent City is showing a net gain of only two units during this period. Crescent City has about 17% of the total housing supply in the County. Most of the housing stock in both the County and City is single family detached homes, with a good supply of mobile homes. The housing vacancy rate has been stable in the County at about 10 to 12%, but the vacancy rate in Crescent City has dropped to below 7% in recent years.

Fifty-four percent of residents own their own home county-wide, but only 29% own within City limits (See Table A-6 in the Appendix). Given the large number of jobs paying lower wages in the County, it would be expected that there is strong demand for more multi-family housing, which was mentioned by several of the people interviewed for this study.

According to Zillow, the median listing home price is \$279,000 and a median selling price is \$251,500.<sup>6</sup> The average rent for a 3-bedroom home is currently \$1,266 per month.<sup>7</sup> Housing prices have recovered from their low of \$179,000 in November 2013.

## HEALTH INDICATORS

Health indicators are important measures of the quality of life as well as worker productivity. Del Norte County has higher mortality rates than state averages for a number of significant diseases (Table 8), although for Diabetes and Stroke, the number of incidences in 2015-2017 were too low to produce reliable rates. Del Norte does have fewer cancer deaths than the US target threshold and had fewer cases per 100,000 than Humboldt County, although both were well above the state average. Del Norte County has a lower Heart Disease death rate than the US target and also has a slightly lower death by accident rate than Humboldt County, but again both counties were well above the state average.

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<sup>5</sup> Source: California Department of Finance E-5 Report, January 2019.

<sup>6</sup> <https://www.zillow.com/crescent-city-ca/home-values/>

<sup>7</sup> Source: U.S. Department of HUD (from Chico State, Center for Economic Studies, 2018 Del Norte County Profile, page 34).

**Table 8: Selected Mortality Indicators per 100,000 Population, 2015-2017**

Jurisdiction	Diabetes	Cancer	Heart Disease	Stroke	Chronic Lower Respiratory Diseases	Accidents
National Goal	NA	161.4	103.4	35.3	NA	36.4
California	21.1	137.4	87.4	36.3	32.0	32.2
Del Norte	24.4*	156.4	100.9	37.7*	69.1	68.6
Humboldt	26.9	160.5	107	67.6	45.2	73.9

Source: California Department of Public Health, County Health Status Profiles, 2019.

\* Fewer than 20 occurrences - data deemed unreliable.

## INFRASTRUCTURE

### CIRCULATION AND TRUCKING

The County is physically isolated from most of California by the mountainous terrain covering much of the County and is dependent on well-maintained open highways for its outside connections. The closest cities with active transportation hubs are Grants Pass, Oregon (85 miles via US 199) Arcata/Eureka (85 miles via US 101), and Redding (220 miles via US 101 & CA 299).

Table 2.14 of the 2016 Del Norte Regional Transportation Plan (RTP)<sup>8</sup> indicates that even with a projected countywide Vehicle Miles Traveled (VMT) growth of 28.67% between 2010 and 2040, most of the sections of US 101 have acceptable levels of service (LOS) of C or better, but up to eight sections will need upgrades before then to avoid LOS deterioration. The other three highways (US199, SR197, SR169) are all expected to be fine until 2036.

Table 2.15 of the RTP document indicates that several local roads in the unincorporated area are now classified LOS D (high density, but stable flow, some users significantly affected by interaction with others in the traffic stream).

Trucks are the primary mode for goods movement in and out of the County. Highways 199 east to Grants Pass and I-5, and US101 south to Eureka are the primary truck routes. Improved truck access requires widening/straightening East-West US 199 to allow larger STAA trucks to navigate into the County. Otherwise they need to offload in Grants Pass onto smaller trucks. A project to straighten and improve US 199 has been approved and funded but is currently under litigation.

The US 101 route is impaired due to severe instability at the Last Chance Grade just south of Crescent City and tight curves through the Richardson Grove area. Remedial construction is underway in 2019 at Last Chance Grade but costs to maintain the existing route are about \$2 million per year, with the possibility remaining of a substantial failure

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<sup>8</sup> 2016 Regional Transportation Plan, Tables 2-14 and 2-15.



and a prolonged outage of the roadway. Routing alternatives are under study, but would cost between \$300 million and \$1.1 billion.<sup>9</sup>

## **TRANSIT<sup>10</sup>**

Redwood Coast Transit Authority (RCTA) is the designated transit system for Del Norte County. The RCTA has seven fixed routes that operate within Del Norte County as well as to Humboldt County and Curry County in Oregon. Routes 1, 2, 3, 4, 10 and 199 provide service throughout the County. Route 20 provides service to Arcata in Humboldt County. Operation hours are Monday through Friday, with limited hours on Saturday.

Ridership for the Redwood Coast Transit increased steadily between 2006 and 2012 from 66,890 annual passengers in 2006 to 154,550 annual passengers in 2012. However, due to cuts in the RCTA budget in 2012, all routes experienced service reductions and decreased ridership between 2012 and 2013. Service reductions include cutting operation hours and eliminating service on certain holidays. Subsequently, annual ridership decreased to 134,537 riders in 2013.

The Redwood Coast Transit Authority also offers public transit via the Dial-A-Ride service. This service operates Monday through Friday with limited hours on Saturday. Dial-A-Ride serves the area between Smith River and Arcata in Humboldt County. Dial-A-Ride offers same day curb-to-curb service for \$2.50 (senior and disabled) or \$5 (general public). The fare is reduced to \$1.50 for seniors and people with disabilities for reserving tickets one day in advance. Dial-A-Ride ridership has decreased from 18,826 one-way passenger trips in FY 2009/10 to 15,985 one-way passenger trips in FY 2011/12, which calculates to a loss of over 2,841 passengers. Vehicle service hours for both the Dial-A-Ride and the regular fixed route system have decreased by over 1,000 hours for FY 2012/13.

The Yurok Tribal Transit Services provides public transportation services operated by the Yurok Tribe Transportation Department. This service provides transit for the communities of Klamath, Crescent City, Weitchpec, Wautec, and Tulley Creek. There is a Dial-A-Ride Service and regular morning (7AM-8:30AM) and evening (5PM-6:15PM) pick-up times for the following community destinations:

- Pem-mey in Klamath (7:10AM)
- Home Depot, Crescent City (7:45AM and 5:45PM)
- Elk Valley Community Center, Crescent City (7:45AM and 5:38PM)
- Yurok Tribal Office, Klamath (8:23AM, 5:05PM, and 6:15PM)

The fare for the Yurok Tribal Transit Service (YTTS) is \$1.00 per trip, per passenger. Additionally, the YTTS provides a free trip for elders and assistants for shopping, business,

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<sup>9</sup> [www.lastchancegrade.com](http://www.lastchancegrade.com)

<sup>10</sup> 2016 Regional Transportation Plan

or personal needs once a month. The YTTS is an important transit system for the Tribal community as many members live in isolated areas and have limited means of transportation.

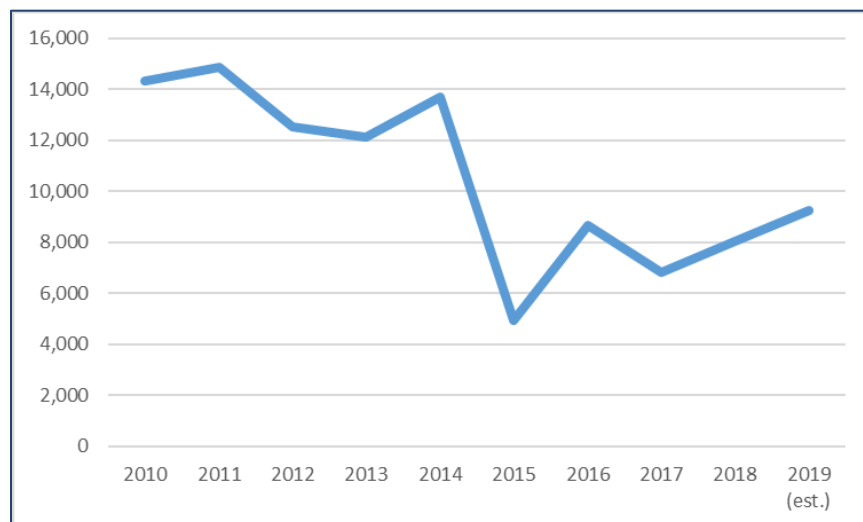
## HARBOR

The Harbor is a critical asset to the region, supporting two strong clusters and contributing significant employment. Fishing and tourism are the primary uses at the Harbor district, which supports a fleet of 80 commercial fishing vessels and several restaurants, hotels and an art gallery. The Ocean World Aquarium is a nearby attraction. There is little cargo capacity other than one container lift. Recent improvements have made the harbor more resistant to tsunamis, especially since the tsunamis of 2006 and 2011.

## AVIATION

There was an average of about 13,000 revenue-producing enplanements at Jack McNamara Field (CEC) in Crescent City between 2010 and 2014. The airport lost daily scheduled service in 2015, after which enplanements then dropped to under 7,000 (Figure 15). However, in 2018 Contour Airlines began service to Oakland, a signal that the economy is picking up. The airport runway safety area improvement and recent terminal expansion now provide plenty of capacity for growth.

**Figure 15: Jack McNamara Field Enplanements, 2010 to 2019**



Source: Del Norte Transportation Commission. 2016 Regional Transportation Plan; FAA Enplanement data

## WATER AND SEWER

Crescent City completed a \$42 million upgrade to the wastewater treatment plant in 2010, which serves not only the City but the urbanized unincorporated areas surrounding the City. The treatment plant treats 600,000 gallons of wastewater per day. The City has identified several projects that are still needed to complete improvements to the treatment plant,

including replacement of the Rotating Biological Contractor, replacement and upgrade of the Membrane Bio Reactor, optimization of the Digester and others (see CEDS project lists in the Action Plan chapter below). County Service Area 1 maintains sewer collection facilities for the unincorporated areas connected to the treatment plant. Both the City and the County have identified several improvements needed to the sewer collection systems including computerized monitoring systems, secondary power sources for the lift stations, and reduction of storm water infiltration, among others.

The Tolowa Dee-ni' Nation (Smith River Rancheria) also completed a wastewater treatment facility that serves tribal activities as well as nearby residents. Residents of unincorporated areas not connected to these two treatment plants are on septic systems.

Similar to the service arrangement for wastewater treatment, the Crescent City Water Department serves about 18,000 people in and outside of the City. The primary water source is the Smith River, which has exceptionally high water quality. Other County residents are on wells. Due to the high precipitation (between 70 and 100 inches annually) and low population, groundwater depletion is not a concern currently.

## **ELECTRICAL POWER AND BROADBAND**

Del Norte County is one of the few California regions served by Pacific Power, which is headquartered in Oregon. Electrical power is less expensive than PG&E rates and Del Norte County was not subject to the Public Safety Planned Shutdowns (PSPS) that occurred in the fall of 2019 for many areas in Northern California.

In terms of broadband service, the coastal area of the County from Crescent City to the Oregon border has wireline service rated at 6 Mbps download and 1 Mbps upload by the California Advanced Services Fund (CASF), which is the program administered by the California Public Utilities Commission to extend broadband infrastructure and services throughout California. Del Norte County is also part of the Northeast California Connect Consortium through which the CASF works to distribute grant funds for broadband projects. Based on available information, it appears that Del Norte County has one fiber optic line coming up from Humboldt County and other lines extending south from Oregon. (This information should be verified as part of the Action Plan below.) There is a concern with the lack of redundancy in this fiber optic system, not only from the south but also from the north along US 101 into Crescent City. In addition, many areas of the county are not served at all due to the mountainous terrain.

## **SOLID WASTE MANAGEMENT**

The Del Norte Solid Waste Management Authority (DNSWMA), a Joint Powers Authority of Del Norte County and the City of Crescent City, is responsible for planning and regulation of the solid waste and recyclable materials collection, reuse and disposal. Del Norte County has five transfer stations and recycling centers, including one in Gasquet and one in Kamath as



well as those closer to Crescent City.<sup>11</sup> The County's land fill has been closed and is under long term monitoring. Solid waste disposal occurs at the facility in White City, Oregon, and the County has secured more than 15 years capacity at this facility. In addition, Recology, Inc. ships recycled materials to its facility in Humboldt County.

In 2016, Governor Brown signed SB 1383 into law, requiring that local jurisdictions implement and enforce certain organic waste diversion and recycling programs to reduce greenhouse gas emissions. The regulations take effect January 1, 2022, with several milestones taking effect at later dates. SB 1383 has been characterized as the most significant waste reduction mandate to be adopted in California in the last 30 years. It is anticipated to be especially challenging for rural communities to comply and Del Norte County is working with its legislative representatives and the Rural County's Environmental Services Joint Powers Authority to advocate for legislation that could allow alternate compliance mechanisms for rural communities.<sup>12</sup>

However, under the current law, Del Norte County will need to develop plans, systems and infrastructure to implement food waste recovery as well as diversion of other organic waste by 2025 or 2026. SB 1383 also contains provisions requiring compliance with the CalGreen Building Standards Code and the Model Water Efficiency Landscape Ordinance, which will require enforcement from City and County officials other than the DNSWMA.

The Community Food Council for Del Norte County and Adjacent Tribal Lands has been awarded a CalRecycle grant to expand food rescue and redistribution in Del Norte, and development of this food rescue program will be an essential element of Del Norte's food recovery programs to comply with SB 1383 requirements. SB 1383 prioritizes food recovery for human consumption first, then for animal consumption and lastly for composting. Composting is particularly challenging for Del Norte County due to a number of factors including the high rainfall, the presence of bears, and the fact that the dairies already produce a relatively cheap compost from cow manure. Compost produced from other organic waste could not compete economically with this source. However, the potential exists for Del Norte County to contribute to the research in this area through pilot projects related to culinary kitchen food diversion and use of the dairy lands for carbon sequestration techniques.<sup>13</sup> Del Norte is also a member of the North Coast Recycling Market Development Zone, which offer loans and technical assistance for businesses using recycled feedstocks or producing products from recycled materials. In addition, the County owns a three acre site adjacent to the Del Norte County Transfer Station that is available for recycling business development.

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<sup>11</sup> Del Norte Solid Waste Management Authority. Non-Disposal Facility Element of the Integrated Solid Waste Management Plan. November 2019.

<sup>12</sup> Tedd Ward, Director, Del Norte Solid Waste management Authority. Staff Report. January 3, 2020.

<sup>13</sup> Tedd Ward, personal communication, February 11, 2020.

# SWOT ANALYSIS

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Much of the discussion in the CEDS stakeholder engagement and committee meetings centered on identifying the assets and opportunities that Del Norte County can build on to promote economic prosperity and the weaknesses and threats that must be dealt with to facilitate economic growth. The following is a summary of the factors identified in the SWOT, followed by a focused discussion on economic resiliency.

## STRENGTHS

- Del Norte County is a place of immense natural beauty that includes the ocean, rivers and the world's tallest trees. Many of the county's residents, including its entrepreneurs, have moved here for the quality of life, including exceptional air and water quality as well as the scenic beauty.
- The natural amenities, as well as the establishment of Redwoods National Park and Jedediah Smith Redwoods State Park, have bolstered a strong eco-tourism industry that includes river activities such as fishing, rafting and kayaking as well as hiking, biking and camping. Del Norte County is the gateway to the National and State Parks, which have an estimated 400,000 visitors a year, including Canadian and international visitors. While there is significant rainfall in the area, certain visitor activities such as steelhead fishing provide a winter market for tourism.
- In addition to the tourism market, Del Norte County is a sports community, hosting recreational youth events such as a Little League tournament that brings in 80 families and basketball tournaments that bring in 400 families.
- The Smith River Valley offers rich agricultural lands and a year-round growing season, which produces grass fed beef, dairy products, Easter Lilly flower production with worldwide distribution, as well as other crops. Many of these products, particularly the livestock and dairy products, are produced organically.
- The County has been able to implement key infrastructure improvements, such as rebuilding the air terminal, which has led to re-establishing flight service to Oakland and the rebuilding of the harbor docking facilities following the tsunami in 2011. Further work is needed at the harbor, as discussed below. However, having a working harbor is a major asset, providing the fishing fleet with good safe access to get in and out of the harbor without danger.
- Served by Pacific Power, Del Norte County has avoided the Public Safety Power Shutdowns implemented by PG&E in the fall of 2019.

- Many stakeholders indicated that Del Norte County has a strong business community, featuring lots of entrepreneurial cottage businesses.<sup>14</sup> It is also a community that strives to work together for common interests. For example, organizations such as the Wild Rivers Community Foundation and others have done fundraising with Smith River Rancheria to support the salmon hatchery on the river.
- The four federally recognized Native American Tribes are estimated to support more than 750 jobs and produce over \$55.5 million in annual business revenue.

## WEAKNESSES

- Although tourism is an important industry for Del Norte County, stakeholders feel the entrances into Crescent City offer “poor curb appeal.” Better pedestrian access along US 101 including around the S curve would create a more appealing environment. In addition, businesses could do more to beautify their business places.
- Existing tourism marketing efforts fail to adequately promote the National and State Parks. Moab, Utah offers an example where the National Parks are heavily featured ([www.discovermoab.com](http://www.discovermoab.com)). The National and State Parks also do not collaborate with County parks and camping facilities to ensure that overflow visitors find local camping options when they are full.
- There is not a good mechanism in the County to celebrate successes, and much of the focus is on failures or deficiencies. In addition to improving the tourism web presence, a website dedicated to comprehensive economic development efforts in Del Norte County would help stimulate business attraction and development.
- Del Norte County has a lack of livable wage jobs, which leads to a high proportion of low-income households and young people leaving for opportunities in stronger markets. Nearly half the job base is in government, rather than a diverse base of business and industry. Consequently, purchasing power to support local businesses is weak, which leads to a high vacancy rate in Downtown Crescent City. In addition, stakeholders report that demand for single family housing is down, which affects the construction industry, although there is likely unmet demand for multi-family housing.
- The county is isolated due to poor access on US 101 from the south and US 199 from the east. The deficiencies on these roadways impede STAA trucking which makes the County a difficult location for manufacturing.

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<sup>14</sup> This is confirmed in: Claggett Wolfe Associates. *Economic Development Business Loan Study for Crescent City*. August 2019.



- Much of the land area with economic development potential in the County is subject to Coastal Commission jurisdiction.
- A majority of land in the County is in federal or state ownership. This supports tourism in many areas but restricts private enterprise opportunities in other areas.

## OPPORTUNITIES

- Strong national market growth in outdoor recreation supports a major strength of the County. Lots of activities can be promoted, including bird watching, fishing, biking, beach combing, visiting the world's tallest trees, relaxing, whale watching, surfing, storm watching, and walking along the harbor.
- The 2011 Tohoku earthquake and tsunami, and subsequent retrieval and return of the boat from Rikuzentakata led to a Sister City relationship between Crescent City / Del Norte County and Rikuzentakata, Japan. This has created an opportunity for international marketing for Del Norte County, as the Olympics are scheduled to occur in Japan in the summer of 2020. The Sister City relationship will be featured on NBC Sports during their Olympics coverage.
- Fishing boat access on the rivers could be expanded if the County can work with State and Federal regulatory agencies. Without this collaboration, there is also the possibility boat access will be further restricted.
- Consider ways to build on the environmental ethos of the County to promote business development in alternative energy fields, including wind and wave energy as well as waste-to-energy plants and solar system manufacturing.
- While small business loans are available through the North Coast Small Business Development Corporation and the Del Norte County Economic Development Corporation, there is a need to create stronger business mentoring resources to truly help local businesses meet their expansion potential.
- Agriculture should be redefined to include timber and fishing. A larger advocacy group will have more strength with local and federal agencies. The timber industry is now harvesting 2<sup>nd</sup> growth lumber and should be encouraged to maintain a stable, sustainable level of activity in the economy. In addition, opportunities to establish aquaculture operations, such as abalone, may be viable if necessary dredging can be maintained.
- The potential economic development opportunity for introducing Ultra-high-temperature (UHT) and dry powder milk processing facility in Del Norte to stabilize and grow the region's dairy farming industry and improve the financial sustainability of the region's dairy farms could be extremely important for the region's milk

producers that have seen the massive erosion of pound per solid pricing of organic, pasture-based milk in the State.

- Explore opportunities to diversify agriculture in the County to increase local farm-to-fork distribution and increase resiliency by reducing dependence on outside food sources. In addition, hemp is an upcoming legal crop that can be grown organically, with opportunities for value-added processing.
- Continue to support efforts by City, County and Harbor government to obtain state and federal grants to fund critical infrastructure and other community facilities and amenities that support economic development. In addition, the Del Norte County has a designated Opportunity Zone that can help attract investment, which includes the City, the harbor and portions of the adjacent County unincorporated area.
- The Del Norte Economic Development Corporation could be strengthened to better coordinate countywide economic development efforts.

## THREATS

- Homelessness, drugs, crime and lack of community pride reduce the appeal of the County for visitors and businesses as well as residents. Recent federal court decisions make it difficult to restrict homeless use of public spaces and will require a more comprehensive approach to homelessness.
- Falling incomes and purchasing power lead to lack of maintenance for commercial businesses and investment in the Downtown shopping environment.
- Climate change increases ocean temperatures which affects the fishery.
- The Harbor needs to complete the replacement of the seawall to protect against future tsunamis.
- There is a concern that pesticides used to grow the Lilly bulbs may be creating a health hazard in the Smith River plain and possibly affect the salmon fishery over the long term. The North Coast Water Quality Control Board (NCWQCB) conducted tests in 2013 and 2015 that measured low concentrations of pesticides and concluded that in combination with natural water conditions such as low hardness, the pesticides could have an impact on aquatic life.<sup>15</sup>
- Proximity of the County to Oregon, which is perceived to have business climate and tax advantages, makes business recruitment and retention more difficult.

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<sup>15</sup> North Coast Water Quality Control Board. Smith River Plain, Surface Water and Sediment Monitoring Report. January 2018. p. 2.

- The high cost of healthcare and the inability of local health care providers to recruit and retain specialists threatens the quality of life of the County.
- City and County government currently coordinate very well but this has not always been the case in the past and needs to be a focus for the future.

## **ECONOMIC RESILIENCE**

The US Economic Development Administration (EDA) defines economic resilience to include the ability of localities to recover quickly from major disruptions (or “shocks”) to its economic base, the ability to withstand a shock, and the ability to avoid a shock altogether.<sup>16</sup> Major disruptions can come from a general economic downturn in the nation or the state, market downturns for specific industries that are important to the regional economy, local closures of major employers, and disruptions from natural or manmade disasters. Del Norte County has experienced numerous tsunamis and flooding episodes over the years, including in 1964 when much of Downtown Crescent City was destroyed and most recently in 2011 when a tsunami destroyed the Harbor.

## **DISASTER RESPONSE**

The County Office of Emergency Services (OES) coordinates the overall County response to disasters. It is also responsible for disaster preparedness, mitigation, and recovery activities. Like many regions, Del Norte County is subject to many threats such as earthquake, tsunami, flooding, severe weather, wildfire, pandemic influenza, hazardous material spills, and even terrorism. Due to its remote location and limited resources it is important that the community is well-educated on these threats and that individuals take responsibility for their personal preparedness.

Del Norte County OES strives to create comprehensive preparedness and response plans; provide training to individuals, businesses, and organizations; coordinate with first responders, healthcare providers, nonprofits, businesses, and volunteers; and to provide education and information to our community when emergencies arise. As of this writing, the coronavirus is a significant global issue, but County officials note that the County has long coordinated responses to epidemics as well as natural disasters and is well prepared to meet this current threat.

The OES page on the County website is under development as of November 2019 but has begun to provide advice and resource referrals regarding specific hazards or threats that may occur. Among other steps taken, OES has also implemented a community alert system

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<sup>16</sup> US EDA. CEDS Content Guidelines. March 9, 2016. pp. 15-16.

and 72-hour supply bags are distributed to low-income families, although it is not clear if they are maintained for emergencies when food is short on a daily basis.

In addition, due to the remoteness and small population of the County, there is a strong spirit of cooperation. County, City, Harbor, School District, first responders, businesses and others all meet regularly to plan for disaster response and assist each other when needed. There is also a strong force of local volunteers.

- However, on a broader level, the County has no recovery plan in place and in particular there are no food storage facilities or systems in place.
- In addition, the Harbor District has identified the need to create a Tsunami Evacuation Center. This project is described in more detail in the Acton Plan later in the CEDS document.

## **DISASTER PLANNING**

### **CLIMATE CHANGE**

The County Transportation Commission completed a Climate Change and Stormwater Management Plan in 2015, which identified risks to the transportation system of long term climate change. As noted in the plan, “[C]limate stressors that may pose a potential hazard to transportation assets in Del Norte County are identified as precipitation, sea level rise, and coastal storm surges, all of which are projected to increase frequency or severity in the future. Increases in precipitation will cause increased runoff which will in turn stress drainage networks that serve transportation assets. Sea level is predicted to rise 55 inches along the California coastline by 2100, leading to increased coastal flooding and shoreline (cliff) erosion. The intensity of storm surges is also predicted to increase. This has the potential to cause permanent or periodic inundation of coastal transportation assets, along with damage to these assets brought on by coastal erosion.”<sup>17</sup>

The study identified 175 of the 680 total roadway miles in the County as having critical levels of risk related to climate change. The study provided preliminary cost estimates of some options to avoid or mitigate the projected effects. A levee along the shoreline is projected to cost more than \$73 million (\$2014) while other erosion countermeasures could cost in excess of \$1 billion (\$2014). Certainly, other infrastructure besides transportation would also be affected, particularly at the Harbor.

### **ECONOMIC DIVERSIFICATION**

Several important segments of the County economy are tied to climatic conditions, such as agriculture and fishing as well as possibly timber. Ocean warming is expected to change the fish species and volume of fish present off the coast, and the mix of crop types is likely to

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<sup>17</sup> Schaaf & Wheeler. Climate Change and Stormwater Management Plan. Del Norte County Transportation Commission, 2015. p. 1-3.



change as weather conditions shift. For these reasons, as well as the shorter term prospects of future economic downturns, economic diversification should be a major objective for Del Norte County. As discussed above in the Industry Cluster analysis, Del Norte County has few economic sectors where it achieves a significant level of concentration. Agriculture, tourism and government all have certain economic advantages but are susceptible to disruption from disasters and recessions and except for government, the wages levels do not support the workforce or the rest of the economy very well.

Two major impediments to diversifying the economy also relate to shorter term disaster preparedness: the improvement of US 199 to allow STAA trucks and the improvement and redundancy of the broadband network. These circulation and communication improvements would make more types of manufacturing businesses feasible in Del Norte County and would also help facilitate both emergency communications and the attraction of more internet-based workers and businesses.

# VISION AND GOALS

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Del Norte County has established an economic vision that has carried through successive CEDS plans over the past ten years:

“To develop a sustainable economic base by retaining, expanding and attracting new business by balancing the needs of both the business and residential communities while considering the effects of economic development on the environment of our unique redwoods and coastal community.”

The CEDS is intended to achieve goals that may be characterized by the acronym TEAMS, which not only encapsulates the need for regional collaboration and teamwork but also identifies the key business sectors, organizations and economic foundations critical to the economic prosperity of the region.

- T: Transportation, Technology, Tourism
- E: Education, Environment
- A: Agriculture, including Forestry and Fishing
- M: Manufacturing, Medicine
- S: Small Business and Sovereign Nation (DNATL) Success

The specific CEDS goals are listed below and a detailed action plan to implement the goals is provided in the next chapter.

**Goal 1:** Diversify the regional economy to include technology-based firms, light manufacturing and health care enterprises that provide living wages to local workers.

**Goal 2:** Promote successful tourism industry expansion

**Goal 3:** Support expansion of sustainable agricultural, forestry and fishery products.

**Goal 4:** Invest in improving and maintaining a comprehensive transportation network that meets the needs of local industry, commuters and visitors.

**Goal 5:** Enhance education, workforce training, housing and healthy lifestyle opportunities in the County to support existing residents and businesses as well as the workforce of the future.

**Goal 6:** Create a thriving small business environment which fosters entrepreneurship and innovation.

# ACTION PLAN

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The CEDS Committee has identified objectives and action steps to implement key elements of each of the goal statements. In addition, the sponsoring agencies have identified priority projects that would help support achievement of the goals. The projects are listed after the action plan described below.

**Goal 1:** Diversify the regional economy to include technology-based firms, light manufacturing and health care enterprises that provide at least living wages to local workers.<sup>18</sup>

## ***Objectives/Actions***

1.1 Attract internet commuters. Ensure adequate capacity and redundancy in the broadband network.

1.1.1 Coordinate with Northeast California Connect Consortium and Redwood Coast Consortium on information resources and funding opportunities for the broadband system.

1.1.2 Identify funding opportunities through the California Advanced Services Fund (CASF), particularly for school and library internet expansions, as well as last mile and middle mile expansions. Coordinate this effort with the Tribes.

1.1.3 Identify the owner of the fiber optic lines that extend from Oregon and determine the market criteria under which increased redundancy and capacity would be feasible.

1.1.4 Meet with local broadband service providers to determine the market conditions under which service expansions can be implemented.

1.1.5 Evaluate the benefits and feasibility of public agency fiber optic networks for transportation and infrastructure monitoring and operation.

1.1.6 Based on research identifying any local broadband advantages, develop marketing messages for businesses and potential new workers.

1.2 Leverage local resources to create sustainable energy production enterprises.

1.2.1 Identify research institutions and/or pilot programs engaged in alternative energy research along the West Coast and identify opportunities to collaborate to establish pilot projects in Del Norte County.

1.3 Attract and expand a greater range of specialty health care services.

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<sup>18</sup> Living wages are intended to provide sustainable household support commensurate with local costs and economic conditions. The Massachusetts Institute of Technology has developed calculator for living wage by County, which is provided in Appendix Tables A-8 and A-9. See <http://livingwage.mit.edu/counties/06015>.

1.3.1 Create an inventory of health care services available in Del Norte County from private, public and non-profit organizations.

1.3.2 Identify existing health care gaps and engage a group of industry representatives to determine the constraints to filling the gaps.

1.3.3 Coordinate with workforce education and training agencies to maximize the opportunity for local healthcare training programs.

1.3.4 Develop an action plan to market the opportunity to diversify the Del Norte health care network to the health care industry.

1.3.5 Promote and encourage the growth of the senior population in the County.

1.4 Coordinate with Tribal Leaders (DNATL) on site availability and funding for infrastructure improvements to support business development.

1.5 Promote the high quality of life and natural assets of the County to attract entrepreneurs and new businesses.

1.5.1 Determine a funding source to support enhancement and expansion of economic development marketing programs in the County.

**Goal 2:** Promote successful tourism industry expansion.

***Objectives/Actions:***

2.1 Evaluate the feasibility of a Tourism Business Improvement District (TBID) as a means to increase revenues available for marketing and infrastructure improvements.

2.2 Consider increasing the TOT tax rates to increase revenues available to support marketing.

2.3 Increase the number of outdoor recreation events.

2.1.1 Enhance the cooperative efforts between private sector sponsors, the City Recreation/Events Director and the County Recreation Coordinator.

2.4 Promote the scenic and recreation assets and attractions of the County, including the National and State Redwoods Parks, Klamath River, Smith River, County parks and campgrounds, Beachfront Park, and others.

2.4.1 Enhance the video functionality of the VisitDelNorteCounty.com website.

2.4.2 Allocate funding to print brochures supplementing the promotion of the National and State Redwood Parks and other county attractions, in addition to the Chamber of Commerce magazine.

2.5 Promote Crescent City's Sister City relationship with Rikuzentakata and the opportunity afforded by the 2020 Summer Olympics in Japan.



2.6 Coordinate with Tribal Leaders (DNATL) on marketing and tourism attraction opportunities.

**Goal 3:** Support expansion of sustainable agricultural, forestry and fishery products.

**Objectives/Actions:**

3.1 Promote farm-to-fork programs, farmer’s markets and food hub networks that help to increase local consumption of Del Norte farm products and improve food security.

3.1.1 Build on the research and recommendations developed by the Building Health Communities Program to create an inventory of Del Norte food products that could be marketed to local groceries and restaurants.<sup>19</sup>

3.1.2 Evaluate whether a food distribution hub would help improve local distribution of Del Norte food products, especially for small farmers.

3.1.3 Identify options for emergency food storage and evaluate the feasibility of a food storage center.

3.1.4 Collaborate with Tribal Leaders (NDATL) to increase food diversity and food security.

3.2 Assist local agricultural producers to improve the sustainability of their operations, including use of compost and mulch products to help sequester carbon to the extent practical.

3.3 Explore the opportunity for introducing Ultra-high-temperature (UHT) and dry powder milk processing in Del Norte County to stabilize and grow the region’s dairy farming industry and improve their financial sustainability. A study should develop a two-phase assessment of the feasibility for processing opportunities (see Appendix F for more detail).

3.4 Promote the development of new food products in the County that meet evolving consumer market niches.

3.4.1 Coordinate with the Agricultural Commissioner and the UC Farm Extension to identify additional crops that could be grown in the County and market these opportunities to local growers.

3.4.2 Evaluate opportunities and constraints to increase aquaculture in Crescent City Harbor or along the coast, such as the dulse seaweed products under research at Oregon State University.

3.5 Complete the replacement of the Harbor sea wall to protect the fishing fleet from future storm surges and tsunamis.

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<sup>19</sup> California Center for Rural Policy at Humboldt State University. *A Community Food Assessment for Del Norte County and Tribal Lands, ver. 2.1.* 2019.

3.6 Support sustainable forestry practices and evaluate whether residuals and/or fire protection management practices can yield marketable bi-products or increased carbon sequestration.

**Goal 4:** Invest in improving and maintaining a comprehensive transportation network that meets the needs of local industry, commuters and visitors.

***Objectives/Actions:***

- 4.1 Complete the Last Chance Grade project.
- 4.2 Evaluate and improve bridges and roadways along the US 101 and 199 corridors to ensure sustainable transportation, particularly for STAA trucks.
- 4.3 Seek funding to expand transit options in the County.
- 4.4 Promote and further expand commercial airline service to the County.
- 4.5 Implement Harbor District projects to improve harbor facilities and harbor protection improvements.

**Goal 5:** Enhance education, workforce training, housing and healthy lifestyle opportunities in the County to support existing residents and businesses as well as the workforce of the future.

***Objectives/Actions:***

- 5.1 Support expansion of Career Technical Education programs in the K-12 school system.
  - 5.1.1 Support efforts to recruit and retain qualified educators for grades K-12.
- 5.2 Attract or develop additional vocational education programs, focused on skills needed by local industry as well as future technology industries such as those in sustainable energy production or environmental and resource management.
  - 5.2.1 Continue to coordinate with the Del Norte Workforce Center to identify funding sources and opportunities to expand workforce training.
  - 5.2.2 Continue to coordinate with Redwood College to expand course offerings at its Del Norte Education Center to meet local employer and worker needs.
- 5.3 Outline a course of action to attract higher education institutions.
  - 5.3.1 Continue to engage with Humboldt State University to increase its presence in Del Norte County.

5.3.2 As success occurs in diversifying the County economy (Goal 1), identify educational niches that can support unique economic sectors and market those opportunities to public and private technical trade schools.

5.4 Adopt a Health in All Policies approach to economic development and planning and especially invest in early childhood development programs to create a foundation for success for the County's young people.<sup>20</sup>

5.4.1 Expand on efforts of the Building Health Communities Program to advance healthy lifestyle policies in the community.

5.5 Prepare market information that can help attract developers to build more workforce housing, as well as evaluating local zoning and permitting processes to remove barriers for all types of housing.

5.6 Develop strategies to utilize funding programs such as the Opportunity Zone and other state housing funds to increase housing production.

5.6.1 Establish programs that encourage redevelopment of existing housing and commercial infrastructure to improve housing opportunities and decrease blight.

5.7 Support governmental and non-profit organizations' efforts to address homelessness.

5.7.1 Support the creation and operation of a local non-profit organization which can serve as a receiver for disparate public, private and foundation funds to implement activities to reduce homelessness.

5.8 Continue disaster preparedness and mitigation efforts to ensure community resiliency and expedited economic recovery from impacts of natural and anthropogenic disasters.

**Goal 6:** Create a thriving small business environment which fosters entrepreneurship and innovation.

***Objectives/Actions:***

6.1 Support expansion of services offered by the North Coast Small Business Development Center to ensure that small businesses have access to essential business management counseling and technical assistance.

6.2 Foster the creation of an entrepreneurship networking system that assists local businesses to expand their horizons to the next level of market opportunity and business strength, leveraging resources such as the North Coast Recycling Market Development Zone.

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<sup>20</sup> For program guidance, see [http://www.phi.org/uploads/files/Health\\_in\\_All\\_Policies-A\\_Guide\\_for\\_State\\_and\\_Local\\_Governments.pdf](http://www.phi.org/uploads/files/Health_in_All_Policies-A_Guide_for_State_and_Local_Governments.pdf)

6.3 Focus efforts on ways to improve the market attractiveness of Downtown Crescent City to create a thriving place for shopping and entertainment.

6.3.1 Consider implementing a facade improvement loan program.

6.3.2 Evaluate the balance between commercial space and housing in the downtown and consider ways in which additional housing can boost market support for downtown merchants and increase evening traffic and entertainment in the commercial district.

6.4 Consider ways to prioritize support for local merchants.

6.4.1 Identify models such as Humboldt Made that can help to organize efforts in Del Norte County to promote buying local and marketing local products outside the County.

6.4.2 Consider location restrictions on national chain stores where local merchants already serve the Del Norte market area.

6.5 Promote the economic development successes of the region to support an atmosphere of progress and a culture of public/private partnership, including Tribal Leaders (DNATL).

## **CEDS PROJECTS**

### **1. HARBOR DISTRICT**

#### **1.1 Replace the Seawall at Crescent City Harbor**

The sea wall is critical infrastructure protecting the commercial fishing fleet that is an important component of Del Norte's economy. The project is estimated to cost \$3.2 million. The Harbor District expects to submit funding applications to FEMA and Cal OSHA for about \$2.4 million, leaving an \$800,000 funding gap.

#### **1.2 Revitalize the Bayside RV Park and Redwood Village RV Park**

The Bayside RV Park is currently a low-income residential area that would be converted into a visitor destination by improving the physical amenities, reducing the number of campsites to 30 and adding cabins, yurts and tent camping spaces. This project is estimated to cost \$6 million. The Harbor District has the support of Del Norte County and the State Coastal Commission to undertake this project consistent with the approved Master Plan.

#### **1.3 Develop and Manage a Tsunami Evacuation Center**

The Harbor District proposes to develop and manage a five-story multi-use facility that would function as an evacuation center the next time a tsunami hits Crescent City. The



Harbor District has submitted a grant application to get the site shovel ready and estimates that the total project will cost between \$9 and \$10 million.

#### **1.4 Implement the Harbor District Improvement Plan when adopted**

The Harbor District is going through the Coastal Commission approval process for its Improvement Plan, which includes not only harbor facilities improvements but also plans for increased lodging and other businesses facilities. When approved, this plan will provide significant guidance for multiple economic development activities in the Harbor District.

## **2. TRANSPORTATION AND STORM WATER**

### **2.1 Front Street Revitalization Project**

Front Street is a priority project for the City of Crescent City as well as the region. This project will improve the functionality of Front Street from A Street to L Street for all transportation modes. The project has been stratified into seven components, including water infrastructure, storm drain, pedestrian improvements, bicycle improvements, transit improvements, B Street roundabout, and roadway reconstruction. All of these components combined will improve the quality of life for residents of Del Norte County as well as the attractiveness to tourists. This project is the catalyst to revitalizing the area.

### **2.2 Pebble Beach Drive Bike/Ped**

Pebble Beach Drive is considered one of the most scenic roadways in Del Norte County and draws many tourists to the area. The City of Crescent City and the community have identified pedestrian and bicycle improvements that would improve access to this valuable resource. This project is also supported by the public as a high priority project in the recent Active Transportation Plan.

### **2.3 Sunset Circle**

The Sunset Circle Multi-Use Trail project will create a shared-use path that completes an existing network of bicycle and pedestrian trails that parallel Highway 101 in Crescent City. The scope of work would include a class 1 shared-use path, paved with two (2) inches of asphalt, with two (2)-foot and three (3)-foot shoulders. Sunset Circle would be converted to a one-way road, proceeding from North to South. Signage would be installed at both intersections of Sunset Circle with US Highway 101.

### **2.4 Improved Bicycle Facilities**

The Pacific Coast Bicycle Route (PCBR) is the most significant bike route in Del Norte County. The PCBR is approximately 1,830 miles following the west coast of US and Canada, extending from Vancouver, British Columbia to Imperial Beach at the California/Mexico

Border. This route is designated as Class II and III and runs parallel to US 101 in Del Norte County, along Sarina Road, 1st Street, Fred Haight Drive, Lake Earl Drive, and Northcrest Drive. An alternative scenic route along Washington Boulevard and Pebble Beach Drive can also be utilized. The PCBR is a significant asset to the region and supports recreational, economic and tourism success.

The 2015 Pacific Coast Bike Route Survey summarizes the findings of the survey of 535 PCBR bicyclists and its predominant needs. The survey found that the most common and highest-ranked issue bicyclists found on the PCBR was narrow roads in need of wider shoulders. Survey respondents also noted that the segment of US HWY 101 just south of Crescent City (between Hamilton Road and Wilson Creek) was one of three “problem areas” along the route, and the only problem area identified in Del Norte County. This segment was identified as difficult due to extremely narrow shoulders, aggressive and unfriendly drivers, high volumes of traffic, steep terrain and debris.

In addition to the PCBR, there are bicycle facilities present at all locations of the California Coastal Trail in Del Norte County. The majority of existing bicycle facilities in Del Norte County are designated Class III bikeways shared use with pedestrians and motor vehicle traffic. The American Community Survey 2013 reported that 39% of Del Norte residents and 54% of Crescent City residents have a travel time to work less than 10 minutes. Despite short travel times, biking remains an underutilized mode of travel in the County. Short commute times indicate that an improved bicycle network may encourage a mode shift from automobile to bicycle

## **2.5 Cross Culvert Repair, Replacement and Rehabilitation**

Culverts are an essential part of the County maintained road system. When cross culverts are in poor condition, they can lead to flooding and damage of the road surface. Repair, replacement and rehabilitation of impaired culverts along County maintained roads will ensure the roads remain open.

## **2.6 Curb Ramp Upgrades in Urban Areas**

Within the County’s urban areas (both City and unincorporated jurisdiction), curb ramps, gutters and sidewalks are typically a road requirement for development. As development occurs over time, the curb ramps are built to the standard in place at the time. The current standard is the 2010 ADA Standards for Accessible Design. Upgrading non-compliant curb ramps allows greater access to goods, services and housing for persons with disabilities.

## **2.7 Improvements to Stormwater Collection System**

The Countywide Flood Control District manages a system of open ditches and underground pipe. Due to the rural development patterns, the majority of the stormwater collection system is comprised of open ditches. For safety reasons, undergrounding of pipe in specific

areas is preferable to open ditches. A project would include installing pipe in prioritized areas to reduce risk of flooding and to improve road safety by providing additional shoulders for pedestrians and cyclists. Safe roads are essential to the movement of people and goods.

### **2.8 Drainage and Road Infrastructure improvements to the Roosevelt Tract**

The Roosevelt Tract (County portion) is bounded by E. Washington Boulevard to the north, E. Harding Avenue/Wilson Avenue to the south, Northcrest Drive to the west, and Burtschell Street to the east. The area is a mixture of commercial, residential and quasi-public development that has developed in a piecemeal manner. Drainage and road infrastructure improvements would help revitalize the area and encourage infill development.

### **2.9 Northcrest Drive Complete Streets Project – E. Harding Avenue to E. Washington Boulevard**

Within the unincorporated Crescent City urban area, Northcrest Drive serves as a major collector between U.S. Highway 101 and Washington Boulevard (E & W). The County's jurisdiction spans along the east side of Northcrest Drive from E. Harding Avenue to E. Washington Boulevard. The road segment is developed with commercial uses along with some vacant or underutilized lands. Due to the slow paced development patterns, gaps in the sidewalk exist. A complete streets type project would add a full bike lane, complete sidewalk gaps and include an overlay of the entire road width and drainage improvements. The benefit to community from this project would be a safer and more versatile mode of transportation for pedestrian and cyclists to access critical services such as medical facilities and other goods and services located along Northcrest Drive and E. Washington Boulevard.

## **3. WASTEWATER PROJECTS**

### **3.1 Rotating Biological Contactor (RBC) Replacement**

The RBC is a critical secondary treatment process that was installed over 40 years ago at the wastewater treatment plant. This is a vital piece of equipment that is near the end of its useful service life and must be replaced as soon as possible.

### **3.2 Membrane Bio Reactor (MBR) Membrane Replacement and Upgrade**

Existing membranes are at the end of their useful life and need replacement. The MBR is a critical tertiary treatment process that is a critical part of the wastewater treatment facility being able to meet water quality requirements

### **3.3 Digester Optimization**

Implement process upgrades and operate digesters in series, or in parallel as needed, to achieve greater volatile solids reduction, and increase capacity. Optimization is expected to

increase gas production, recovery, and reduce the volume of solids to the dewatering system.

### **3.4 Solar Energy Project**

Purchase and install a Photovoltaic (PV) solar panel system to provide sufficient power to sell excess generation in daytime to the power utility. The goal will be to use revenue from daily surplus energy to offset off peak power costs.

### **3.5 Septage Receiving**

Install a septage receiving station to receive septage waste, FOG and selected higher strength Industrial Waste Liquids. This system will require submittal of a Septage Management Plan (SMP) under NPDES No. CA0022756. A goal of septage receiving is to increase potential customer base with the acceptance of various inflow waste streams that are currently sent offsite to other wastewater treatment facilities. The plant currently has adequate capacity for treatment of this additional waste. To maximize financial benefit and ensure plant regulatory performance is not impacted, the system will capture the waste streams in an equalization tank and provide options for entry points into plant treatment systems. For example, septage waste would go directly to the digester as a trickle feed and a specialized industrial waste stream, such as micro-brewery liquid waste, could go directly into the Membrane Bio Reactor (MBR).

### **3.6 Dewatering Belt Press**

Install a newer technology belt press that will achieve a 25% solid sludge cake. The existing press can only produce approximately 16% solids. The proposed new press will provide redundancy for a very old piece of critical equipment and also provide the benefit of lower sludge hauling costs.

### **3.7 Sewer Main Extension Projects**

Construct a sewer main extension to facilitate connection of additional residential, commercial, and multifamily customers. Project assumes connection fees will be covered by individual grant projects to connect any DAC facilities. Project also assumes some additional sewer connections will result from new construction adjacent to the sewer main extension locations.

### **3.8 Supplemental Odor Control**

The gravity thickener and digester currently have no installed odor control equipment. As plant loading increases, and with the addition of septage receiving, odor issues can be expected to increase. This project will add equipment to mitigate future and existing odor issues. As the WWTP is located in a key scenic location and is also close to ocean front residences, odor control is important to the community.



### **3.10 SCADA System for the County Service Area No. 1's Sanitary Sewer Lift Stations and City Lift Stations**

The County Service Area No. 1 has 15 sanitary sewer lift stations within the unincorporated Crescent City urban area, while the City has six lift stations. A SCADA system<sup>21</sup> is used to collect data, monitor real time status, send alarm notifications, and remotely control lift station operations. The sanitary sewer lift stations serve commercial, industrial and residential development.

### **3.11 Secondary Power Sources at the County Service Area No. 1's Sanitary Sewer Lift Stations**

The County Service Area No. 1 currently does not have a secondary power source at each of the 15 sanitary sewer lift stations. A secondary power source is essential when the primary power source (i.e. electricity) is unavailable. A long term power outage affecting multiple sewer lift stations would result in sanitary sewer overflows as there are currently not sufficient vactor truck services or generators available to serve the Del Norte County region. A secondary power source would ensure that sewer collection systems would continue to function properly. Three of the CSA's four portable generators have failed.

### **3.12 Rehabilitation of Pressure Sewer Outfall Manholes**

Inspections of the County Service Area No. 1's wastewater collection system have found that various pressure sewer outfall manholes are exhibiting signs of age and require repair or remediation. A prioritized list for rehabilitation would be prepared following a system wide assessment. All pressure sewer outfall manholes would at a minimum be cleaned and given a non-toxic chemical treatment for the waterproofing and protection of concrete. The benefit to the community from having stable manholes is the preservation of the road system from sink holes and reducing the potential for sanitary sewer overflows.

### **3.13 Reduction of Inflow and Infiltration into Sewer Collection System**

Identify locations within the wastewater collection system where infiltration and inflow are occurring and take measures to prevent further discharges. Excessive infiltration and inflow of stormwater or other illicit discharges add to the operating cost and efficiency of the wastewater collection system affecting users of the system. Rehabilitation to the system will lower cost and increase the effectiveness of the wastewater treatment plant when receiving wastewater.

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<sup>21</sup> SCADA is an acronym for supervisory control and data acquisition, a computer system for gathering and analyzing real time data.

### **3.14 Secondary Power Supplies for City Lift Stations**

The City currently owns and operates three critical sewer lift stations (Tetrapod, Harbor, & Cronk) that do not have emergency backup power. During the event of a power outages these facilities must have portable emergency generators transported to them to avoid a large sanitary sewer overflow and an environmental hazard. This process commits valuable staff and equipment resources during an emergency situation. This could be eliminated with the installation of permanent generators at each site. This project would include the installation of a new 45KW Generator, Right of Way acquisition, new automatic transfer switch, and enclosure at each of the three sites.

### **3.15 Extension of Public Sewer within the Crescent City Urban Boundary**

Within the unincorporated portion of the Crescent City Urban Boundary not all land is currently served by public sewer, particularly segments of Northcrest Drive, Washington Boulevard Extension, and Parkway Drive. Extension of utilities would provide additional housing, commercial and manufacturing opportunities within the Crescent City urban area. The availability of public utilities would allow currently underutilized or vacant land to intensify potential uses.

## **4. WATER SYSTEM**

### **4.1 Pump, Motor, & VFD Replacement at Ranney Collector**

The City owns and operates the Public Water System which serves approximately 18,000 citizens including the City of Crescent City and adjacent unincorporated area. The Ranney Collector is the only water source for the community. Replacement of the source pumps, motors, and VFD's to match the system demands is critical to reliable and efficient operations.

### **4.2 Water Storage Reservoirs Rehabilitation – Washington and Amador Tanks**

The two storage reservoirs that serve their community, namely the Washington Reservoir and Amador Reservoir exist in a corrosive salt-water ocean environment. There have been two independent evaluations on each reservoir: 1) in April 2013 by Pittsburg Tank & Tower Maintenance Co., Inc. (Pittsburg); and 2) in August 2016 by CSI Services, Inc. (CSI). Each company provided detailed evaluation reports with pictures and recommendations. Both evaluations concur that both tanks need rehabilitation and repairs as well as the need for multiple safety upgrades.

### **4.3 Kings Valley Transmission Main (KVM)**

The original 14-inch cast iron transmission main was constructed in 1958 and is currently one of the City's most significant vulnerabilities. The pipe runs from the Smith River water source to the Elevated Tank, then reduces to a 12- and 10-inch pipe as the transmission main approaches and enters the City. From two past projects instigated by the State Prison and the City, the original 14-inch cast iron main has since been paralleled by an 18-inch and a 24-inch pipe respectively for purposes of increasing security and redundancy. However, there exists a gap of approximately 7,600-feet that does not have a parallel redundant pipe. Redundancy is especially important given Crescent City's high seismic activity. Not only is the 14-inch pipe old, but it is cast iron, which is not as strong and resistant to seismic loads as other materials, such as ductile iron pipe. If during a seismic event, or simply due to age, the existing cast iron pipe was to rupture, the water customers, hospital, and other emergency services would be severely impacted as this transmission main is the only source of water to the City. A proposed improvement project will consist of designing and constructing approximately 7,600-feet of 24-inch Water Transmission Main, connecting the 18-inch State Prison main to the 24-inch City main at the Elevated Tank.

### **4.4 Automated Meter Replacement & Reading System**

The City has approximately 4,600 aging meters in place. The average age of these meters is over 40 years. Monthly manual meter reading is required, there is no telemetry system associated with the service meters. There are substantial labor costs associated with manual reading in addition to the costs of undetected leaks and slow identification of leaks due to the infrequent monthly usage collection.

### **4.5 Chlorination Building Generator Replacement**

The City owns and operates the Public Water System which serves approximately 18,000 citizens including the City of Crescent City and adjacent unincorporated area. The Chlorination facility and associated chemical pumps injects sodium hypochlorite (chlorine) into the water and is a vital for the delivery of safe drinking water to the community. Currently the facility has an antiquated backup generator system that was installed over 50 years ago and now with the added threat of PSPS is in need of replacement immediately as it is not reliable. This project would include the removal of the existing generator and installation of a new 45KW Generator and new automatic transfer switch.

### **4.6 Extension of Public Water within the Crescent City Urban Boundary**

Within the unincorporated portion of the Crescent City Urban Boundary not all land is currently served by a public water system, particularly segments of Northcrest Drive, Washington Boulevard Extension, and Parkway Drive. Extension of utilities would provide additional housing, commercial and manufacturing opportunities within the Crescent City

urban area. The availability of public utilities would allow currently underutilized or vacant land to intensify potential uses.

## **5. MUNICIPAL AND COUNTY FACILITIES**

### **5.1 Energy Efficiency Study and Facility Upgrade**

Complete an Energy Efficiency assessment of all City Facilities to make recommendations of viable projects that will have return on investment. The goal of the project would be to reduce the City energy resource needs and utilize those funds to address other projects and needs of the City. Projects could include Photovoltaic (PV) solar panel system or wind turbines, lighting retrofits, and HVAC systems upgrades.

### **5.2 New Downtown City Hall**

In 2017 the City purchased a vacant building located in the heart of the downtown (2<sup>nd</sup> & H Street). This project would be to renovate this building to serve as a new City Hall. The renovated City Hall would increase City and customer efficiencies by providing a central location for utility payments as well as development services. The building would be fully ADA compliant and serve as a civic anchor in the downtown.

### **5.3 Police Department Relocation**

Relocate the Crescent City Police out of the Tsunami inundation zone as required by the 2019 Building Codes and upgrade the facility to meet the requirements of the department and needs of the community.

### **5.4 Parks and Recreation**

- **Beachfront Park Revitalization**

Crescent City has launched an effort to revitalize Beachfront Park by scheduling regular music events and other civic activities that will attract residents and visitors to this large, strategically located public park. The park has acres of lawns, a playground, picnic tables, an indoor community swimming pool and a small cultural center. During community outreach to update the Park Master Plan, community members identified a new amphitheater where the music and civic events could be hosted as the park's missing piece of infrastructure. Additional infrastructure that was recommended for community wellness and increased tourism were a Bike Park, improved exercise paths and upgrades to Kids Town Play Area. The City estimates the amphitheater, additional recreation facilities, landscaping and design improvements would cost \$3.5 million. This investment would increase the overall wellness of the existing community, increase tourism and increase employment possibilities.



- **Fred Endert Municipal Pool**

This facility is currently the only indoor aquatic recreation site for both Del Norte and Curry County for over 50 years and provides immense value by offering recreation, fitness, instructional and competitive aquatic opportunities. In the 2019 Pool Master Plan it was identified that the pool is due for significant upgrades and repairs in order to meet the needs of the existing community and its visitors. Pools are expensive facilities to run and maintain which has resulted neighboring communities closing their pools. It has been reported to the city that people have left said communities and moved to the area because of its year round aquatic recreation.

**Shoreline RV Park**

Shoreline RV Park is in a prime location to become a visitor destination due to its location on the water and proximity to downtown, Beachfront Park, Visitor Center and Fred Endert Municipal Pool. Shoreline RV Park completed a Phase One of upgrades in 2015 with a small EDA grant that facilitated a new park layout and full hookup RV pedestals. This initial renovation was not able to address essential physical issues including drainage, paving, safety and fencing, or necessary upgrades to the existing facilities including the bathhouses, laundry and office areas. These renovations, including installing a clubhouse, would make it possible for Shoreline RV Park to become a true RV Resort increasing the recreation experience and number of visitors to the area seeking a higher quality experience.

- **Community Events**

The newly formed Recreation Department will seek to create more community events in both Beachfront Park and the City at large in order to enhance the art and cultural experience for current residents, to retain future residents, and improve and lengthen the duration of stay for visitors to the area.

- **Incorporate tribal cultural awareness and experiences throughout the community**

Native Americans account for the third highest race demographic for the county and currently there is not a cultural center to support education of the history or culture of indigenous people of the area in the City. This effort would increase education and cultural awareness for the community and visitors.

## **5.5 Old Mill Site Revitalization**

A strategically located 6.5 acre mill site near downtown Crescent City is available to be redeveloped for commercial and residential uses. The site is within the Opportunity Zone that will allow private investors to defer capital gains taxes.

## **5.6 Remodel or Replace County Jail**

It has been determined that the existing County jail is inadequate to address existing and future needs. It may also be subject to flood or tsunami hazard based on more recent analyses.

## **5.7 Replace Animal Control Facility/ Shelter**

Similar to the County Jail, this facility does not meet anticipated future needs.

# **6. COUNTY PARKS AND RECREATION**

## **6.1 Revitalization and Development of Parks and Recreational Infrastructure**

The County of Del Norte seeks to provide multigenerational recreational facilities for persons of all abilities both mentally and physically. This includes the development of new facilities and renovation of existing facilities that will meet or exceed the Americans with Disabilities Act to seamlessly be used by all residents within Del Norte County and to not cause separation of users based on abilities or programming needs. The Del Norte County Recreation Gymnasium is an identified project.

## **6.2 Tourism Based Parks and Recreation Repair, Replacement and Rehabilitation**

The County Parks system is utilized heavily for recreational and tourism based activities for residence and external visitors alike. The development and update of dilapidated essential park infrastructure is critical due to the increased utilization of these facilities for health and wellness benefits. The repair, replacement, and rehabilitation of ADA compliant trail system, sewage disposal systems, potable water, roadways, electrical system, refuge storage and restroom facilities with showers are necessary to accommodate park goers needs. The enhancement of additional parks amenities will continue to attract future park goers.

# PERFORMANCE MEASURES

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It is important to regularly evaluate progress toward meeting the CEDS goals. EDA requires the County to submit an annual update of the CEDS, which will update the performance measures and any applicable implementation activities or projects. The following are performance measures for each goal that will be monitored in the annual CEDS updates.

**Goal 1:** Diversify the regional economy to include technology-based firms, light manufacturing and health care enterprises that provide living wages to local workers.

- Number of jobs created in the target industry sectors (data source: Annual EDD jobs by industry reports)
- Number of jobs that meet the criteria for living wages in Del Norte County (data source: Living Wage Calculator, developed by the Massachusetts Institute of Technology (2018) (<http://livingwage.mit.edu/counties/06097>) and EDD wages by occupation in Del Norte County)

**Goal 2:** Promote successful tourism industry expansion

- Trends in Transient Occupancy Tax (TOT) Revenues (data source: City and county TOT records)

**Goal 3:** Support expansion of sustainable agricultural, forestry and fishery products.

- Trends in crop mix and jobs in value-added food products (Data sources: Agricultural Commissioner's reports, EDD jobs by industry data)
- Value of fish landings and jobs in processed seafood products (Data sources: National Marine Fisheries Service, National Ocean Economics Program, EDD jobs by industry data)
- Value of annual timber harvest (Data source: State Board of Equalization, Timber Tax Division)

**Goal 4:** Invest in improving and maintaining a comprehensive transportation network that meets the needs of local industry, commuters and visitors.

- Annual dollars spent on road development and maintenance (data sources: City and County CIPs, Transportation Commission expenditure reports)
- Transit ridership trends (Data source: Redwood Coast Transit Authority)

**Goal 5:** Enhance education, workforce training, housing and healthy lifestyle opportunities in the County to support the workforce of the future.

- Student enrollments in workforce training programs (Data source: Del Norte Training Center)
- Changes in course offerings in career technical education and workforce training programs (Data source: Del Norte Training Center)
- Housing units produced (Data source: City and County Planning Depts.)

**Goal 6:** Create a thriving small business environment which fosters entrepreneurship and innovation.

- Number of new businesses formed and net growth in businesses per year (Data sources: City business license data, County Recorder Fictitious Business Name Report)
- Number of Del Norte County business referrals to North Coast SBDC (Data source: North Coast SBDC)
- Additions of business counseling resources and participation rates. (Data source: North Coast SBDC)



# APPENDIX A: Data Tables

## EMPLOYMENT AND INDUSTRIES

### EMPLOYMENT BY INDUSTRY

**Table A-1: Del Norte County Employment by Industry, 2016-2019**

NAICS Code	Industry Sectors	2016	2017	2018	2019	Percent of total 2019
	Total	8,151	8,105	8,219	8,316	100.0%
11	Agriculture, Fishing, Forestry	330	341	351	350	4.2%
21	Mining	0	0	0	0	0.0%
22	Utilities	18	24	24	26	0.3%
23	Construction	139	156	171	178	2.1%
31-33	Manufacturing	87	132	135	143	1.7%
42	Wholesale Trade	22	26	24	24	0.3%
44-45	Retail Trade	929	902	897	909	10.9%
48	Transportation	50	49	39	40	0.5%
49	Warehousing	41	43	41	40	0.5%
51	Information	85	76	66	67	0.8%
52	Finance & Insurance	74	71	79	80	1.0%
53	Real Estate Rental & Leasing	97	100	91	93	1.1%
54	Profess, Scientific, Technical Serv.	137	142	119	121	1.5%
55	Management of Companies	16	13	17	18	0.2%
561	Administration & Support	27	36	30	31	0.4%
562	Waste Management	49	38	28	26	0.3%
61	Educational Services	768	756	767	773	9.3%
62	Health Care and Social Assistance	1,353	1,428	1,485	1,541	18.5%
71	Arts, Entertainment, Rec.	49	67	65	71	0.9%
721	Accommodations	241	305	303	319	3.8%
722	Food services	507	504	536	537	6.5%
81	Other services	78	92	97	97	1.2%
91	Public Admin, federal, state & local govt offices	115	110	109	108	1.3%
92	Public Admin, courts and prisons	1,606	1,468	1,490	1,465	17.6%
93	Public Admin, housing, health, environment	1,315	1,205	1,233	1,235	14.9%
99	Nonclassified firms	17	23	22	25	0.3%

Source: EMSI

**Table A-2: Crescent City Employment, 2016-2019**

<b>NAICS Code</b>	<b>Industry Sectors</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Percent of total 2019</b>
11	Agriculture, Fishing, Forestry	4	7	7	7	0.1%
21	Mining	0	0	0	0	0.0%
22	Utilities	10	10	10	10	0.2%
23	Construction	27	34	41	47	1.0%
31-33	Manufacturing	38	71	74	80	1.6%
42	Wholesale Trade	21	9	8	7	0.1%
44-45	Retail Trade	451	454	470	495	10.2%
48	Transportation	16	23	18	18	0.4%
49	Warehousing	13	20	19	18	0.4%
51	Information	56	42	36	37	0.8%
52	Finance & Insurance	64	60	67	67	1.4%
53	Profess, Scientific, Technical Serv.	36	33	30	31	0.6%
54	Management of Companies	71	74	62	63	1.3%
55	Administration & Support	0	0	0	0	0.0%
561	Waste Management	0	3	2	3	0.1%
562	Educational Services	1	3	2	2	0.0%
61	Health Care and Social Assistance	594	610	619	624	12.8%
62	Arts, Entertainment, Rec.	346	406	422	438	9.0%
71	Accommodations	12	10	9	9	0.2%
721	Food services	119	162	173	196	4.0%
722	Other services	250	267	305	329	6.8%
81	Public Admin, federal, state & local govt offices	46	51	52	49	1.0%
91	Public Admin, courts and prisons	84	80	78	76	1.6%
92	Public Admin, housing, health, environment	1,533	1,379	1,400	1,377	28.3%
93	Profess, Scientific, Technical Serv.	965	872	880	870	17.9%
99	Nonclassified firms	10	13	12	13	0.3%
	<b>Total</b>	<b>4,767</b>	<b>4,693</b>	<b>4,796</b>	<b>4,866</b>	<b>100.0%</b>

Source: ADE, Inc, based on EMSI County data and comparison of City and County data in Longitudinal Employer-Household Dynamics (OnTheMap).

**Table A-3: Major Employers in Del Norte County**

<b>Company Name</b>	<b>Location City</b>	<b>Primary NAICS Code</b>	<b>Primary NAICS Description</b>
Addie Meedom House	Crescent City	62311001	Nursing Care Facilities
Alexandre Dairy	Crescent City	11212002	Dairy Cattle & Milk Production
Apple Peddler	Crescent City	72251117	Full-Service Restaurants
Bar-O-Boys Ranch	Gasquet	11299013	All Other Animal Production
Battery Point Lighthouse	Crescent City	71219024	Nature Parks & Other Similar Institutions
Bess Maxwell Elementary School	Crescent City	61111007	Elementary & Secondary Schools
Best Western Plus-Northwoods	Crescent City	72111002	Hotels (Except Casino Hotels) & Motels
Burger King	Crescent City	72251301	Limited-Service Restaurants
C Renner Petroleum	Crescent City	42472014	Other Petroleum Merchant Wholesale
Cal-Ore Life Flight	Crescent City	62191001	Ambulance Services
Castle Rock Charter School	Crescent City	61111007	Elementary & Secondary Schools
Chart Room Restaurant	Crescent City	72251117	Full-Service Restaurants
College Of The Redwoods	Crescent City	61121002	Junior Colleges
Community Assistance Network	Crescent City	62421001	Community Food Services
Conservation Corp	Klamath	92112008	Government Offices-State
Crescent Ace Hardware	Crescent City	44413005	Hardware Stores
Crescent City Finance Dept	Crescent City	92112006	Government Offices-City/Village & Twp
Crescent Elk Elementary School	Crescent City	61111007	Elementary & Secondary Schools
Crescent Elk Middle School	Crescent City	61111007	Elementary & Secondary Schools
Dahlstrom & Watt Bulb Farms	Smith River	42493011	Flower, Nursery Stock/Florists Supls Mrchnt Whlsrs
Davis Richard Co	Gasquet	54137002	Surveying & Mapping (Except Geophysical) Services
Del Norte Ambulance Inc	Crescent City	62191002	Ambulance Services
Del Norte Assn For Dvlpmntl	Crescent City	81391002	Business Associations
Del Norte Child Protection Svc	Crescent City	92112007	Government Offices-County
Del Norte Cmnty Sch-Special	Crescent City	56111011	Office Administrative Services
Del Norte Community Devmnt	Crescent City	92512002	Admin-Urban Planning & Community & Rural Devmnt
Del Norte County Health Dept	Crescent City	92112007	Government Offices-County
Del Norte County High School	Crescent City	61111007	Elementary & Secondary Schools
Del Norte County Mental Health	Crescent City	92112007	Government Offices-County
Del Norte County Unified Sch	Crescent City	61111018	Elementary & Secondary Schools
Del Norte Probation Dept	Crescent City	92112007	Government Offices-County
Del Norte Sheriff's Office	Crescent City	92112007	Government Offices-County
Del Norte Triplicate	Crescent City	45121202	News Dealers & Newsstands
Del Norte Workforce Ctr	Crescent City	62419012	Other Individual & Family Services
Denny's	Crescent City	72251117	Full-Service Restaurants
Elk Valley Casino	Crescent City	71321001	Casinos
Elk Valley Rancheria	Crescent City	81391002	Business Associations
First Transit Inc	Crescent City	48551002	Charter Bus Industry
Forest Café	Klamath	72251117	Full-Service Restaurants
Foursquare Gospel Church	Crescent City	81311008	Religious Organizations
G H Outreach	Crescent City	81331103	Human Rights Organizations
Good Harvest Cafe	Crescent City	72251117	Full-Service Restaurants
Grocery Outlet	Crescent City	44511003	Supermarkets/Other Grocery (Excl Convenience) Strs
Hambro Forest Products	Crescent City	44411001	Home Centers
Hampton Inn & Suites	Crescent City	72111002	Hotels (Except Casino Hotels) & Motels
Harbor View Grotto	Crescent City	72251117	Full-Service Restaurants
Highway Patrol	Crescent City	92112008	Government Offices-State
Holiday Inn Express	Klamath	72111002	Hotels (Except Casino Hotels) & Motels
Holt Transportation Inc	Crescent City	48411015	General Freight Trucking, Local
Home Depot	Crescent City	44411002	Home Centers
Jack In The Box	Crescent City	72251301	Limited-Service Restaurants
Joe Hamilton Elementary	Crescent City	61111007	Elementary & Secondary Schools

<b>Company Name</b>	<b>Location City</b>	<b>Primary NAICS Code</b>	<b>Primary NAICS Description</b>
KAMP Klamath	Klamath	72121101	RV (Recreational Vehicle) Parks & Campgrounds
Lucky 7 Casino & Hotel	Smith River	71321001	Casinos
Margaret Keating Elementary	Klamath	61111007	Elementary & Secondary Schools
Mark Wall Assoc	Crescent City	48851011	Freight Transportation Arrangement
Mary Peacock Elementary School	Crescent City	61111007	Elementary & Secondary Schools
Mc Donald's	Crescent City	72251301	Limited-Service Restaurants
New Dawn	Crescent City	54199009	All Other Professional, Scientific/Technical Svcs
Ocean World	Crescent City	71219001	Nature Parks & Other Similar Institutions
Oceanfront Lodge	Crescent City	72119909	All Other Traveler Accommodation
Open Door Community Health Ctr	Crescent City	62149301	Freestanding Ambulatory Surgical & Emergency Ctrs
Pacific Vision Medical Ctr	Crescent City	62111107	Offices Of Physicians (Excl Mental Health Specs)
Pelican Bay State Prison	Crescent City	56121002	Facilities Support Services
Pine Grove Elementary School	Crescent City	61111007	Elementary & Secondary Schools
Pizza Hut	Crescent City	72251117	Full-Service Restaurants
Port O'Pints	Crescent City	31212002	Breweries
Redwood Elementary School	Crescent City	61111007	Elementary & Secondary Schools
Remi Vista Inc	Crescent City	62221001	Psychiatric & Substance Abuse Hospitals
Reservation Ranch	Smith River	11299013	All Other Animal Production
Rumiano Cheese Co	Crescent City	44529902	All Other Specialty Food Stores
Safeway	Crescent City	44511003	Supermarkets/Other Grocery (Excl Convenience) Strs
Scientific Games	Crescent City	45112020	Hobby, Toy & Game Stores
Seaquake Brewing	Crescent City	31212002	Breweries
Senior Center-Del Norte	Crescent City	44619103	Food (Health) Supplement Stores
Smith River Elementary School	Smith River	61111007	Elementary & Secondary Schools
Starbucks	Crescent City	72251505	Snack & Nonalcoholic Beverage Bars
Sutter Coast Hospital	Crescent City	62211002	General Medical & Surgical Hospitals
Taco Bell	Crescent City	72251301	Limited-Service Restaurants
Tolowa Dee-Ni Nation	Smith River	71321001	Casinos
Trees of Mystery	Klamath	71219001	Visitor Attraction
United Lily Growers	Smith River	11511606	Farming Service
UPS Customer Ctr	Crescent City	54186007	Direct Mail Advertising
US Forestry Dept	Gasquet	92112009	Government Offices-US
US Post Office	Crescent City	49111001	Postal Service
Walgreens	Crescent City	44611009	Pharmacies & Drug Stores
Walmart Supercenter	Crescent City	45221001	Department Stores
Yurok Tribe	Klamath	92119004	Government Offices-Native American

Source: InfoUSA.



# SOCIOECONOMIC CHARACTERISTICS

## POPULATION

**Table A-4: Del Norte Population Trends 2001-2030**

Year	Total Employment	Total Population	
		US Census	CA Dept of Finance
2001	7,580	27,388	
2002	7,457	27,552	
2003	7,772	27,816	
2004	8,071	28,228	
2005	8,255	28,625	
2006	8,354	28,614	
2007	8,437	28,885	
2008	8,591	29,031	
2009	8,345	29,204	
2010	8,045	28,566	28,391
2011	7,980	28,447	28,223
2012	7,807	28,203	28,015
2013	7,886	27,830	27,599
2014	7,774	27,206	27,250
2015	7,923	27,253	27,125
2016	8,151	27,450	26,992
2017	8,105	27,470	26,811
2018	8,219		27,275
2019	8,316		27,302
2020	8,395	27,202	27,327
2021	8,463		27,359
2022	8,521		27,400
2023	8,556		27,442
2024	8,608		27,487
2025	8,655	27,467	27,541
2026	8,697		27,587
2027	8,735		27,670
2028	8,769		27,703
2029			27,767
2030		27,775	27,829

**Table A-5: Housing Trends in Crescent City and Del Norte County, 2010-2019**

Year	Total	Household	Group Quarters	Total	Single Detached	Single Attached	2-4	5+	Mobile Homes	Occupied	Vacancy Rate	Household Size
2010 County Total	28,610	24,792	3,818	11,186	6,795	273	805	803	2,510	9,907	11.4%	2.50
Crescent City	7,643	4,063	3,580	1,906	918	92	362	476	58	1,707	10.4%	2.38
Balance Of County	20,967	20,729	238	9,280	5,877	181	443	327	2,452	8,200	11.6%	2.53
2011 County Total	28,419	24,737	3,682	11,212	6,808	273	805	803	2,523	9,922	11.5%	2.49
Crescent City	7,476	4,033	3,443	1,906	918	92	362	476	58	1,701	10.8%	2.37
Balance Of County	20,943	20,704	239	9,306	5,890	181	443	327	2,465	8,221	11.7%	2.52
2012 County Total	28,305	24,687	3,618	11,227	6,823	273	805	803	2,523	9,916	11.7%	2.49
Crescent City	7,372	3,994	3,378	1,906	918	92	362	476	58	1,687	11.5%	2.37
Balance Of County	20,933	20,693	240	9,321	5,905	181	443	327	2,465	8,229	11.7%	2.52
2013 County Total	27,869	24,471	3,398	11,250	6,827	273	823	803	2,524	9,886	12.1%	2.48
Crescent City	7,055	3,878	3,177	1,904	918	92	360	476	58	1,648	13.4%	2.35
Balance Of County	20,814	20,593	221	9,346	5,909	181	463	327	2,466	8,238	11.9%	2.50
2014 County Total	27,405	24,303	3,102	11,257	6,838	273	823	803	2,520	9,929	11.8%	2.45
Crescent City	6,762	3,898	2,864	1,904	918	92	360	476	58	1,675	12.0%	2.33
Balance Of County	20,643	20,405	238	9,353	5,920	181	463	327	2,462	8,254	11.8%	2.47
2015 County Total	27,021	23,950	3,071	11,262	6,844	273	823	797	2,525	9,951	11.6%	2.41
Crescent City	6,695	3,851	2,844	1,898	918	92	360	470	58	1,683	11.3%	2.29
Balance Of County	20,326	20,099	227	9,364	5,926	181	463	327	2,467	8,268	11.7%	2.43
2016 County Total	27,033	24,169	2,864	11,268	6,847	273	823	797	2,528	9,945	11.7%	2.43
Crescent City	6,542	3,888	2,654	1,898	918	92	360	470	58	1,683	11.3%	2.31
Balance Of County	20,491	20,281	210	9,370	5,929	181	463	327	2,470	8,262	11.8%	2.46
2017 County Total	27,102	24,521	2,581	11,306	6,879	273	823	797	2,534	10,067	11.0%	2.44
Crescent City	6,415	4,049	2,366	1,898	918	92	360	470	58	1,748	7.9%	2.32
Balance Of County	20,687	20,472	215	9,408	5,961	181	463	327	2,476	8,319	11.6%	2.46
2018 County Total	27,192	24,182	3,010	11,322	6,889	273	823	797	2,540	10,111	10.7%	2.39
Crescent City	6,821	4,026	2,795	1,898	918	92	360	470	58	1,770	6.7%	2.28
Balance Of County	20,371	20,156	215	9,424	5,971	181	463	327	2,482	8,341	11.5%	2.42
2019 County Total	27,401	24,417	2,984	11,352	6,906	271	825	797	2,553	10,138	10.7%	2.41
Crescent City	6,828	4,062	2,766	1,902	920	92	362	470	58	1,774	6.7%	2.29
Balance Of County	20,573	20,355	218	9,450	5,986	179	463	327	2,495	8,364	11.5%	2.43
2010-2019 Change												
County Total	-1,209	-375	-834	166	111	-2	20	-6	43	231	-0.7%	-0.09
Crescent City	-815	-1	-814	-4	2	0	0	-6	0	67	-3.7%	-0.09
Balance Of County	-394	-374	-20	170	109	-2	20	0	43	164	-0.1%	-0.09

Source: California Department of Finance E-5 Report, January 2019.

**Table A-6: Occupied and Vacant Units, 2019**

Jurisdiction	Total Units	Single Detached	Single Attached	Two to Four	Five Plus	Mobile Homes, etc.
California	14,235,093	7,868,812	995,652	1,239,421	3,606,337	524,871
Del Norte County	11,352	7,133	394	975	528	2,322
Crescent City	1,902	891	91	531	313	77
<b>Owned-Occupied</b>						
California	6,372,819	5,260,041	444,944	118,377	251,547	297,910
Del Norte County	6,146	4,513	41	43	0	1,549
Crescent City	570	458	0	34	0	77
<b>Renter-Occupied</b>						
California	6,712,217	1,998,511	477,593	1,018,093	3,069,157	148,863
Del Norte County	3,992	1,739	353	835	510	555
Crescent City	1,204	369	91	443	301	0
<b>Vacant</b>						
California	1,150,057	610,260	73,115	102,951	285,633	78,098
Del Norte County	1,214	881	0	97	18	217
Crescent City	128	63	0	53	12	0

Source: ADE, Inc., based on Calif. DOF E-5 and US Census ACS 5-Year 2013-2017 Sample (Tables B25024 and B25032)

## WORKFORCE, UNEMPLOYMENT AND WAGE LEVELS

**Table A-7: Workforce, Employed and Unemployed 2010-2019**

Year	Del Norte County			Crescent City		
	Labor Force	Employed	Unemployed	Labor Force	Employed	Unemployed
2019	9,715	9,133	582	1,497	1,413	83
2018	9,963	9,413	550	1,537	1,457	80
2017	9,780	9,150	630	1,498	1,408	91
2016	9,790	9,050	740	1,495	1,422	73
2015	9,880	9,030	850	1,620	1,423	198
2014	9,950	8,950	1,000	1,651	1,412	239
2013	10,330	9,110	1,220	1,790	1,488	303
2012	10,500	9,080	1,420	1,864	1,508	357
2011	10,900	9,450	1,450	1,946	1,581	365
2010	10,930	9,490	1,440	1,966	1,598	368

Source: California Employment Development Department, Labor Market Information Division

**Table A-8: Estimated Living Wages for Del Norte County**

<b>Family Size</b>	<b>Hourly Rate</b>	<b>Annual Salary</b>
1 Adult		
0 Children	\$11.70	\$24,336
1 Child	\$25.21	\$52,437
2 Children	\$31.00	\$64,480
3 Children	\$40.11	\$83,429
2 Adults (1 Working)		
0 Children	\$18.81	\$39,125
1 Child	\$22.85	\$47,528
2 Children	\$25.66	\$53,373
3 Children	\$39.49	\$82,139
2 Adults (Both Working)		
0 Children	\$9.40	\$19,552
1 Child	\$13.88	\$28,870
2 Children	\$16.98	\$35,318
3 Children	\$20.58	\$42,806

Source: Massachusetts Institute of Technology. Living Wage Calculator for Counties. <http://livingwage.mit.edu/counties/06015>

**Table A-9 Average Annual Salaries by Occupational Sector, Del Norte County**

<b>Occupational Area</b>	<b>Annual Salary</b>
Management	\$118,662
Business & Financial Operations	\$76,053
Computer & Mathematical	\$103,365
Architecture & Engineering	\$97,234
Life, Physical & Social Science	\$77,853
Community & Social Service	\$50,777
Legal	\$106,421
Education, Training & Library	\$56,024
Arts, Design, Entertainment, Sports & Media	\$59,974
Healthcare Practitioners & Technical	\$87,749
Healthcare Support	\$34,987
Protective Service	\$48,607
Food Preparation & Serving Related	\$25,234
Building & Grounds Cleaning & Maintenance	\$30,111
Personal Care & Service	\$25,029
Sales & Related	\$30,872
Office & Administrative Support	\$39,328
Farming, Fishing & Forestry	\$24,627
Construction & Extraction	\$54,975
Installation, Maintenance & Repair	\$50,366
Production	\$32,816
Transportation & Material Moving	\$32,127

Source: Massachusetts Institute of Technology. Living Wage Calculator for Counties.

<http://livingwage.mit.edu/counties/06015>



# APPENDIX B: SURVEY RESULTS

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## Summary of Survey Responses

- The survey has 35 responses.
- Businesses are primarily located in Crescent City (79%) and been at their location for over 5 years (70%)
- Over half of the respondents are service businesses.
- The customer base is primarily located in Del Norte County (62%), while just under half (44%) of the supplier purchases are made in Del Norte County.
- The most frequently cited reasons for locating in Del Norte County are residency, quality of life, and locational attributes.
- About 35% of respondents indicated that their industry is in a growth period, while 57% indicated that their industry is stable. For individual businesses, just under half of respondents said that their business sales are in a growth period, while 26% said their business sales have seen minimal change and 13% each noted either declining or fluctuating sales trends.
- Overall, about 21% of sales come from business-to-business transactions, and about 18% of sales come from the Internet.
- About 68% of respondents indicated that there is room for expansion at their location.
- About 73% of respondents made recent equipment or capital improvement investments, and 86% of respondents plan to make these investments in the next 3 years.
- Just over half of respondents are considering expansion. About 17% of respondents are considering downsizing or relocation.
- The most commonly cited reasons for considering expansion, downsizing, or relocation are new products/services and change in demand for products/services
- Among businesses that have considered relocation, most of them looked at Oregon as a location.
- Businesses primarily recruit personnel locally (95%), while 14% of businesses recruit statewide and 9% recruit nationally.
- The most frequent recruitment method (80%) is personal or professional networking. Job websites/social networking is used by about 30% of respondents.
- The issue most frequently cited (50%) as being very difficult or extremely difficult is homeless/transient issues. The second most frequently cited issue (40%) regarded as very difficult or extremely difficult is recruiting skilled labor. Other frequently cited issues

regarded as very or extremely difficult include crime, environmental regulations, and transportation/ shipping.

- The most frequently cited advantages of Del Norte County as a place to do business are natural beauty (86%), location and climate (76%), quality of life (67%), recreation activities (52%), land costs/rents (33%).
- The most frequently cited disadvantages of Del Norte County as a business location are homelessness (67%), workforce availability/quality (52%), and lack of potential growth (52%), distance from suppliers (48%), business vacancies (48%), and community apathy (48%).
- Most frequent responses for actions to improve Del Norte County's business climate include promote the area's image (89%), permit processing assistance (44%), improving the quality of the labor force (44%), and education/job training (39%).

# APPENDIX C: PUBLIC MEETING NOTES

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Two public meetings were held to gather input from the general public and business people not otherwise contacted through the other elements of the outreach program. The meetings were held on October 9<sup>th</sup> and October 23<sup>rd</sup> at 5:30 pm in the Crescent City Cultural Center. For both meetings, the City Manager made introductory remarks and the CEDS consultant presented information about the purpose and content of a CEDS as well as preliminary data from the economic analysis. The input received at the meetings is summarized below, followed by the list of participants.

## **Public Meeting #1 Notes**

### Tourism

Tourism Drivers – How to compete? Shift to “experience”

Vacation rentals vs. full time rentals – how does that limit supply?

TID to increase revenues for tourism marketing?

Tourism should only be one part of the economic foundation because it is highly subject to economic downturns

### Local Business Development

Limited land for high value agriculture (CBD)

Help small business go to next level

Market the place: good quality of life once here

Market demand – find and grow niches; e.g. Seaquake

Find your strengths

Find telecommuters

### Transit Services

“Oregon Trail DNA” limits interest in using transit

How to increase transit ridership – segments of riders don’t mix with each other

Dearth of skilled drivers/workers.

### Other

Need to trade school opportunities – vocational education

Very limited housing – increase supply

Reduce project approval barriers

Federal Opportunity zone designation– use it!

Facade program as a strategy to improve downtown business conditions? Clean up, maintenance can be done by a Business Improvement District (BID) (suspended one exists), and/or Property Owners Improvement District (PBID)

## **Public Meeting #2 October 23, 2019**

The meeting notes are organized by major topic, not order of discussion at the meeting.

### Environmental Industries and Alternative Energy Production

Del Norte County should choose to be a leader in environmental quality and innovation.

Any biomass plants should not cut trees, only undergrowth.

Research the potential for an ocean wind farm and energy systems that use wave action. (Newport Oregon has established an experimental ocean zone to test these kinds of systems – DNC could partner with them and also the University of California).

Climate change has important ramifications for the economy, including changing the fishery

Jobs in alternative energy would be higher paying than tourism jobs

Need more workforce training to create a labor pool of alternative energy industry workers. Perhaps DNC could attract a trade school or a CSU.

Public buildings should be retrofit with sustainable energy systems not fossil fuels. This could also create jobs for local workers with the proper training.

Create a workforce that would help attract a solar cell manufacturer

Increase bus transit to 7 days a week to reduce traffic and fossil fuel use

Review building development standards to improve energy efficiency.

### Tourism

Make sure Airbnbs are collecting TOT taxes

County owned camp grounds are an asset to tourism

Need to improve the aesthetics of the County: no more billboards and junked buildings. Improve sign standards.

The former surf competition was a good event – brought in lots of people. Other events could include jet skis, kayaking, sail boat races, etc.

Should expand the bike trail system – Attract a bike store. Seattle has Vello bikes (electric?) that are popular.

Support expansion of performing arts – create regional and national competitions.

A concern was expressed that the Sister City program is causing officials to spend tax dollars overseas.

### Business Attraction

Need more manufacturing industry but not cannabis

Create a Del Norte County Film Commission to attract more film productions to the area.

Take advantage of natural beauty as a business attraction asset



Improve internet/communications to attract millennial workers and attract sustainable non-consumptive businesses.

#### Local Business Development

In order to support locally owned small business, City and County should prevent chain stores from locating in Del Norte.

Work on food security as an economic opportunity but also a disaster response and economic resiliency factor.

Consider establishing an indoors farmers market.

#### Other

Turn evacuation issues into an opportunity – consider reusing rescue pods as homeless shelters

Attract best teachers, pay them fairly, and become known for outstanding school system to attract young families.

Need more affordable workforce housing, although one person suggested single family home prices have dropped.

City and County need to work together

### **MEETING PARTICIPANTS**

Beverly Brand

Barbara Burke, Friends of the Harbor, Gallery of Arts & Culture

Mike Caldwell

Jessica Cejnar, Wild Rivers Outpost

Eric Cerecedes

Dale Condon

Janet Gilbert, TR Carr Construction

Megan Miller, Crescent City Housing Authority

Chuck Clarkson, Redwood Coast Transit

Ron Cole

Eileen Cooper, Friends of Del Norte

Susan Fowler

Meredith Knowles, DNATL Community Food Council

Kathleen Kuiawa

Andrea Lanctot, DNATL Community Food Council

Linda Leaver, City of Crescent City

Joan Miles, KFLI Radio

Mary Niski, Progressives of Del Norte

Jon Olson, City of Crescent City

Richard Pedersen

Jordan Spitzner

Valery Starkey

Nancy Stemkoski

Linda Sutter, Del Norte TASS  
Candace Tinkler  
Sunny Valero  
Holly Wendt, City of Crescent City  
Grant Werschull, Smith River Alliance  
Eric Wier, City of Crescent City

# APPENDIX D: CURRY COUNTY, OREGON PROFILE

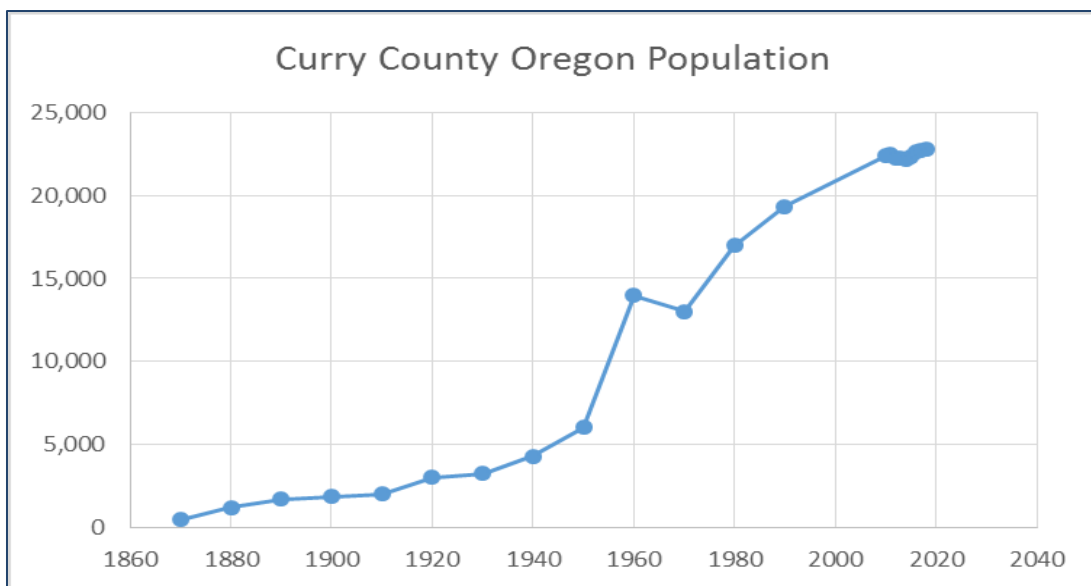
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Curry County is within commuting distance from Crescent City, with almost 600 workers commuting in daily.

## POPULATION

Curry County, including Brookings, has grown significantly since the 1950's Baby Boom. The County has also enjoyed significant growth since the early 1980's, but growth has flattened since the recession. Curry County and Del Norte have almost equal populations net of the Prison.

Figure D-1



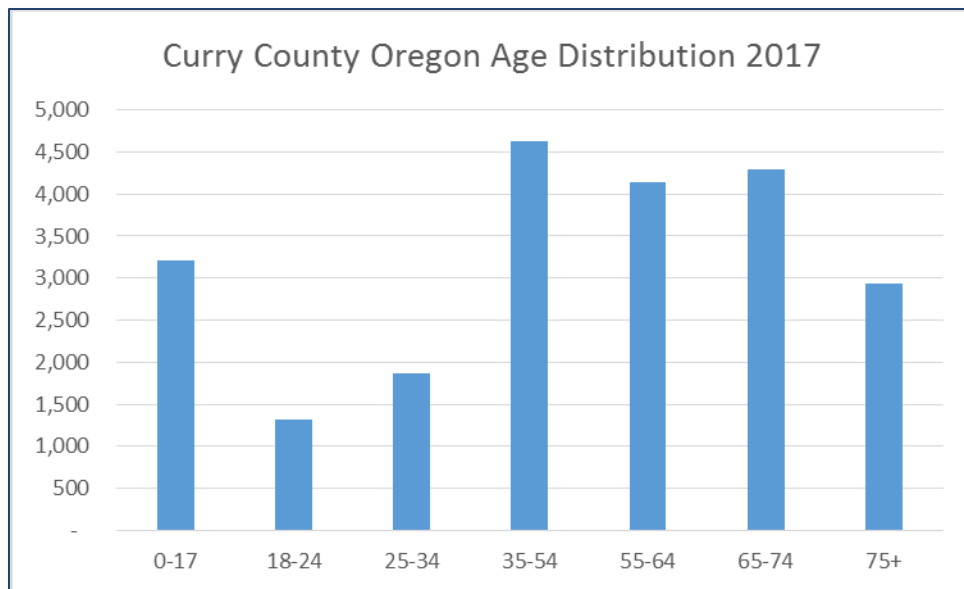
## AGE, RACE AND INCOME

Age distribution in Curry County is significantly older than Del Norte, with 51% of the population 55 years and older. This is consistent with the County's earlier influx of Baby Boomers. Now the Boomers are of retirement age, and the age distribution in Figure C-1 supports its reputation as a retirement community.

The County is 92.1 percent white vs. ~63% in Del Norte, also supporting its reputation as a retirement mecca. (Source: US Census Quickfacts [www.census.gov/quickfacts/currycountyoregon](http://www.census.gov/quickfacts/currycountyoregon) )

The per capita income of \$26,925 is slightly higher than Del Norte at \$25,000, and likely reflects pension incomes to a higher degree.

**Figure D-2**



## HOUSING

The County’s housing stock and occupancy is similar to Del Norte, with a higher percentage of homes owner-occupied (Del Norte = 54%) and smaller household size (Del Norte = 2.41).

**Table D-2**

<b>Housing Units</b>	<b>13,022</b>
<b>Households</b>	<b>10,382</b>
<b>Persons/Household</b>	<b>2.13</b>
<b>Owner Occupied</b>	<b>68%</b>

## EMPLOYMENT

The employment mix is more or less similar in both counties, but with no prison the employment mix in Curry County is less dependent on government employers, and more dependent on retail industries. Agriculture appears to have a bigger impact in Curry County than in Del Norte.

Unlike Del Norte County’s reasonably stable employment base, Curry County lost significant employment between 2010 and 2017, jettisoning 1,180 jobs or 13% of total employment.

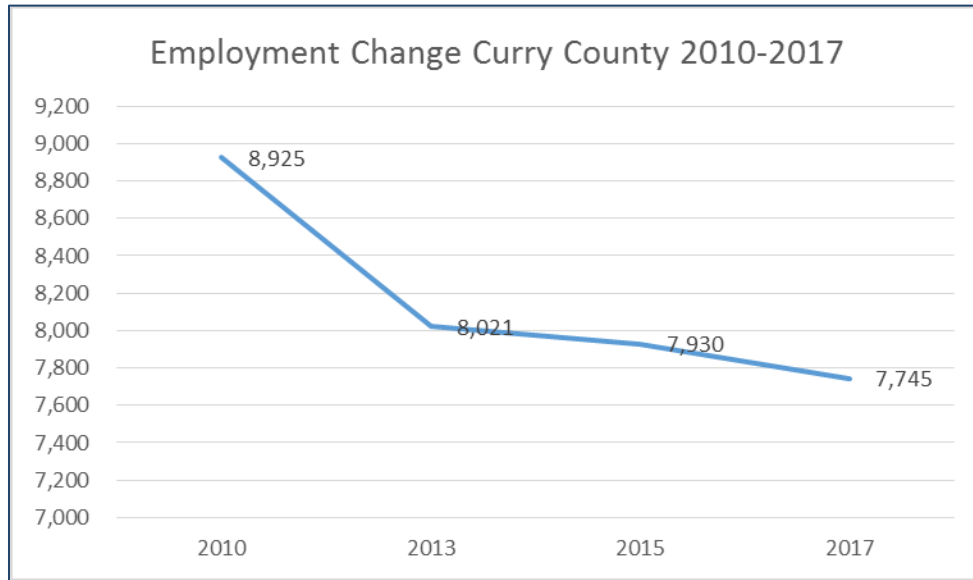


The biggest category losses were in Construction (-517 jobs) and Arts, Recreation and Entertainment (-401 jobs). Education and Health Care gained 387 jobs, or 28% during that period.

**Table D-3**

<b>Employed population 16 years and over</b>	<b>2010</b>	<b>2013</b>	<b>2015</b>	<b>2017</b>	<b>Percent of Total</b>
<b>TOTAL</b>	8,925	8,021	7,930	7,745	100.0%
<b>Educational services, and health care and social</b>	1,383	1,571	1,960	1,770	22.9%
<b>Retail trade</b>	1,216	1,033	993	952	12.3%
<b>Arts, entertainment, and recreation, and accommodation</b>	1,348	1,189	877	947	12.2%
<b>Public administration</b>	729	715	863	938	12.1%
<b>Agriculture, forestry, fishing and hunting, and mining</b>	682	402	619	641	8.3%
<b>Finance and insurance, and real estate and rental and leasing</b>	531	406	321	467	6.0%
<b>Other services, except public administration</b>	588	597	568	424	5.5%
<b>Transportation and warehousing, and utilities</b>	362	395	332	385	5.0%
<b>Construction</b>	900	531	417	383	4.9%
<b>Manufacturing</b>	495	561	456	355	4.6%
<b>Professional, scientific, and management, and</b>	424	395	368	317	4.1%
<b>Information</b>	136	142	113	102	1.3%
<b>Wholesale trade</b>	131	84	43	64	0.8%

**Figure D-3**



## **CONCLUSION**

Del Norte and Curry County are similar in size and employment. Differences include:

- Curry County is more of a retirement community with a much older population;
- Curry County's employment base is more susceptible to economic conditions than is Del Norte;
- Curry County is home to about 600 of Del Norte's workforce, providing an additional housing choice.
- Curry County has no direct connection to I-5 except through Crescent City to the south, or Reedsport and Florence to the north.

# APPENDIX E: HUMBOLDT COUNTY JOB TRENDS

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Job Sector	Actual		Estimated			Projected		
	2001	2010	2019	2010-2019	Percent	2028	2019-2028	Percent
Agriculture	1,427	1,138	1,201	63	0.6%	1,092	-108	-1.0%
Mining	15	24	8	-16	-11.6%	6	-2	-3.5%
Utilities	279	357	241	-116	-4.3%	190	-51	-2.6%
Construction	1,767	1,738	2,093	355	2.1%	2,352	259	1.3%
Manufacturing	4,649	2,140	2,020	-120	-0.6%	1,767	-253	-1.5%
Wholesale	957	970	1,011	41	0.5%	1,100	89	0.9%
Retail	7,476	6,922	7,265	343	0.5%	7,395	130	0.2%
Transportation	753	603	690	87	1.5%	678	-13	-0.2%
Warehousing	517	561	450	-111	-2.4%	416	-34	-0.9%
Information	748	600	366	-234	-5.4%	266	-99	-3.5%
Finance and Insurance	1,352	1,068	1,113	45	0.5%	1,268	155	1.5%
Real Estate	643	577	654	78	1.4%	737	83	1.3%
Professional and Scientific	1,379	1,457	1,539	82	0.6%	1,721	181	1.2%
Mgt. of Companies	594	285	165	-120	-5.9%	99	-66	-5.5%
Administrative Support	1,330	925	1,258	333	3.5%	1,544	286	2.3%
Waste Remediation	201	229	278	49	2.2%	293	16	0.6%
Education	6,027	5,457	5,941	484	0.9%	6,231	290	0.5%
Health	5,998	6,158	9,314	3,156	4.7%	11,431	2,118	2.3%
Arts, Entertainment and Recreation	491	605	595	-10	-0.2%	605	10	0.2%
Lodging	904	833	884	51	0.7%	885	1	0.0%
Eating and Drinking Places	3,807	3,741	4,274	533	1.5%	4,388	114	0.3%
Other Services	2,569	2,657	1,941	-716	-3.4%	2,056	115	0.6%
Federal	505	614	496	-119	-2.4%	484	-12	-0.3%
State	1,050	829	1,201	372	4.2%	1,397	196	1.7%
Local	4,163	5,412	5,494	82	0.2%	5,633	139	0.3%
Misc.	22	198	267	69	3.4%	376	108	3.9%
<b>Total</b>	<b>49,623</b>	<b>46,097</b>	<b>50,758</b>	<b>4,661</b>	<b>1.1%</b>	<b>54,409</b>	<b>3,651</b>	<b>0.8%</b>

Source: EMSI

# APPENDIX F: COMMENTS ON DRAFT CEDS

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Comments from Supervisor Chris Howard; sent via email March 2, 2020.

Please include the following information in the CEDS.

"The north coast of California made up of Del Norte and Humboldt Counties are uniquely situated within a climate that produces significant annual rainfall and mild temperatures that are excellent for year around grass growth. For over 150 years, the regions Dairy industry has farmed using old world practices to manage pastures for maximum grass production and livestock grazing. To that end, the dairies that occupy these fertile river valley bottoms are able to graze pasture grass year around and produce the western United States most desired raw milk fluids, high in Omega's, butter-fat and percent solids. The concentration of organic dairies in the region and their ability to supply multiple processors, within the State and outside the State allows for expansion opportunity to keep the raw commodity local. With new differentiators emerging, focused on 100% grass fed and A2/A2 beta casein genetics which allow very distinctive, niche opportunities, Dairy in the region can work to segregate supplies and process them locally to brand the region nationally and internationally, capitalizing on emerging market trends.

This economic development opportunity for introducing Ultra-high-temperature (UHT) and dry powder milk processing facility in Del Norte to stabilize and grow the region's dairy farming industry and improve the financial sustainability of the region's dairy farms is extremely important for the region's milk producers that have seen the massive erosion of pound per solid pricing of organic, pasture-based milk in the State. This erosion of milk pricing has seen the loss of four production facilities in the region since 2019. It is also estimated that the agricultural sector within the region could experience 10% additional job loss by 2028 (CEDS 2020). The Del Norte/Humboldt County Region is home to largest concentration of pasture-based dairies that supply national and wholesale retail with premium cultured and fluid products.

As the Del Norte and Humboldt County dairy farms are generally 4<sup>th</sup> and 5<sup>th</sup> generation, raw commodity production is very sustainable moving forward, given that significant production moves out of the two-county region to be processed in the central valley, north bay region and Nevada. However, further erosion of suitable processors, as was highlighted by the recent bankruptcy of Loleta Cheese factory and the pulling out of Organic Valley from 19 farms in the Humboldt region continues to force organic fluid out of the region and drives costs higher as fluid makes its way out of the region for processing with processors that do not pay for the uniqueness of this fluid or have the capacity to separate fluid for niche market development.



The CEDS recommends exploring the opportunity for introducing Ultra-high-temperature (UHT) and dry powder milk processing in Del Norte County to stabilize and grow the region's dairy farming industry and improve the financial sustainability of the region's dairy farms. A study should develop a two-phase assessment of the feasibility for processing opportunities. A proper study should involve looking at market feasibility from the perspective of the milk producers to address the supply side of the equation and the perspective of both domestic and international buyers of the finished products. If a study of market feasibility is deemed possible, the second phase should develop a business plan along with capital and operating budgets to determine the financial sustainability of the project."

**Response:** The first three paragraphs have been included on p. 23 of the Economic Assessment. The ED opportunity has also been listed on p. 37 of the SWOT and the recommended study is listed as Action 3.3 on p. 45.

# APPENDIX G: REPORT AUTHORS

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## HOUSING AUTHORITY AGENDA REPORT



**TO:** CHAIR INSCORE AND MEMBERS OF THE BOARD  
**FROM:** ERIC WIER, CITY MANAGER  
**BY:** MEGAN MILLER, HOUSING DIRECTOR  
**DATE:** APRIL 6, 2020  
**SUBJECT:** 5-YEAR PLAN – PHA PLANS AND RELATED REGULATIONS RESOLUTION

---

### RECOMMENDATION

- Adopt Resolution No. HA2020-01, PHA CERTIFICATIONS OF COMPLIANCE WITH THE PHA PLAN AND RELATED REGULATIONS INCLUDING REQUIRED CIVIL RIGHTS CERTIFICATIONS

### BACKGROUND

On March 16, 2020, the Housing Authority Board of Directors approved the CCHA's 5-Year Plan for FYB 7/1/2020. The accompanying resolution is a part of that plan and before the Board for approval tonight.

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals. There are two components: the 5-Year Plan, which is submitted by the PHA every 5<sup>th</sup> fiscal year, and the Annual Plan, which is submitted by the PHA annually and serves as an update to the Board, HUD, and the public on the PHA's status in meeting the goals set forth in the 5-Year Plan. This year's submission is for the 5-Year Plan covering the period of July 1, 2020 through July 1, 2025. The 5YP is developed in partnership with the Housing Advisory Commission and Resident Board. Goals for the upcoming 5-year period are defined, along with strategies and objectives to support their fulfillment. Some points to highlight from this year's Plan include exploring new development partnerships for the use of Project Based Vouchers, pursuing special purpose voucher opportunities when they arise, delivering excellence in program administration, increasing public awareness of agency services, and expanding outreach within homeless populations. A complete description of the goals for the upcoming 5-year period can be found on page 2 of HUD's streamlined template. On page 3 of the template, you will find the goals from our previous 5YP submission, along with examples of how those goals were achieved.

The 5-Year Plan is submitted to HUD on a streamlined template which includes specific Plan elements and information on where certain Plan elements that are not required to be reviewed by HUD can be obtained locally. The entire PHA Plan, which includes all elements, is made available locally at the Crescent City Housing Authority and on the City website. Examples of the information which is made available for public review through the PHA Plan include: most recent fiscal year audit; a statement of policies regarding rent determination, grievance procedures, eligibility and admission criteria, VAWA (Violence Against Women Act); and all chapters of the Administrative Plan which have been amended since the time of the last submission.

### ATTACHMENT:

Resolution No. HA2020-01

EW  
CM

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**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications  
Resolution HA2020-01**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    X    5-Year and/or    Annual PHA Plan for the PHA fiscal year beginning 7/1/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.



12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

City of Crescent City Housing Authority

CA061

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

Annual PHA Plan

5-Year PHA Plan for Fiscal Years 2020-2025

\_\_\_\_\_  
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).  
\_\_\_\_\_

\_\_\_\_\_  
Name of Authorized Official

\_\_\_\_\_  
Title

BLAKE INSCORE

BOARD CHAIR

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Blake Inscore, the Board Chair  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

City of Crescent City Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

County of Del Norte  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The CCHA's administration of the HCV rental assistance voucher program is a critical resource for the low-income families of Del Norte County.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Blake Inscore	Board Chair
Signature	Date

# CITY COUNCIL AGENDA REPORT



**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: JON OLSON, CITY ENGINEER  
MARTHA D. RICE, CITY ATTORNEY**

**DATE: APRIL 6, 2020**

**SUBJECT: COMMERCIAL CANNABIS ORDINANCE - ADOPTION**

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## **RECOMMENDATION**

- Open public hearing.
- Hear staff report.
- Receive public comments.
- Close public hearing.
- Waive full reading, read by title only and adopt Ordinance No. 819, An Ordinance of the City Council of the City of Crescent City Adding Chapter 17.95, Commercial Cannabis Regulations, and Amending Chapter 17.20, C-1 Downtown Business District, Chapter 17.22, C-2 General Commercial District, Chapter 17.24, HS Highway Service District, and Chapter 17.93, Standards for Marijuana, of Title 17, Zoning of the Crescent City Municipal Code

## **BACKGROUND**

In November 2017, the City Council directed staff to work with the Planning Commission on the development of a commercial cannabis ordinance. Over the last several years, the Planning Commission has considered the permitting of commercial cannabis uses in the city and provided direction to staff to assist in preparation of commercial cannabis regulations. At its 2019 October and November meetings, the Planning Commission made recommendations to the City Council concerning amendments to the City's Municipal Code to include regulations for commercial cannabis uses. At several meetings from November 2019 through February 2020, the City Council reviewed the draft commercial cannabis regulations recommended by the Planning Commission and directed staff to make various revisions. On 12 March 2020 the Planning Commission recommended that the City Council adopt the Commercial Cannabis Regulations Ordinance as written.

The current draft of the ordinance is attached to this staff report.

## **ITEM ANALYSIS**

A summary of the contents of the ordinance are included below.



- Allowable Zoning Districts: The draft ordinance proposes amendments to Chapter 17.20 (C-1 Downtown Business District), Chapter 17.22 (C-2 General Commercial District), Chapter 17.23 (CW Water Commercial District), and Chapter 17.24 (HS Highway Service District) of the City’s Municipal Code to allow certain commercial cannabis uses with a use permit.
- Cannabis Uses Allowed: The commercial cannabis uses proposed to be allowed with a use permit in the zoning districts listed above include storefront retail, non-storefront retail (delivery only), cultivation (indoor only), non-volatile manufacturing, processing facilities, distribution, microbusinesses, and testing laboratories.
- Cannabis Uses Prohibited: The commercial cannabis uses proposed to be prohibited in the City include on-site consumption of cannabis, outdoor cultivation, volatile manufacturing or manufacturing using volatile solvents, and mobile or drive-thru retail sales.
- Addition of Chapter 17.95 (Commercial Cannabis Regulations): The draft ordinance proposes the addition of Chapter 17.95 (Commercial Cannabis Regulations) to the Municipal Code, which would contain the permitting process, operating standards, and submittal requirements applicable to commercial cannabis uses.
- Amendment of Chapter 17.93 (Standards for Marijuana): The draft ordinance also proposes amendments to Chapter 17.93 (Standards for Marijuana) of the Municipal Code to provide reference to Chapter 17.95 (Commercial Cannabis Regulations).
- Requirements for Commercial Cannabis Uses: All commercial cannabis uses shall be subject to the requirements in Chapter 17.95 (Commercial Cannabis Regulations). Some of the more significant requirements include the following:
  - A) Annual review of the use permit allowing commercial cannabis activity by either city staff or the Planning Commission, at the discretion of city staff. The criteria for requiring annual review by the Planning Commission, may include, but is not limited to: 1) any violation of the City’s commercial cannabis regulations during the prior year of operation; and 2) receipt of one or more complaints by city staff concerning operation of the commercial cannabis facility during the prior year. The applicant shall submit a fee to recover all costs associated with conducting the annual review.
  - B) An onsite compliance inspection may be conducted, with at least 24 hours prior notice, by appropriate city officials during regular business hours (Monday – Friday, 9:00 a.m. – 5:00 p.m.).
  - C) The permittee shall implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis goods. Security measures shall include, but are not limited to, the following: 1) prevent individuals from loitering on the premises; 2) establish limited access areas accessible only to authorized dispensary personnel; 3) all cannabis facilities containing cultivation, processing, non-volatile

manufacturing, and distribution are required to have a mantrap (a.k.a. sally port) at the public entrance; 4) store all cannabis goods in a secured and locked safe room, safe, or vault, and in a manner to prevent diversion, theft, and loss; 5) install security cameras on site.

- D) Retail cannabis uses may not be located within a 600-foot radius of the perimeter of a public or private school providing instruction in kindergarten or grades 1 through 12 (“K-12 school”) or a day care center (as defined in Health and Safety Code § 1596.76). This does not include any private school in which education is primarily conducted in private homes nor does it include family child-care homes.
- E) Exceptions to the setback requirements may be granted by the Planning Commission as part of a use permit application if the Commission is able to make certain findings related to lot size, buffering from existing development, and design of the proposed cannabis business.
- F) Odors from cannabis uses must not be detectable beyond the property boundaries. The area where cannabis activities capable of generating odors are conducted (e.g., cultivation, processing, manufacturing, testing, etc.), shall be, at a minimum, mechanically ventilated with a carbon filter or other method to prevent the odor of cannabis from escaping the building and negatively impacting neighbors and the surrounding community. Failure to adequately control odors shall be declared a public nuisance and may also be grounds for revocation of the use permit allowing commercial cannabis activity.
- G) Signage shall be as prescribed in Chapter 17.38 (Sign Requirements) of the Municipal Code except that a permittee is not allowed to advertise or market cannabis or cannabis products on an off-site advertising sign in a publicly visible location within 1,000 feet of the perimeter of any K-12 school, playground, day care center, youth center, community use-center, or public library. All signage for cannabis uses shall be subject to architectural review by the Planning Commission pursuant to Section 17.38.170 (Architecturally-controlled signs) of the Municipal Code.
- H) All waste cannabis material generated by cannabis activity must be stored in a secure location in the facility and disposed of at a permitted disposal facility.
- I) All cannabis uses that propose to discharge effluent to the City’s wastewater treatment system are required to obtain an Industrial Wastewater Discharge Permit from the Public Works Department.
- J) The permittee shall provide proof of having obtained a surety bond in an amount not less than \$15,000, payable to the City, issued by a corporate surety approved by the City, which is licensed to transact surety business in the State of California.
- K) Operators of cannabis facilities are required to maintain active enrollment and participation in the state’s track and trace program.
- L) Additional requirements for specific commercial cannabis uses are also contained in Chapter 17.95 (Commercial Cannabis Regulations). Some of the more significant requirements include the following:

1) Cultivation Activity: The draft ordinance would only allow indoor cultivation activity with a maximum of 2,000 square feet of cultivation area.



Only one use permit for cultivation may be possessed or used by a person or entity and only one use permit will be issued per legal parcel for cultivation. Applications for a use permit for cannabis cultivation are required to contain an energy calculator quantifying the expected electricity usage and greenhouse gas emissions, a list of energy efficiency measures, best practices, and proposed greenhouse gas emission offsets. A minimum of 50% emissions offset or equivalent in efficiency measures is encouraged for indoor cannabis cultivation.

2) Storefront Retail: **The hours of operation for a retail facility would be limited from 6:00 a.m. to 10:00 p.m., consistent with state law.** Retailers which have a retail/public floor area must have glass or transparent glazing in the windows and doors and no more than 10 percent of any window or door area may be visually obstructed by signs, banners, or opaque coverings of any kind so that law enforcement personnel will have clear view of the entire public area in the premises from the public sidewalk.

If the ordinance is adopted at this meeting, it will go into effect in 30 days.

### FISCAL ANALYSIS

The financial impacts are expected to be minimal. The ordinance does not propose any additional specific taxes on cannabis. However, the City will still get the 1% local sales tax revenue from the state. So in that sense, we may see additional sales tax revenue, all other "sales" remaining the same. Planning commissioners did not anticipate that the proposed commercial activities would be a revenue generating activity. The City intends to issue the permits based on a full cost recovery model. Applicants would be charged an initial estimated fee and would pay all costs associated with inspection prior to issuance of a permit.

### STRATEGIC PLAN ASSESSMENT

This action supports Strategic Plan goal 1 support quality services, community safety, and health to enhance the quality of life and experience of our residents and visitors. This action also supports Strategic Plan goal 2, Promote a thriving local economy.

### ATTACHMENTS

1. Ordinance No. 819
2. 600' Setback Map (Schools and Daycares)

Staff review:

EW  
CM

## ORDINANCE NO. 819

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ADDING CHAPTER 17.95, COMMERCIAL CANNABIS REGULATIONS, AND AMENDING CHAPTER 17.20, C-1 DOWNTOWN BUSINESS DISTRICT, CHAPTER 17.22, C-2 GENERAL COMMERCIAL DISTRICT, CHAPTER 17.23, CW WATERFRONT COMMERCIAL DISTRICT, CHAPTER 17.24, HS HIGHWAY SERVICE DISTRICT, AND CHAPTER 17.93, STANDARDS FOR MARIJUANA, OF TITLE 17, ZONING, OF THE CRESCENT CITY MUNICIPAL CODE**

WHEREAS, in 1996, the voters of the State of California approved Proposition 215, which was codified as California Health and Safety Code section 11362.5, and entitled “The Compassionate Use Act of 1996”; and

WHEREAS, the intent of Proposition 215 was to enable persons who are in need of cannabis for medical purposes to legally obtain and use it under limited, specified circumstances without fear of criminal prosecution. Proposition 215 further provides that “[n]othing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, nor to condone the diversion of marijuana for nonmedical purposes” (Health & Safety Code, § 11362.5(b)(2)); and

WHEREAS, in 2003, the California Legislature passed Senate Bill 420 (codified as California Health and Safety Code § 11362.7, *et seq.*) to clarify the scope of Proposition 215 and expressly allow cities and counties to adopt and enforce ordinances that are consistent with SB 420; and

WHEREAS, in November 2016, California voters approved Proposition 64, which enacted the Control, Regulate, and Tax Adult Use of Marijuana Act. Proposition 64 makes it legal under state law for anyone 21 years of age or older to possess, plant, cultivate, harvest, dry, and process up to six cannabis plants per private residence for personal use. (Health & Safety Code, §§ 11362.2 and 11362.3). Proposition 64 also explicitly provides for local control over personal use cultivation, enabling cities and counties to “enact and enforce reasonable regulations to regulate” indoor cultivation or cannabis for personal use and to prohibit all outdoor cultivation of cannabis for personal use on the grounds of a private residence. (Health & Safety Code, § 11362.2(b)(1) and (b)(3)); and

WHEREAS, in June 27, 2017, the Governor approved Senate Bill 94, which repealed the Medical Marijuana Regulation and Safety Act (MMRSA) and includes certain provisions of MMRSA in the licensing provisions of the Control, Regulate, and Tax Adult Use of Marijuana Act. Senate Bill 94, which seeks to align the regulatory frameworks for medical and nonmedical cannabis, amended, repealed, or added code sections in the following California Codes: Business and Professions, Fish and Game, Food and Agriculture, Health and Safety, Revenue and Taxation, and Water. Senate Bill 94 also consistently replaced the term “marijuana” with “cannabis” in state law, although the definition remains the same. For consistency with state law as revised by SB 94, the City adopted the term “cannabis” in place of “marijuana” in this Ordinance. The adoption of the term “cannabis” herein, however, shall not invalidate references



to “marijuana” in any City ordinance, policy, or regulation. The two terms share the same meaning and are used interchangeably; and

WHEREAS, the Federal Controlled Substances Act (21 U.S.C. § 801, *et seq.*) make it unlawful, under federal law, for any person to cultivate, manufacture, distribute, dispense, or possess with the intent to manufacture, distribute, or dispense, cannabis. The Federal Controlled Substances Act contains no exemption for the cultivation, manufacture, distribution, dispensation, or possession of cannabis for medical purposes or for personal use permitted by state law; and

WHEREAS, on January 19, 2016, the City Council adopted Ordinance No. 793, adding Chapter 17.93 to Title 17 of the Crescent City Municipal Code, prohibiting all commercial marijuana cultivation, processing, delivery, and retail sales; and

WHEREAS, on July 2, 2018, the City Council adopted Ordinance No. 803, adding Chapter 17.94 to Title 17 of the Crescent City Municipal Code, regulating the cultivation of cannabis for personal use permitted under Proposition 64; and

WHEREAS, the City intends to amend the Crescent City Municipal Code to regulate certain commercial cannabis activities permitted under Senate Bill 94, including storefront retail, non-storefront retail (delivery only), cultivation (indoor only), non-volatile manufacturing, processing facilities, distribution, microbusinesses, and testing laboratories. Other commercial cannabis uses allowed under state law shall remain prohibited in City limits.

NOW, THEREFORE, the City Council of the City of Crescent City, State of California, hereby ordains:

**SECTION 1. RECITALS.** The City Council finds the above recitals to be true and correct and are incorporated herein as if set forth in full.

**SECTION 2. CODE AMENDMENT – CHAPTER 17.20.** The City Council hereby amends Section 17.20.025, Uses subject to a use permit, of Chapter 17.20, C-1 Downtown Business District, of Title 17, Zoning, of the Crescent City Municipal Code, to read as follows:

[Deletions are in ~~strikeout~~ and additions are in *bold italics*.]

The following uses may be permitted subject to the granting of a conditional use permit:

- A. Amusement and recreational establishments;
- B. Mortuaries;
- C. Second hand or surplus stores;
- D. New residential units up to forty-five units per acre density that are mixed with commercial or business use;
- E. New residential-only development or the expansion of existing residential-only development up to thirty units per acre density;
- F. Bed and breakfast establishments subject to the provisions of Chapter 17.59;
- G. Rooming houses;
- H. Residential care facilities;

- I. Veterinarians;
- J. Food product processing which includes on-site retail sales or light manufacturing which includes on-site retail sales and does not result in exterior air, noise, dust, odor, vibration or glare impacts, and where no animals are kept or stored on-site, such as a cheese factory, fish market or candy factory;
- K. Drive-thru windows for any office or retail services such as a bank or pharmacy;
- L. Communication towers; ~~and~~
- M. Government corporation yards;.
- N. Structural heights exceeding forty feet but not exceeding sixty feet: (Ord. No. 739, § 2, 3-2-2009; Ord. No. 725, § 2, 7-16-2007; Ord. 715 § 2, 2006; Ord. 695 § 2, 2003); **and**
- O. ***Cannabis uses conducted pursuant to Chapter 17.95 (Commercial Cannabis Regulations), including: storefront retail, non-storefront retail (delivery only), cultivation (indoor only), non-volatile manufacturing, processing facilities, distribution, microbusinesses, and testing laboratories.***

**SECTION 3. CODE AMENDMENT – CHAPTER 17.22.** The City Council hereby amends Section 17.22.020, Uses, of Chapter 17.22, C-2 General Commercial District, of Title 17, Zoning, of the Crescent City Municipal Code, to read as follows:

[Deletions are in ~~strikeout~~ and additions are in ***bold italics.***]

- A. The principal permitted general commercial use in the C-2 district includes:
  - 1. Retail and wholesale sales located inside a building, such as: large or small shops, stores, centers, and outlets.
  - 2. Services located inside a building, such as: offices, financial institutions and personal service shops, including Laundromats, small item repairs and printing services.
  - 3. Indoor and outdoor recreational or travel activities and services, such as: all eating and drinking places (including drive-thru services), hotels and motels, theaters, entertainment centers, and bus stations.
  - 4. Medical centers and services including convalescent homes.
  - 5. Accessory structures, such as: parking lots and secondary storage buildings.
  - 6. Improvements to existing residential uses which can be demonstrated to have been legally established before the year 2001.
- B. Other C-2 uses for which a use permit must first be secured:
  - 1. Outdoor service or accessory storage areas, such as: auto sales, communications facilities, automobile service storage, and uncovered lumber yard or nursery areas.
  - 2. Medical facilities for animals such as veterinary clinics and animal hospitals.
  - 3. One residential unit for occupancy by the manager/caretaker of an existing commercial facility.
  - 4. Residential units up to thirty units per acre density, as either a mixed-use activity which is secondary to an existing or proposed commercial use, or as a residential-only development.
  - 5. Assisted care residential facilities.
  - 6. Non-profit organization offices.
  - 7. Stores in which more than fifty percent of the merchandise is second-hand.
  - 8. Mortuaries.



9. Car, boat or other vehicle washing facilities.
10. Local and regional public utility and community service facilities.
11. Gas stations and light-commercial automobile service uses. (Ord. 715 § 2, 2006; Ord. 700 § 5 (Exh. A (part)), 2003)
12. ***Cannabis uses conducted pursuant to Chapter 17.95 (Commercial Cannabis Regulations), including: storefront retail, non-storefront retail (delivery only), cultivation (indoor only), non-volatile manufacturing, processing facilities, distribution, microbusinesses, and testing laboratories.***

**SECTION 4. CODE AMENDMENT – CHAPTER 17.23.** The City Council hereby amends Section 17.23.030, Uses permitted subject to a use permit, of Chapter 17.23, CW Waterfront Commercial District, of Title 17, Zoning, of the Crescent City Municipal Code, to read as follows:

[Deletions are in ~~strikeout~~ and additions are in ***bold italics.***]

The following uses may be permitted subject to the granting of a conditional use permit:

- A. Outdoor accessory uses and structures located on the same site as a permitted use such as storage and communication devices, but not including typical hotel or motel recreation facilities such as swimming pools;
- B. Business, professional and trade schools and colleges;
- C. Churches and religious institutions not including private or parochial schools;
- D. Conference centers or meeting halls when separate from a hotel or restaurant facility;
- E. Parking facilities, including fee parking facilities which are not required by code for another use;
- F. Bed and breakfast establishments subject to the provisions of Chapter 17.59;
- G. Residential uses located above the ground floor of commercial structures not to exceed sixty units per acre density, or new residential-only development or the expansion of existing residential-only development up to thirty units per acre density;
- H. Service stations and oil storage facilities;
- I. New timeshare resort hotels which provide at least one recreational facility (pool, courts, etc);
- J. Food product processing which includes on-site retail sales or light manufacturing which includes on-site retail sales and does not result in exterior air, noise, dust, odor, vibration or glare impacts, and where no animals or bulk flammables are kept or stored on-site, such as a cheese factory, fish market or candy factory;
- K. Theaters and auditoriums within buildings;
- L. Public utility service pumping stations, power stations, equipment buildings and installations, drainage ways, storage tanks and transmission lines found by the planning commission to be necessary for the public health, safety or welfare; ~~and~~
- M. ***Cannabis uses conducted pursuant to Chapter 17.95 (Commercial Cannabis Regulations), including: storefront retail, non-storefront retail (delivery only), cultivation (indoor only), non-volatile manufacturing, processing facilities, distribution, microbusinesses, and testing laboratories; and***
- M.N. Any other use which is determined by the planning commission to be similar to the listed conditional uses and which conforms to the policies of the waterfront land use and

general plan. In making such a determination in addition to the usual findings, the planning commission must find:

1. That upon review of all determinable characteristics of the use that the use has the same essential characteristics as a permitted or conditional use. (Ord. No. 762, § 2, 4-18-2011; Ord. 715 § 2, 2006; Ord. 695 § 2, 2003)

**SECTION 5. CODE AMENDMENT – CHAPTER 17.24.** The City Council hereby amends Section 17.24.020, Principal permitted uses, of Chapter 17.24, HS Highway Service District, of Title 17, Zoning, of the Crescent City Municipal Code, to read as follows:

[Deletions are in ~~strikeout~~ and additions are in *bold italics*.]

- A. The principal permitted uses in the HS highway service district include:
  1. Visitor-serving facilities such as: hotels and motels, indoor and outdoor eating and drinking places (including drive-thru services), grocery shops, liquor stores, or indoor specialty shops such as gifts, art, antiques, pawn or collectibles;
  2. Transportation services such as public transportation stops;
  3. Indoor recreation and entertainment facilities such as specialty attractions, theatres, and sports activities including equipment rentals and sales;
  4. One residential unit for the owner or manager of an existing on-site permitted use;  
~~and~~
  5. Visitor oriented public recreation facilities such as public parks, trails, rest areas and parking lots; *and*
  6. Visitor and local-serving commercial uses such as real estate offices.
- B. Other HS uses for which a use permit must first be secured:
  1. Gas stations and light-commercial automobile service uses. (Ord. 715 § 2, 2006; Ord. 695 § 2, 2003)
  2. *Cannabis uses conducted pursuant to Chapter 17.95 (Commercial Cannabis Regulations), including: storefront retail, non-storefront retail (delivery only), cultivation (indoor only), non-volatile manufacturing, processing facilities, distribution, microbusinesses, and testing laboratories.*

**SECTION 6. CODE AMENDMENT – CHAPTER 17.93.** The City Council hereby amends Section 17.93.040, Prohibited Activities, of Chapter 17.93, Standards for Marijuana, of Title 17, Zoning, of the Crescent City Municipal Code, to read as follows:

[Deletions are in ~~strikeout~~ and additions are in *bold italics*.]

- A. Marijuana processing, marijuana delivery, and marijuana dispensaries are prohibited activities in all zones and specific plan areas in the City, except *in compliance with Chapter 17.95* and where the City is preempted by federal or state law from enacting a prohibition on any such activity.
- B. Cultivation of marijuana for any commercial *purpose* is expressly prohibited in all areas, zones and specific plan areas in the City. No person or entity, including a qualified patient or primary caregiver, may cultivate any marijuana in the City, except in compliance with Chapter 17.94.



- C. No use permit, variance, building permit, or any other entitlement, license, or permit, whether administrative or discretionary, will be approved or issued for the activities of commercial marijuana cultivation, or marijuana processing, marijuana delivery, or the establishment or operation of a marijuana dispensary in the City-, *except in compliance with Chapter 17.95.*
- D. No person or entity may conduct, cause, allow, permit, or maintain a marijuana dispensary, commercial marijuana cultivation, marijuana processing or marijuana delivery within the City, *except in compliance with Chapter 17.95 and* where the City is preempted by federal or state law from enacting a prohibition on any such activity for which the use permit, variance, building permit, or any other entitlement, license, or permit is sought.
- E. Nothing in this chapter may be deemed to permit or authorize any use or activity which is otherwise prohibited by any state or federal law.

**SECTION 7. CODE AMENDMENT – CHAPTER 17.95.** The City Council hereby amends the Crescent City Municipal Code by adding Chapter 17.95, Commercial Cannabis Regulations, to Title 17, Zoning, to read as follows:

[All new text.]

**17.95.010 Purpose and Findings.**

A. Purpose. The purpose and intent of this chapter is to protect the public health, safety, and welfare through strong and effective regulatory and enforcement controls, to protect neighborhood character, and to minimize the potential negative impacts of commercial cannabis activity on people, communities, and the environment by establishing minimum land use controls. Within the Downtown Business (C-1) District, General Commercial (C-2) District, Waterfront Commercial (CW) District, and Highway Services (HS) District, commercial cannabis activity, as defined under Division 10 of the Business and Professions Code, may be permitted with a use permit, subject to the regulations governing the underlying zoning district, and the requirements set forth in this chapter.

B. Findings. The city council makes the following findings:

1. While cannabis is now legal in California for adult use (age 21 and older), it is still illegal for minors (under age 21) to use and possess non-medicinal cannabis. The potential negative impacts on the health of minors and the intoxicating effects of cannabis justify regulations that help to (1) keep cannabis out of the hands of minors and (2) minimize the promotion of cannabis use in a manner that is directed or appealing to minors.

2. Commercial cannabis businesses are attractive targets for burglaries and robberies. Therefore, it is prudent to impose security requirements and other regulations on businesses that are aimed to provide a base level of protection against such thefts. Burglaries and robberies not only impact the business owner but also employees, patrons, the public, and law enforcement.

### 17.95.020 Interpretation and Applicability.

- A. No part of this chapter is to be deemed to conflict with federal law as contained in the Controlled Substances Act, 21 U.S.C. Section 800 et seq., nor to otherwise permit any activity that is prohibited under that Act or any other local, state, or federal law, statute, rule or regulation. Commercial cannabis activity in the city is controlled by the provisions of this chapter of the Crescent City Municipal Code.
- B. Nothing in this chapter is intended, nor is it to be construed, to burden any defense to criminal prosecution otherwise afforded by California law.
- C. Nothing in this chapter is intended, nor is it to be construed, to preclude a landlord from limiting or prohibiting commercial cannabis activities by tenants.
- D. Nothing in this chapter is intended, nor is it to be construed, to exempt any cannabis-related activity from any and all applicable local and state construction, electrical, plumbing, land use, or any other building or land use standards or permitting requirements.
- E. Nothing in this chapter is intended, nor is it to be construed, to make legal any cannabis-related activity that is otherwise prohibited under California law.
- F. All commercial cannabis activity within city limits is subject to the provisions of this chapter, regardless if the activity existed or occurred prior to adoption of this chapter or at the time of subsequent amendments to this chapter.

### 17.95.030 Definitions.

As used in this chapter, the following terms and phrases are defined as follows:

- A. “Cannabis” means all parts of the plant *cannabis sativa Linnaeus*, *cannabis indica*, or *cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. Cannabis also means the separated resin, whether crude or purified, obtained from marijuana. Cannabis also means marijuana as defined by § 11018 of the Cal. Health and Safety Code as enacted by Chapter 1407 of the Statutes of 1972. Cannabis does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this chapter, cannabis does not mean "industrial hemp" as defined by § 81000 of the Cal. Food and Agricultural Code or § 11018.5 of the Cal. Health and Safety Code.
- B. “Cannabis Activity” means the commercial cultivation, possession, manufacture, processing, storing, laboratory testing, research and development, labeling, transportation, distribution, delivery, or sale of cannabis or a cannabis product.
- C. “Cannabis goods” means cannabis, including dried flower, and products containing cannabis.



- D. "Cannabis processing" means, but is not limited to, the following activities: manicuring, drying, curing, pressing, cooking, baking, infusing, grinding, bagging, packaging, and rolling.
- E. "Cannabis manufacturer" means a person required to be licensed as a manufacturer pursuant to Division 10 (commencing with Section 26000) of the Business and Professions Code.
- F. "Cannabis microbusiness or microbusiness" means a person licensed to conduct multiple commercial cannabis activities, as described in Business and Professions Code Section 26070.
- G. "Cannabis retailer" means a person required to be licensed as a retailer pursuant to Division 10 (commencing with Section 26000) of the Business and Professions Code.
- H. "Commercial cannabis activity" means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis and cannabis products.
- I. "Consumption" means the smoking, vaping, ingestion, or other method of use or consumption of cannabis goods.
- J. "Cultivation" means any activity involving the indoor planting, growing, harvesting, drying, curing, grading, or trimming of commercial cannabis, including a nursery that produces only clones, immature plants, or seeds. This definition does not include outdoor cultivation or the processing (e.g., trimming) of commercial cannabis produced offsite."
- K. "Cultivation area" means the cumulative gross floor area of the room or rooms where cannabis plants are grown.
- L. "Delivery employee" means an individual employed by a permitted retailer or permitted microbusiness authorized to engage in retail sales who delivers cannabis goods from the permitted retailer or permitted microbusiness premises to a customer at a physical address.
- M. "Distribution" means the procurement, sales, and transport of cannabis goods between licensed entities. Distribution also includes the inspection, storage, including during quality assurance and batch testing processes, labeling, packaging, and other processes required prior to transport to a licensed cannabis retailer or cannabis manufacturing facility.
- N. "Facility or facilities" means a facility, premise, tenant space, site or location where one or more types of cannabis activity are undertaken.
- O. "Manufacturing facility" means a facility for the production, preparation, propagation, or compounding of cannabis or cannabis products, either directly or indirectly, or by extraction methods, or independently by means of chemical synthesis or by a combination of extraction and chemical synthesis, and includes a location that packages or repackages cannabis or cannabis products, or labels or relabels its container.
- P. "Non-storefront retail" means the commercial transfer of cannabis goods by delivery to a customer at a physical address. This definition does not include the mobile sales of cannabis goods.
- Q. "Non-volatile manufacturing" means a manufacturing process that does not involve the manufacturing, processing, generation, or storage of materials that constitute a physical or health hazard, as listed in Tables 307.1(1) and 307.1(2) of the California Building Code (CBC).

- R. “Nursery” means a facility that produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- S. “Off-site advertising sign” means any sign, poster, display, billboard, or any other stationary or permanently affixed advertisement promoting the sale of cannabis or cannabis products which are not cultivated, manufactured, distributed or sold on the same lot.
- T. "Person" means and includes any individual, firm, partnership, joint venture, limited liability company, association, social club, fraternal organization, corporation, estate, trust, business trust, receiver, assignee for the benefit of creditors, trustee, trustee in bankruptcy, or syndicate.
- U. “Processing facility” means the location or facility where cannabis is dried, cured, graded, trimmed, and/or packaged by or under the control of one or more licensed cultivators, at a location separate from the cultivation site where the cannabis is grown and harvested.
- V. “Storefront retail” means a physical storefront location that is open to the public and where cannabis goods are sold to customers. This definition includes the delivery of cannabis goods to a customer at a physical address.
- W. “Testing laboratories” means a facility that offers or performs testing of cannabis or cannabis products where no commercial cultivation, processing, manufacturing, distribution, or sale of cannabis or cannabis products occurs.
- X. “Volatile solvents” means a solvent that is or produces a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. For the purposes of this section, carbon dioxide and ethanol are non-volatile solvents, however, a use permit for manufacturing shall specify whether carbon dioxide or ethanol will be permitted.

**17.95.040 Commercial Cannabis Uses Allowed.**

The following commercial cannabis uses are allowed in city limits:

- A. Storefront retail.
- B. Non-storefront retail (delivery only).
- C. Cultivation (indoor only).
- C. Non-volatile manufacturing.
- D. Processing facilities.
- E. Distribution.
- F. Microbusinesses.
- G. Testing laboratories.

**17.95.050 Commercial Cannabis Uses Prohibited.**

The following commercial cannabis uses are prohibited in city limits:

- A. On-site consumption of cannabis.



- B. Outdoor cultivation.
- C. Volatile manufacturing or manufacturing facilities using volatile solvents.
- D. Mobile or drive-thru retail sales.

**17.95.060 Use Permit Required.**

- A. Commercial cannabis activity is not be allowed in the corporate limits of the City of Crescent City without a use permit. Use permits to conduct commercial cannabis activity are governed primarily by this chapter. The procedures for use permits set forth in Chapter 17.54 of this title apply as well.
- B. The use permit will be reviewed annually subject to the following requirements:
  - 1. City staff will conduct an annual review of the use permit around the date of issuance of the state license.
  - 2. An onsite compliance inspection may be conducted, with at least 24 hours prior notice, by appropriate city officials during regular business hours (Monday – Friday, 9:00 a.m. – 5:00 p.m.). Appropriate city officials include those officials identified in section 17.95.150 of this chapter.
  - 3. At the discretion of city staff, annual review of the use permit may be conducted by the Planning Commission at a public hearing. The criteria for requiring annual review by the Planning Commission may include, but is not limited to:
    - i. Any violation of any provision of this chapter during the prior year of operation of the commercial cannabis facility.
    - ii. Receipt of one or more complaints by city staff concerning operation of the commercial cannabis facility during the prior year. City staff shall investigate all complaints received prior to determining whether review by the Planning Commission is warranted.
  - 4. During annual review, the Planning Commission may revoke the use permit, recommend administrative penalties, amend the use permit to include conditions necessary to ensure compliance with the provisions of this chapter, or take no action.
  - 5. As part of the annual review, the holder of the use permit must remit an annual review fee as set by resolution of the City Council. The annual review fee is to be no more than the reasonable estimated amount to recover all costs of the City associated with conducting the review and monitoring compliance with the terms of the use permit for the next year.
- C. All commercial cannabis activity will be subject to the following:
  - 1. Before commencing operation of a commercial cannabis activity, the permittee must secure a license from the appropriate state licensing authority, pursuant to Division 10 of the Business and Professions Code. A copy of the license must be provided to the Planning Department.
  - 2. The permittee must be in compliance with all conditions of the state license and all state laws, any violation of which will also constitute a violation of the Crescent City Municipal Code.
  - 3. The permittee may operate only in accordance with the operating plans reviewed and approved by the city.

4. The permittee must timely remit all taxes required by state or local law to the appropriate agency and maintain all records necessary to determine the amount of tax owed, which records the city will have the right to inspect at all reasonable times.
5. The permittee must post or cause to be posted onsite the use permit and all required city and state permits and licenses required to operate. Such posting must be in a central location, visible to patrons, at the operating site, and in all vehicles that deliver or transport cannabis or cannabis products.
6. The permittee must maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The city will have the right to examine, monitor, and audit such records and documentation at all reasonable times.
7. Signs. See Chapter 17.38 for sign requirements, unless specified otherwise in this chapter. Pursuant to Section 17.38.170 (Architecturally-controlled signs), all signage for cannabis uses shall be subject to architectural review by the Planning Commission as part of the use permit process.
8. The permittee is not allowed to advertise or market cannabis or cannabis products on an off-site advertising sign in a publicly visible location within 1,000 feet of the perimeter of any school providing instruction in kindergarten or any grades 1 through 12, public playground or playground area in a public park (e.g., a public park with equipment such as swings and seesaws, baseball diamonds, or basketball courts), day care center (as defined in Health and Safety Code § 1596.76), youth center (as defined in Health and Safety Code § 11353.1(e)(2)), community-use center, or public library.
9. The permittee must not market, license, distribute, sell, or cause to be marketed, licensed, distributed, or sold, any item or service to a person under 21 years of age, which bears the brand name, alone or in conjunction with, any other word, logo, symbol, motto, selling message, recognizable color or pattern of colors, or any other indicia or product identification identical with, or similar to, or identifiable with, those used for any brand of cannabis product.
10. The operation of a commercial cannabis facility must not adversely affect the health or safety of the facility occupants or employees, or nearby properties through creation of mold, mildew, dust, glare, heat, noise, noxious gases, smoke, traffic, vibration, surface runoff, or other impacts, or be hazardous because of the use or storage of materials, process, products, or wastes.
11. All retail cannabis uses (storefront and non-storefront) in the City must comply with the following setback requirements:
  - i. A retail cannabis use may not be located within a 600-foot radius of the perimeter of a public or private school providing instruction in kindergarten or grades 1 through 12 (“K-12 school”) or a day care center (as defined in Health and Safety Code § 1596.76). This does not include any private school in which education is primarily conducted in private homes nor does it include family child care homes.
  - ii. The distance specified in this section shall be defined as the horizontal distance measured in a straight line from the property line of the sensitive land use (i.e.,



- K-12 school or day care center) to the closest property line of the lot on which the retail cannabis use is located.
- iii. No setbacks are required between retail cannabis uses and the property containing the Del Norte County Fairgrounds (currently identified as APN 118-020-033).
  - iv. Exceptions to the setback requirements in this section may be granted by the Planning Commission as specified in Section 17.95.060(C)(12) of this chapter.
12. An exception to the setback requirements in Section 17.95.060(C)(11) of this chapter may be granted by the Planning Commission when requested as part of a use permit application. To grant an exception, the Planning Commission must make one or more of the following findings:
- i. The distance between the area on the property containing the sensitive land use (i.e., K-12 school or day care center) is a minimum of 600 feet from the area on the property containing the retail cannabis use.
  - ii. There is enough development or other buffering between the sensitive land use (i.e., K-12 school or day care center) and the retail cannabis use to minimize potential harmful impacts.
  - iii. The location and design of the retail cannabis use is not likely to cause harmful impacts to minors at the sensitive land use (i.e., K-12 school or day care center) that is within the 600-foot radius.
13. Odor from cannabis activities must not be detectable from beyond the property boundaries. To achieve this, the area where cannabis activities capable of generating odors are conducted (e.g., cultivation, processing, manufacturing, testing, etc.), must be, at a minimum, mechanically ventilated with a carbon filter or other method to prevent the odor of cannabis from escaping the building and negatively impacting neighbors and the surrounding community. The ventilation and filtration system must be approved by the building official and installed prior to commencing cannabis activities within the structure. Failure to adequately control odors constitutes a public nuisance and subject to nuisance abatement procedures found in Title 8 of the Crescent City Municipal Code. Odor control issues may also be grounds for revocation of the use permit allowing commercial cannabis activity.
14. All waste cannabis material generated by cannabis activity must be stored in a secure location in the facility and disposed of at a permitted disposal facility.
15. All cannabis uses that propose to discharge effluent to the City's wastewater treatment system, including but not limited to waste products, chemical fertilizers or pesticides, are required to first obtain an Industrial Wastewater Discharge Permit from the Public Works Department. No such effluent may be discharged into septic systems, water systems, or other drainage systems including those that lead to rivers and streams.
16. The permittee must implement and maintain sufficient security measures to both deter and prevent unauthorized entrance into areas containing cannabis goods in compliance with Section 26070 of the California Business and Professions Code and any rules promulgated by the licensing authority. Security measures must include, but are not limited to, the following:
- i. Prevent individuals from loitering on the premises of the retailer if they are not engaging in activity expressly related to the operations of the retailer;

- ii. Establish limited access areas accessible only to authorized dispensary personnel;
  - iii. All cannabis facilities containing cultivation, processing, non-volatile manufacturing, and distribution are required to have a mantrap at the public entrance to the building. A mantrap is a small room with an entry door on one wall and an exit door on the opposite wall. Mantraps are used to separate non-secure areas from secure areas to prevent unauthorized access;
  - iv. Store all cannabis goods in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss, except for limited amounts of cannabis goods used for display purposes, samples, or immediate sale; and
  - v. Install security cameras on site.
17. The permittee is required to notify the Crescent City Police Department and the licensing authority within twenty-four (24) hours after discovering any of the following:
- i. Significant discrepancies identified during inventory;
  - ii. Diversion, theft, loss, or any criminal activity involving the dispensary or any agent or employee of the retailer;
  - iii. The loss or unauthorized alteration of records related to cannabis, patients, or retailer's employees or agents; or
  - iv. Any other breach of security.
18. Operators of cannabis facilities are required to maintain active enrollment and participation in the state's track and trace program. The city may require participation in a track and trace program separate from the state's track and trace program. Any separate program will be in addition to the state's track and trace program.
19. To ensure compliance with the provisions of this chapter, an onsite compliance inspection may be conducted, with at least 24 hours prior notice, by appropriate city officials during regular business hours (Monday – Friday, 9:00 a.m. – 5:00 p.m.). Appropriate city officials include those officials identified in section 17.95.150 of this chapter.
- D. Before the Planning Commission approves any use permit for commercial cannabis activity, the Planning Commission must hold a public hearing, noticed pursuant to Government Code § 65091, make the following findings, and set forth the facts supporting its determination in writing:
- 1. The applicant has demonstrated that it can and will comply with all requirements of the state and city to operate the proposed commercial cannabis activity.
  - 2. The proposed activity, as conditioned, will not result in significant unavoidable impacts on the environment.
  - 3. The operation plan includes adequate measures to minimize nuisances to the neighborhood and community, including minimizing odor, noise, light, traffic, and loitering.
  - 4. The operation plan includes adequate security measures.
  - 5. The proposed activity either (i) meets the setback requirements in paragraph C (11) or (ii) makes the findings required by paragraph C (12).
- E. All applications for a use permit for a commercial cannabis activity shall be filed with the Planning Department. In all cases the application must contain, without limitation, the following documentation:



1. Notarized, written authorization from all persons and entities having a right, title, or interest in the property that is the subject of the application consenting to the application and the operation of the proposed commercial cannabis activity on the subject property.
2. The name and address of all persons and entities responsible for the operation of the commercial cannabis activity, including managers, corporate officers, any individual with an ownership interest, any member of a board of directors, any general or limited partner, and/or any member of a decision-making body for the commercial cannabis activity, and a complete list of all the valid licenses, including license type and license number which has been issued to each person by the state or any other city or county.
3. An application fee as prescribed by resolution of the City Council. The application fee is to be no more than the reasonable estimated amount to recover all costs of the City associated with processing applications and monitoring compliance with the terms of the use permit for the next year. If the application is denied, then that portion of the fee attributed to monitoring activities will be refunded to the applicant.
4. An indemnification agreement on a form provided by the City.
5. Proof of having obtained a surety bond in an amount not less than \$15,000, payable to the City, issued by a corporate surety approved by the City, which is licensed to transact surety business in the State of California.
6. A detailed operation plan, which includes:
  - i. Site plans, floor plans, conceptual improvement plans, and a general description of the nature, size, and type of commercial cannabis activity(ies) being requested;
  - ii. Onsite security measures both physical and operational;
  - iii. Standard operating procedures manual detailing how operations will comply with state and local regulations; how safety and quality of products will be ensured; recordkeeping procedures for financing, testing, and adverse effect recording; and product recall procedures;
  - iv. Proposed hours of operation;
  - v. Waste disposal information;
  - vi. Product supply chain information including where cultivation occurs, where the product is processed or manufactured, any required testing of cannabis or cannabis products, transportation, and packaging and labeling criteria;
  - vii. A recordkeeping policy;
  - viii. Track and trace measures;
  - ix. Sustainability measures including water efficiency measures, energy efficiency measures, high efficiency mechanical systems, and alternative fuel transportation methods;
  - x. Odor prevention devices;
  - xi. Size, height, colors, and design of any proposed signage at the site;
  - xii. A parking plan, if applicable;
  - xiii. A storage protocol and hazardous response plan;
  - xiv. Information on products used during operation, including liquids, solvents, agents, and processes; and
  - xv. A quality control plan.

7. An application that includes a request for an exception from the setback standards specified in Section 17.95.060(C)(11) of this chapter, must also contain the following information:
  - i. A map drawn to scale illustrating the requested setback reduction. The map must clearly identify the distance between the proposed retail cannabis use and the sensitive land use from which the setback reduction is being requested.
  - ii. A justification for making one or more of the findings specified in Section 17.95.060(C)(12) of this chapter.
8. Such other information as city staff may reasonably require.

#### **17.95.070 Storefront Retail**

Cannabis retailers conducting storefront retail, which can include deliveries, must meet the following minimum requirements:

- A. The use permit must specify whether the permittee may sell adult-use cannabis or medicinal cannabis, as those terms are used in Division 10 of the Business and Professions Code.
- B. The city shall limit the hours of operation for a retail facility to begin no earlier than 6:00 a.m. and to end no later than 10:00 p.m.
- C. Retailers which have a retail/public floor area must have glass or transparent glazing in the windows and doors. No more than ten percent of any window or door area may be visually obstructed by signs, banners, or opaque coverings of any kind so that law enforcement personnel will have clear view of the entire public area in the premises from the public sidewalk.
- D. Retailers must not distribute any cannabis or cannabis product unless the cannabis goods are labeled, and in a tamper-evident package, in compliance with Section 26120 of the California Business and Professions Code and any additional rules promulgated by the licensing authority.
- E. Cannabis deliveries that are associated with a permitted retail facility located within city limits, and for which delivery originates from the retail facility, are only allowed when the delivery activity is specifically authorized under the use permit for the retail facility.
- F. Cannabis deliveries that are associated with a permitted retail facility located within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, Cal. Code Regs. Tit.16 § 5415 through § 5421.
- G. A vehicle used in the delivery of cannabis goods must not have any marking or other indications on the exterior of the vehicle that may indicate that the delivery employee is carrying cannabis goods for delivery.
- H. While carrying cannabis goods for delivery, a permitted retailer's delivery employee must ensure the cannabis goods are not visible to the public. Cannabis goods are required to be locked in a fully enclosed box, container, or cage that is secured on the inside of the vehicle.
- I. The retailer must not permit the smoking, vaping, ingestion, or consumption of cannabis onsite.
- J. Sale or consumption of alcohol or tobacco is not allowed onsite.



### **17.95.080 Non-storefront Retail (Delivery Only).**

Cannabis retailers conducting non-storefront retail (delivery only) activities must meet the following minimum requirements:

- A. Cannabis deliveries originating from non-storefront retail facilities within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, Cal. Code Regs. Tit.16 § 5414 through § 5421.
- B. Cannabis deliveries originating from outside city limits, and delivering cannabis goods within city limits, are only allowed upon the granting of a business license.
- C. A vehicle used in the delivery of cannabis goods must not have any marking or other indications on the exterior of the vehicle that may indicate that the delivery employee is carrying cannabis goods for delivery.
- D. While carrying cannabis goods for delivery, a permitted retailer's delivery employee must ensure the cannabis goods are not visible to the public. Cannabis goods are required to be locked in a fully enclosed box, container, or cage that is secured on the inside of the vehicle.

### **17.95.090 Cultivation (Indoor Only)**

Cannabis cultivators must meet the following minimum requirements:

- A. The indoor cultivation of cannabis must comply with all applicable state, county, and local regulations, including fire and building codes. Outdoor cultivation is prohibited.
- C. Only one use permit for commercial cannabis cultivation may be possessed or used by a person or entity, including the representatives, agents, parent entities, or subsidiary entities of that person or entity.
- D. Only one use permit will be issued per legal parcel for commercial cannabis cultivation.
- E. The maximum cultivation area allowed is 2,000 square feet.
- F. All cannabis cultivation activity must occur exclusively within a fully enclosed and secure structure.
- G. Entrance to any cultivation area, and any cannabis storage areas, must be locked at all times, and under the control of the facility's staff.
- H. Cannabis cultivation must be concealed from public view at all stages of growth and there may be no visual or auditory evidence of cultivation occurring at the premises from a public right-of-way or from an adjacent parcel. Indoor lighting used for the cultivation process must not be visible from outside the building.
- I. Cannabis cultivation areas must be adequately secured to prevent unauthorized entry and must not be accessible to persons under 21 years of age.
- J. Areas of the licensed premises for cultivation must be separated from the distribution and retail areas by a wall and all doors between the areas are to remain closed when not in use.
- K. All areas recorded by the security cameras must have adequate lighting at all times to allow the surveillance cameras to effectively record images, except when lighting would interfere with the indoor cultivation cycle.

- L. Applications for a use permit for cannabis cultivation are required to contain an energy calculator quantifying the expected electricity usage and greenhouse gas emissions, a list of energy efficiency measures, best practices, and proposed greenhouse gas emission offsets. A minimum of 50% emissions offset or equivalent in efficiency measures is encouraged for indoor cannabis cultivation.

**17.95.100 Non-volatile Manufacturing.**

Cannabis manufacturers must meet the following minimum requirements:

- A. Cannabis manufacturing shall be conducted using only non-volatile solvents, or no solvents.
- B. All employees of a cannabis manufacturing facility operating potentially hazardous equipment are required to be trained on the proper use of equipment and on the proper hazard response protocols in the event of equipment failure. In addition, employees handling edible cannabis goods or ingredients are required to be trained on proper food safety practices.

**17.95.110 Processing Facilities**

Cannabis processors must meet the following minimum requirements:

- A. Cannabis processing facilities are facilities that process cannabis material that is produced off-site.
- B. Processing facilities must be maintained in a clean and sanitary condition including all work surfaces and equipment.
- C. Processing operations must implement protocols which prevent processing contamination and mold and mildew growth on cannabis.
- D. Employees handling cannabis in processing operations must have access to facemasks and gloves in good operable condition as applicable to their job function.
- E. Employees must wash hands before and after handling cannabis or use gloves.
- F. Processing operations must implement safety protocols and provide all employees with adequate safety training relevant to their specific job functions, which may include:
  - 1. Employee accident reporting and investigation policies;
  - 2. Hazard communication policies, including maintenance of material safety data sheets (MSDS);
  - 3. Materials handling practices;
  - 4. Job hazard analyses; and
  - 5. Personal protective equipment policies, including respiratory protection.

**17.95.120 Distribution.**

Cannabis distributors must meet the following minimum requirements:



- A. The distribution of cannabis goods within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, Cal. Code Regs. Tit.16 § 5300 through § 5315.
- B. Cannabis distribution conducted by a permitted cannabis use within city limits is only allowed when the distribution activity is specifically authorized through a use permit.
- C. Cannabis distribution that is not conducted by a permitted cannabis use within city limits will only be allowed upon the granting of a business license.

**17.95.130 Microbusinesses.**

Cannabis microbusinesses must meet the following minimum requirements:

- A. Microbusinesses operating within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, Cal. Code Regs. Tit.16 § 5500 through § 5507.
- B. A microbusiness may only conduct the commercial cannabis uses identified in section 17.95.040 of this chapter.
- C. All retail, non-volatile manufacturing, and distribution activities conducted by a permittee under a microbusiness must occur on the same premises.
- D. Areas of the licensed premises for manufacturing and cultivation must be separated from the distribution and retail areas by a wall, and all doors between the areas are to remain closed.

**17.95.140 Testing Laboratories.**

Testing laboratories operating within city limits must comply with all state regulations, including those implemented by the Bureau of Cannabis Control. This includes, but is not limited to, Cal. Code Regs. Tit.16 § 5700 through § 5739.

**17.95.150 Enforcement.**

This chapter may be enforced in any lawful manner by any peace officer, or by any employee, agent, or officer of any of the following City department or agencies:

- A. Police Department
- B. Community Development Department
- C. City Attorney
- D. Fire Department

**17.95.160 Public Nuisance.**

Any violation of this chapter is hereby declared a public nuisance and may be abated by the City pursuant to Title 8 of this Code.

**17.95.170 Separate offense for each day.**

Any person who violated any provision of this chapter will be guilty of a separate offense for each and every day during which any person commits, continues to permit, or causes a violation thereof.

**17.95.180 Criminal penalties.**

Any violation of any provision of this chapter may be prosecuted as a misdemeanor.

**17.95.190 Administrative remedies.**

In addition to the civil remedies and criminal penalties set forth above, any violation of this chapter may be subject to administrative remedies, as set forth by Chapter 1.24.

**17.95.200 Other ordinance code provisions.**

Notwithstanding this chapter, the City, its employees, agents, and officers have the authority to pursue any and all applicable remedies for any other violations of any local, state, or federal laws.

**SECTION 8. CEQA.** This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, and has been found to be exempt pursuant to Section 15061(b)(3) (general rule) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance will have a significant effect on the environment.

All proposed commercial cannabis uses will require discretionary review (i.e., use permit) by the City of Crescent City Planning Commission. As part of the discretionary review process a CEQA determination must be adopted. It is anticipated that many of the future projects that would be allowed under the provisions of this Ordinance will be determined to be categorically exempt under Class 1 (Existing Facilities), Class 3 (New Construction or Conversion of Small Structure), or Class 32 (In-Fill Development Projects) of the CEQA Guidelines. For projects that do not meet the criteria for a categorical exemption, an Initial Study will be prepared pursuant to the CEQA Guidelines.

**SECTION 9. SEVERABILITY.** If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

**SECTION 10. EFFECTIVE DATE & PUBLICATION.** This Ordinance will become effective 30 days after the date of its adoption. The City Clerk shall cause this Ordinance to be published in a newspaper of general circulation in Del Norte County once within 15 days of its adoption in accordance with the requirements of Government Code Section 36933.

**INTRODUCED** on the 16<sup>th</sup> day of March, 2020.

**PASSED AND ADOPTED** by the City Council of the City of Crescent City at a regular meeting of the City Council held this 6th day of April, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Blake Inscore, Mayor

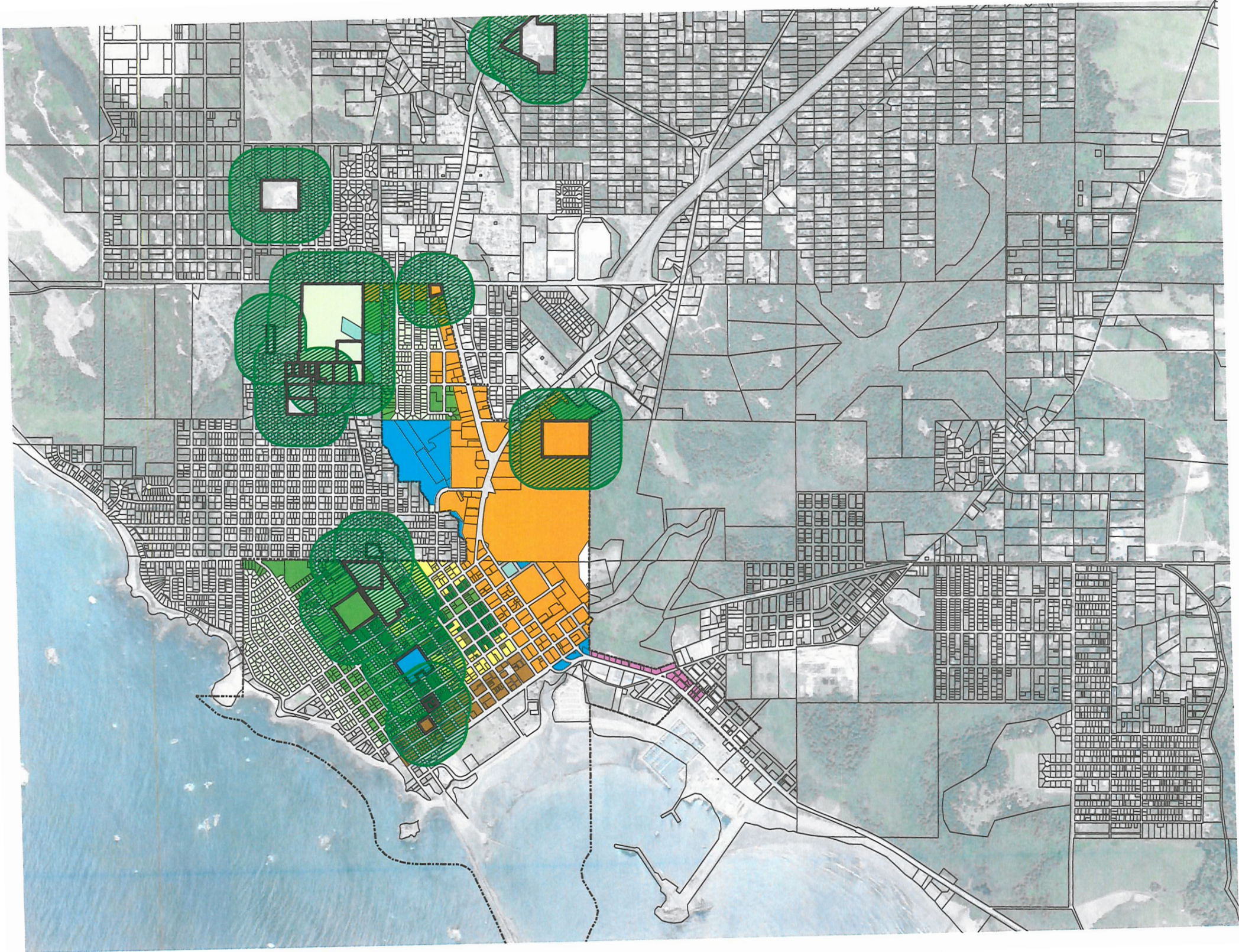
ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Martha D. Rice, City Attorney









## CITY COUNCIL AGENDA REPORT

**TO:** MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL  
**FROM:** ERIC WIER, CITY MANAGER  
**BY:** MARTHA D. RICE, CITY ATTORNEY  
**DATE:** APRIL 6, 2020  
**SUBJECT:** ADOPTION OF AMENDMENT TO PROCUREMENT ORDINANCE

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### RECOMMENDATION

- Open public hearing
- Hear staff report
- Receive public comment
- Close public hearing
- Waive full reading, read by title only and adopt Ordinance No. 820, An Ordinance of the City Council of the City of Crescent City Amending Chapter 14.28, Exceptions to Procurement Rules, of Title 14, Procurement Procedures, of the Crescent City Municipal Code.

### BACKGROUND

On April 15, 2019, the City Council adopted Ordinance No. 808, which amended the municipal code to include Title 14 – Procurement Procedures. The advantage of doing this was to place all of the City's procurement procedures, both mandatory and non-mandatory into one location where they would be easily accessible and understood.

Since the adoption of the ordinance, staff have discovered two procedures specifically authorized by state law that were not included in the code. These alternative procedures often include a sunset date and they continue to expand. Each of them apply to very specific procurements. Rather than add every state-authorized procurement procedure and risk missing one or more over time, staff recommend adding an exception to the procurement rules that simply authorizes the City to use other procedures expressly authorized by state law.

### ITEM ANALYSIS

The ordinance before the council adds an exception to the procurement rules for contracts that are procured pursuant to one of these alternative methods authorized by state law. The language to be added is as follows:

**14.28.030 Alternative procedures authorized by state law.**

Notwithstanding the provisions of this title, the procurement of goods, services and the award of contracts for the construction of public projects may also be accomplished utilizing alternative procurement methods authorized by state law, such as design-build and energy conservation contracting. If such an alternative method is utilized, then compliance with this title is not required.

This ordinance was introduced at the March 16, 2020 City Council meeting and is before the Council tonight for adoption.

**FISCAL ANALYSIS**

Approving this ordinance will not directly impact the City financially (other than publication costs), however, utilizing alternative procedures may very well save the City money down the road.

**STRATEGIC PLAN ASSESSMENT**

This action supports the following Strategic Plan objectives under Goal 3: Obtain the highest levels of organizational excellence:

- Goal 3(B): maintain responsible fiscal management and accountability
- Goal 3(D): seek methods to create efficiencies and add additional value without compromising safety or performance

**ATTACHMENTS**

1. Ordinance No. 820

Staff review:

  
CM

**ORDINANCE NO. 820**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING CHAPTER 14.28, EXCEPTIONS TO PROCUREMENT RULES, OF TITLE 14, PROCUREMENT PROCEDURES, OF THE CRESCENT CITY MUNICIPAL CODE**

**WHEREAS**, on April 15, 2019, the City Council adopted Ordinance No. 808 which set forth detailed procurement procedures; and

**WHEREAS**, the ordinance contains exceptions for emergencies and sole source procurements in specified circumstances; and

**WHEREAS**, state law provides authority for some additional alternative approaches to procurement in specified circumstances;

**WHEREAS**, an amendment to Title 14 is necessary to authorize the City to take advantage of some of those procurement methods.

**NOW, THEREFORE, the City Council of the City of Crescent City, State of California, hereby ordains:**

**SECTION 1. RECITALS.** The City Council finds the above recitals to be true and correct and are incorporated herein as if set forth in full.

**SECTION 2. CODE AMENDMENTS.** The City Council hereby amends the Crescent City Municipal Code, as follows:

**2.01 TITLE 14 – PROCUREMENT PROCEDURES.** Chapter 14.28, Exceptions to Procurement Rules, of Title 14, Procurement Procedures, of the Crescent City Municipal Code, is hereby amended by adding Section 14.28.030 to read as follows:

14.28.030 Alternative procedures authorized by state law.

Notwithstanding the provisions of this title, the procurement of goods, services and the award of contracts for the construction of public projects may also be accomplished utilizing alternative procurement methods authorized by state law, such as design-build and energy conservation contracting. If such an alternative method is utilized, then compliance with this title is not required.

[END CODE AMENDMENT]

**SECTION 3. SEVERABILITY.** If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

**SECTION 4. CEQA FINDINGS.** This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, and has been found to be exempt pursuant to Section 15061(b)(3) (general rule) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance will have a significant effect on the environment.

**SECTION 5. EFFECTIVE DATE & PUBLICATION.** This Ordinance will become effective 30 days after the date of its adoption. The City Clerk shall cause this ordinance to be published in a newspaper of general circulation in Del Norte County once within 15 days of its adoption in accordance with the requirements of Government Code Section 36933.

**INTRODUCED** at a regular meeting of the City Council of the City of Crescent City held on \_\_\_\_\_, 2020.

**PASSED AND ADOPTED** by the City Council of the City of Crescent City at a regular meeting of the City Council held this \_\_\_ day of \_\_\_\_\_, 2020, by the following polled vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:  
  
\_\_\_\_\_  
Robin Patch, City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Martha D. Rice, City Attorney





## CITY COUNCIL AGENDA REPORT

**TO:** MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL

**FROM:** ERIC WIER, CITY MANAGER

**BY:** JON OLSON, CITY ENGINEER  
MARTHA D. RICE, CITY ATTORNEY

**DATE:** APRIL 6, 2020

**SUBJECT:** MOBILE VENDING ORDINANCE

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### RECOMMENDATION

- Hear staff report
- Open public hearing
- Receive public comments
- Close public hearing
- Waive full reading, read by title only and adopt Ordinance No. 817, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING SECTIONS OF THE CRESCENT CITY MUNICIPAL CODE RELATING TO THE REGULATION OF MOBILE VENDORS AND SIDEWALK VENDORS
- Adopt Resolution No. 2020-28, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ESTABLISHING INSURANCE REQUIREMENTS FOR MOBILE VENDORS

### BACKGROUND

In August 2019, the City Council directed staff to work with the Planning Commission on updating the mobile or temporary vending operations ordinance (Chapter 5.44 CMCC). The Planning Commission provided significant input regarding mobile vending and sidewalk vending. Those recommendations were presented to the City Council at November 2nd City Council meeting. The City Council reviewed the proposed regulations and after multiple meetings made some significant changes and several less significant changes to the recommendations. On March 12, 2020 the Planning commission recommended that the City Council adopt the Mobile Vending Ordinance as written. On March 16, 2020, the City Council introduced the ordinance.

### ITEM ANALYSIS

Generally, the current draft ordinance includes the following amendments to the Crescent City Municipal Code:

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- Amends Chapter 1.16 (General Penalty) to comply with SB 946 to allow the chapter regarding sidewalk vendors to be dealt with solely through administrative means rather than criminal means.
- Amends Chapter 5.08 (Business License Administrative Provisions) to comply with SB 946 by exempting sidewalk vendors from business license requirements since noncompliance can result in a criminal violation.
- Amends Chapter 5.44 (Mobile Vendors) to relax the regulations on mobile vending within the city.
- Adds Chapter 5.45 (Sidewalk Vendors) to regulate sidewalk vendors in compliance with SB 946.
- Amends Section 12.20.050 of Chapter 12.20 (Park Regulations) to comply with SB 946 by allowing sidewalk vendors to operate on sidewalks in parks.
- Amends Chapter 17.48 (Special Zoning Uses) to add mobile vending in the R-1, R-2, and R-3 (residential-only) zones as allowed with a use permit and as a principally permitted use in all other zones.

Specifically, the current draft ordinance includes the following regulations for mobile vendors:

- Definition: all persons or businesses that sell food, goods, crafts and other merchandise, except used merchandise, and that rent recreational equipment, from a stand that is intended to be temporary, or is capable of being moved from one location to another, specifically excluding sidewalk vendors as defined in Chapter 5.45.
- Mobile vending is allowed in the city with a mobile vendor permit. This includes public streets and parking lots, as well as private property.
- A use permit and approved site plan are required to locate a mobile vendor on private property with a R-1, R-2 or R-3 zoning designation.
- The application is part of the business license application process and no additional fee is charged. Permits are transferable with the business license.
- Insurance requirements will be set by Resolution – this will allow for flexibility and change as circumstances dictate.
- Food vendors are required to comply with the Health & Safety Code, maintain sanitary conditions at all times, provide a trash receptacle, and obtain any additional licenses required by the state or other local agencies.
- Mobile vendors are prohibited from vending directly to people in cars except when necessary for ADA accessibility.
- Mobile vendors are required to have their business license/ mobile vendor permit on display at all times.
- No signs may be exhibited or placed by or near any mobile vending operation except that the pushcart, stand or vending vehicle may have a sign attached to it as long as it does not exceed the space available on the front or sides of the pushcart, stand or vehicle.
- Mobile vendors are limited to occupying a space no larger than 400 sqft while on a public streets or parking lots. This limitation does not apply to private property.
- Mobile vending operations must vend toward pedestrian facilities such as sidewalks and not toward or into streets or parking lots, unless part of a special event.



- Mobile vendors may not operate between the hours of 10:00 p.m. and 7:00 a.m.
- Mobile vendors may not operate within 300 feet of a farmers' market.
- Mobile vendors may not operate within 300 feet of an areas designated for a special event.
- Mobile vendors may not operate within 300 feet of a school before 4:00 p.m. on any school day.
- Mobile vendors may sell / rent all types of products and crafts, except used goods and products for which the purchaser is required by law to be over the age of 21 years (alcohol, tobacco, cannabis, etc.), unless allowed under a special event permit.

The draft ordinance also contains the following regulations for sidewalk vendors:

- Definition: Sidewalk vendor: a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or pedestrian path. Sidewalk vendors can be "stationary" or "roaming."
- Any person age 18 years or older must obtain a sidewalk vendor permit. Sidewalk vendors are not required to obtain a business license.
- Permits are valid for one year and are not transferable.
- Sidewalk vendors are required to obtain any additional licenses/permits from state or other local agencies for the type of vending they are engaged in.
- Sidewalk vendors may not operate between the hours of 10:00 p.m. and 7:00 a.m.
- No signs may be exhibited or placed by or near any sidewalk vending operation except that the pushcart, stand or vending vehicle may have a sign attached to it as long as it does not exceed the space available on the front or sides of the pushcart, stand or vehicle.
- Sidewalk vendors may not sell any item for which the purchaser is required by law to be over the age of 21 years, such as tobacco, alcohol, cannabis, etc.
- Sidewalk vendors must generally maintain sanitary conditions and remove all trash
- Sidewalk vendors are prohibited from vending directly to people in cars except when necessary for ADA accessibility
- If engaged in food preparation, sidewalk vendors must comply with the Health & Safety code
- Location regulations - sidewalk vendors must not:
  - Impede access to the entrance of any adjacent building or driveway;
  - Impede pedestrian traffic along any sidewalk or pedestrian path;
  - Occupy any part of public or private street, or alleyway;
  - Occupy parking stalls or other designated parking areas;
  - Stop, operate or vend within fifty (50) feet of an intersection, bus stop, loading zone, or driveway of a fire station, police station, or ambulance station;
  - Stop, operate or vend within three hundred (300) feet of the grounds of any elementary or secondary school, measured from the parcel boundary upon which the school is located, on any school day before 4:00 p.m.; or
  - Stop, operate or vend on a public sidewalk adjacent to a curb which has been duly designated by the city as a white, yellow, blue, or red zone.

- o Operate within three hundred (300) feet of an area designated for a special event or a farmer’s market.
- o Operate in public parks during hours that the park is closed.
- Penalty provisions are as set out by state law.

If the Ordinance is adopted at this meeting, it will be in 30 days.

Additionally, the Ordinance calls for the City Council to establish insurance requirements for mobile vendors by resolution. If the Ordinance is adopted, then the Council should also adopt the attached resolution to establish insurance requirements. The resolution will allow for flexibility and change as circumstances dictate.

If adopted the resolution will require the following insurance limits for mobile vendors:

Type of Activity	Type of Coverage	Minimum Amount
Sale of food and other goods intended for human consumption	CGL- at least as broad as ISO Form CG0001 (including property damage, personal injury, products and completed operations, premises, operations and blanket contractual liability)	\$ 1,000,000 Each occurrence \$ 2,000,000 Aggregate
Sale of goods not intended for human consumption	CGL- at least as broad as ISO Form CG0001 (including property damage, personal injury, products and completed operations, premises, operations and blanket contractual liability)	\$ 500,000 Each occurrence \$ 500,000 Aggregate
Vending from a vehicle or trailer (any good or product)	Auto – All Autos, including any trailer	\$1,000,000 CSL

**FISCAL ANALYSIS**

Staff do not anticipate that the proposed commercial activities would be a revenue generating activity.

**STRATEGIC PLAN ASSESSMENT**

This action supports Strategic Plan goal 1 support quality services, community safety, and health to enhance the quality of life and experience of our residents and visitors. This action also supports Strategic Plan goal 2, Promote a thriving local economy.

**ATTACHMENTS**

1. Ordinance No. 817



2. Resolution No. 2020-28, Establishing Insurance Requirements for Mobile Vendors

Staff review:



CM

ORDINANCE NO. 817

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY  
AMENDING SECTIONS OF THE CRESCENT CITY MUNICIPAL CODE RELATING  
TO THE REGULATION OF MOBILE VENDORS AND SIDEWALK VENDORS

WHEREAS, Senate Bill No. 946 which prohibits local governments from regulating sidewalk vendors except in accordance with the provisions of the bill was signed by the Governor on September 17, 2018; and

WHEREAS, the City Council desires to relax the restrictions on mobile vending within the city limits; and

WHEREAS, the goals of both accomplishing compliance with SB 946 and relaxing restrictions on mobile vending required amendments to the Crescent City Municipal Code.

NOW, THEREFORE, the City Council of the City of Crescent City, State of California, hereby ordains:

**SECTION 1. RECITALS.** The City Council finds the above recitals to be true and correct and are incorporated herein as if set forth in full.

**SECTION 2. CODE AMENDMENTS.** The City Council hereby amends the Crescent City Municipal Code, as follows:

**2.01 Chapter 1.16 – General Penalty.** Section 1.16.010, Violation – Misdemeanor, of Chapter 1.16, General Penalty, of Title 1, General Provisions, is hereby amended to read as follows:

[Additions are in *bold italics* and deletions are in ~~strikeout~~.]

1.16.010 Violation—Misdemeanor.

Any person violating any of the provisions or failing to comply with any of the mandatory requirements of the ordinances of the city shall be guilty of a misdemeanor, unless ~~the violation is made an infraction by ordinance~~ *otherwise explicitly provided in this code.*

**2.02 Chapter 5.08 – Administrative Provisions.** Chapter 5.08, Administrative Provisions of Title 5, Business Taxes, Licenses and Regulations, is hereby amended by adding Section 5.08.075, Exemption – Sidewalk Vendors, to read as follows:

[Additions are in *bold italics* and deletions are in ~~strikeout~~.]

5.08.075 Exemption – Sidewalk vendors.

*Sidewalk vendors as defined in Chapter 5.45 are not required to have a business license and they are not required to file a claim for exemption per Section 5.08.090.*

**2.03 Chapter 5.44 – Mobile Vendors.** Chapter 5.44, Mobile or Temporary Vending Operations, of

Title 5, Business Taxes, Licenses and Regulations, is hereby amended in its entirety to read as follows:

[All new text.]

#### Chapter 5.44 MOBILE VENDORS

##### 5.44.010 Purpose.

The council finds and declares as follows:

- A. The sale of goods by mobile vendors and sidewalk vendors, as defined in Chapter 5.45, serves the general welfare, if such operation is properly regulated to minimize health, safety, and welfare concerns for the city.
- B. California Vehicle Code Section 22455 allows local authorities to regulate the type of vending and the time, place, and manner of vending from vehicles upon the street in order to promote public safety and Article XI, Section 7 of the California Constitution extends to cities the police power to regulate in furtherance of the public health and welfare.
- C. The City has an important and substantial public interest in providing regulations to prevent safety, traffic and health hazards, as well as to preserve the peace, safety and welfare of the community.
- D. Unregulated mobile vending creates concerns regarding the orderly and safe movement of both vehicles and pedestrians. Keeping pedestrians out of the streets and the sidewalks free from obstruction are top priorities for the city.
- E. Locating near schools during school hours creates the potential to attract school children off campus to engage in unsupervised transactions during school hours.
- F. The congregation of pedestrians and activity near intersections, bus stops, loading zones and driveways utilized by emergency service vehicles has the potential to reduce traffic safety as drivers' line of sight may be reduced, drivers may be distracted by the activity, and it may be more difficult for drivers to spot pedestrians ready to cross the street.
- G. Requiring separation between mobile vendors and farmer's markets and special events serves to prevent confusion by attendees as to which vendors are part of the event and which are not part of the event. Said separation also serves to incentivize participation by mobile vendors in farmer's markets and special events, which stimulate the local economy by showcasing local businesses and attracting tourists and consumers.
- H. Nothing in this chapter is intended to prohibit, prevent or hinder activities of political, economic, religious or sociological ideas when such activities are noncommercial.
- I. Nothing in this chapter shall limit the regulation of the sale of fireworks, which is regulated by the Office of the State Fire Marshal, unless by local option all fireworks should, at a future date, be prohibited within the city limits.
- J. Nothing in this chapter shall prohibit the sale of newspapers.

##### 5.44.020 Definitions.

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

- a. "Food preparation" is the mixing, manufacturing, or processing of food. It does not include cooking, assembling precooked or prepared foods, or adding condiments.
- b. "Mobile vendor" includes all persons or businesses that sell food, goods, crafts and other merchandise, except used merchandise, and that rent recreational equipment, from a stand that is intended to be temporary, or is capable of being moved from one location to another, specifically excluding sidewalk vendors as defined in Chapter 5.45.



- c. "Permittee" is any natural person, partnership, corporation, firm or association holding a valid permit under this chapter. For purposes of this chapter, the act of omission of an agent or employee of any permittee is for all civil purposes the act or omission of the permittee.
- d. "Pushcart" is any nonmotorized vehicle, truck, trailer, cart, wagon, dray, conveyance or structure on wheels not firmly fixed to a permanent foundation, which is utilized in connection with vending.
- e. "Vend" or "vending" is the sale of any goods, wares, merchandise, prepared, pre-packaged, or unprepared, unpackaged food or food stuff of any kind, except used goods or merchandise, and expressly includes the renting of recreational equipment.
- f. "Vehicle" has the same meaning as given in California Vehicle Code Section 670, as amended from time to time.

5.44.030 Mobile vending permit required

- A. All mobile vendors operating in the city are required to obtain a mobile vending permit.
- B. Mobile vending is allowed on city streets and in city parking lots without a use permit.
- C. Mobile vending is allowed on private property without a use permit except in the R-1, R-2, and R-3 districts. Mobile vendors must provide permission in writing from the property owner to the finance director to vend on private property.

5.44.040 When use permit required.

Mobile vending on private property with R-1, R-2 or R-3 zoning designation may only be done with a duly issued use permit and site plan approved by the planning commission.

5.44.050 Application and fees.

An application for a mobile vendor permit is made part of the business license application. No separate application or permit fee will be charged. The applicant must submit documentation sufficient to demonstrate compliance with this chapter such as certificate(s) of insurance.

5.44.060 Insurance required.

Every mobile vendor operating on a city street or other city property, at his or her sole cost and expense, and during the entire term of his or her permit or any renewal thereof, is required to obtain and maintain policies of liability insurance in the amounts and form as required by duly-adopted resolution of the City Council for the type of the operation being permitted.

5.44.070 Mobile vending on private property.

No property owner shall allow any mobile vendor to operate on private property except in compliance with all of the following requirements:

- A. The property owner must give written consent to the mobile vendor to operate on the property and describe the approved location and operation schedule.
- B. Mobile vendors may only occupy parking spaces not required to meet the minimum requirements of the current permitted uses on the property per Title 17 (Zoning), or other off-site uses if those spaces are leased. This requirement does not apply if the hours of operation of the mobile vendor and the other permitted uses do not coincide.
- C. Mobile vendors must not occupy any areas required for loading, circulation or fire access.

5.44.070 Food vendors.

It shall be a violation of this section for mobile vendors to engage in food preparation without:



- A. Complying with Part 7 (commencing with Section 113700) of Division 104 of the Health and Safety Code.
- B. Maintaining sanitary conditions, including the placement of a sufficiently-sized trash receptacle with a lid to receive vendor and customer trash produced at the vending location.
- C. Obtaining any additional licenses required from other state or local agencies to the extent required by law.
- D. Complying with other generally applicable laws.

5.44.080 Vending from vehicles and city parking lots.

- A. Mobile vendors who vend from a vehicle must bring the vehicle to a complete stop and be lawfully parked adjacent to the curb consistent with Vehicle Code Section 22500 and all posted parking, stopping and standing restrictions.
- B. Mobile vendors who vend from a vehicle parked on a street may only vend from the sidewalk facing side of the vehicle.
- C. Mobile vendors who vend from a vehicle parked on a street may not vend within fifty (50) feet of an intersection, bus stop, loading zone, or driveway of a fire station, police station, or ambulance station.
- D. Mobile vendors who vend in a city parking lot must take special care to keep customers from congregating in parking stalls or vehicular pathways. Mobile vendors must set up so that customers can purchase and view goods from pedestrian facilities such as a sidewalk. This provision does not apply if the activity is authorized as part of a temporary special permit.

5.44.090 General regulations.

- A. Mobile vendors must generally maintain sanitary conditions and remove all trash or debris accumulating by reason of any vending and deposit the trash into a trash receptacle.
- B. Mobile vendors may not sell any merchandise to any person who is in a motor vehicle at the time of sale except to persons who have a valid disabled sign granted by a Department of Motor Vehicles and displayed in vehicle.
- C. Every mobile vendor must at all times have a valid business license/mobile vendor permit on display.
- D. Mobile vendor permits issued under this chapter may only be sold, assigned or transferred, along with the transfer of the business license.
- E. No signs may be exhibited or placed by or near any mobile vending operation except that the pushcart, stand or vending vehicle may have a sign attached to it as long as it does not exceed the space available on the front or sides of the pushcart, stand or vehicle.
- F. Mobile vendors may occupy a space no larger than 400 square feet while on public property.
- G. Mobile vendors may not operate between the hours of 10:00 p.m. and 7:00 a.m.
- H. Mobile vendors may not operate within 300 feet of a permitted certified farmers' market during the operating hours of that market. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. The 300 feet will be measured from the exterior boundary of the area designated for use by the farmers' market.
- I. Mobile vendors may not operate within 300 feet of an area designated by a temporary special permit during the hours of the event or activity permitted. A temporary special permit is a permit issued by the city for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special

event permit, or temporary event permit. The 300 feet will be measured from the exterior boundary of the area designated for use for the temporary special permit.

- J. Mobile vendors may not sell any item for which the purchaser is required by law to be over the age of 21 years, such as tobacco, alcohol, cannabis, etc., unless such sale is authorized as part of a temporary special permit and in compliance with all state laws and regulations.
- K. Mobile vendors may not place, tables, chairs or other seating in the public right-of-way, including sidewalks. This prohibition does not apply to parking lots.
- L. Mobile vendors may not vend within three hundred (300) feet of the grounds of any elementary or secondary school, measured from the parcel boundary upon which the school is located, on any school day before 4:00 p.m.

#### 5.44.100 Appeal.

Any interested party may appeal an adverse decision of the city finance director hereunder to the city manager by filing a written appeal within ten (10) days after the mailing of notice of the city finance director's decision to the last known address of the permittee. In considering the appeal, the city manager may affirm, revoke, or modify the city finance director's decision in whole or in part, and consider any other matters the city manager deems pertinent. The city manager's decision shall be final.

#### 5.44.110 Enforcement.

- A. The city finance director shall enforce each and all of the provisions of this chapter, and the chief of police shall render such assistance in the enforcement hereof as may from time to time be required by the city finance director and/or city council.
- B. The city finance director in the exercise of the duties imposed upon him or her hereunder, and acting through his or her deputies or duly authorized assistants, has the power to examine or cause to be examined all sidewalk vending operations in the city to ascertain whether the provisions of this chapter have been complied with.
- C. The city finance director and each of his or her assistants and any police officer shall have the power and authority to approach any sidewalk vending operation place of business required to be permitted herein and demand an exhibition of its permit.
- D. Any person having such permit in his or her possession or under his or her control who willfully fails to exhibit the same on demand, will be subject to penalty.
- E. The city finance director shall cause a complaint to be filed against any and all persons found to be in violation of any such provisions.

#### 5.44.120 Penalty for violation.

Any mobile vendor violating any provision of this chapter shall be guilty of a misdemeanor and subject to the penalty provided for by the provisions of Section 1.16.020.

**2.04 Chapter 5.45 – Sidewalk Vendors.** Title 5, Business Taxes, Licenses and Regulations, is hereby amended by adding Chapter 5.45, Sidewalk Vendors, to read as follows:

[All new text.]

### 5.45 SIDEWALK VENDORS

#### 5.45.010 Purpose.

The purpose of this chapter is to comply with SB 946 (Gov. Code § 51036, et seq.), which places limits on local authority to regulate sidewalk vendors operating in the public right-of-way.



In addition to complying with SB 946, these regulations are intended to serve the same purposes as articulated in 5.44.010.

5.45.020 Definitions.

For the purposes of this chapter, the definitions set forth in chapter 5.44 apply as well as the following definitions:

- a. "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.
- b. "Stationary sidewalk vendor" means a sidewalk vendor who vends from a fixed location.
- c. "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction.

5.45.030 Permits required.

Any person 18 years of age or older who operates as a sidewalk vendor within the city limits must obtain a sidewalk vendor permit. Sidewalk vendors are not required to obtain a business license and are not subject to the business license regulations or enforcement ordinances found in Chapters 5.04 through 5.20 of this Code. Instead, sidewalk vendors are subject only to the regulations and enforcement scheme of this chapter.

5.45.040 Permit application and fee.

Every sidewalk vendor transacting business within the city must first obtain a sidewalk vendor permit from the finance director authorizing the sidewalk vendor to engage in the activities allowed under this chapter. Sidewalk vendor permits will be issued in accordance with the following procedures:

- A. Sidewalk vendor permits will be valid for a period of one year and will be renewable for successive periods of one year upon the payment of the annual permit fee.
- B. Every person engaging in sidewalk vending in the city is required to pay the sidewalk vendor permit fee as adopted by resolution of the city council.
- C. Sidewalk vendors must acquire any additional licenses from other state or local agencies to the extent required by law.
- D. Sidewalk vendors must remain in compliance with all other generally applicable laws.

5.45.050 Information required for permit application.

Sidewalk vendors must submit the following information on his or her operations when applying for a permit:

1. The vendor's name, physical and mailing address, phone number and date of birth.
2. A description of the merchandise offered for sale or exchange.
3. If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal.
4. A certification by the vendor that to his or her knowledge and belief, the information contained on the form is true.
5. Any other information required by the finance director.

5.45.060 Confidentiality of information submitted.

The identification information required for a sidewalk vending permit is confidential and not available to the public for inspection, except as required to administer the permit program or to comply with a state law or state or federal court order.

5.45.070 Sidewalk vending locations.

- A. Sidewalk vendors may not vend in any public park outside of the hours that the park is open to the public.
- B. Sidewalk vending operations may not operate within three hundred (300) feet of a permitted certified farmers' market during the operating hours of that market. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. The 300 feet will be measured from the exterior boundary of the area designated for use by the farmers' market.
- C. Sidewalk vending operations may not operate within three hundred (300) feet of an area designated by a temporary special permit during the hours of the event or activity permitted. A temporary special permit is a permit issued by the city for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit. The 300 feet will be measured from the exterior boundary of the area designated for use for the temporary special permit.
- D. Sidewalk vendors must not:
  - 1. Impede access to the entrance of any adjacent building or driveway;
  - 2. Impede pedestrian traffic along any sidewalk or pedestrian path;
  - 3. Occupy any part of a public or private street, or alleyway;
  - 4. Occupy parking stalls or other designated parking areas;
  - 5. Stop, operate or vend within fifty (50) feet of an intersection, bus stop, loading zone, or driveway of a fire station, police station, or ambulance station;
  - 6. Stop, operate or vend within three hundred (300) feet of the grounds of any elementary or secondary school, measured from the parcel boundary upon which the school is located, on any school day before 4:00 p.m.; or
  - 7. Stop, operate or vend on a public sidewalk adjacent to a curb which has been duly designated by the city as a white, yellow, blue, or red zone.

5.45.080 General regulations.

- A. Sidewalk vendors must generally maintain sanitary conditions and remove all trash or debris accumulating by reason of any vending and deposit the trash into a trash receptacle.
- B. Sidewalk vendors may not sell any merchandise to any person who is in a motor vehicle at the time of sale except to persons who have a valid disabled sign granted by a Department of Motor Vehicles and displayed in vehicle.
- C. Sidewalk vendors engaged in food preparation must comply with Section 113700, et seq. of the California Health and Safety Code.
- D. Permits issued under this chapter may not be sold, assigned or transferred, and apply only the permittee to whom they are issued.
- E. No signs may be exhibited or placed by or near any sidewalk vending operation except that the pushcart, stand or vending vehicle may have a sign attached to it as long as it does not exceed the space available on the front or sides of the pushcart, stand or vehicle.
- F. Sidewalk vending is not allowed between the hours of 10:00 p.m. and 7:00 a.m.
- G. Sidewalk vendors may not sell any item for which the purchaser is required by law to be over the age of 21 years, such as tobacco, alcohol, cannabis, etc.



5.45.080 Appeal.

Any interested party may appeal any decision of the city finance director hereunder to the city manager by filing a written appeal within ten days after the mailing of notice of the city finance director's decision to the last known address of the permittee. In considering the appeal, the city manager may affirm, revoke, or modify the city finance director's decision in whole or in part, and consider any other matters the city manager deems pertinent. The city manager's decision shall be final.

5.45.090 Enforcement.

- A. The city finance director shall enforce each and all of the provisions of this chapter, and the chief of police shall render such assistance in the enforcement hereof as may from time to time be required by the city finance director and/or city council.
- B. The city finance director in the exercise of the duties imposed upon him or her hereunder, and acting through his or her deputies or duly authorized assistants, has the power to examine or cause to be examined all sidewalk vending operations in the city to ascertain whether the provisions of this chapter have been complied with.
- C. The city finance director and each of his or her assistants and any police officer shall have the power and authority to approach any sidewalk vending operation place of business required to be permitted herein and demand an exhibition of its permit.
- D. Any person having such permit in his or her possession or under his or her control who willfully fails to exhibit the same on demand, will be subject to penalty.
- E. The city finance director shall cause a complaint to be filed against any and all persons found to be in violation of any such provisions.

5.45.100 Penalties for violation.

- A. Any sidewalk vendor violating any provision of this chapter shall be punishable by an administrative fine according to the following provisions:
  - 1. An administrative fine of one hundred dollars (\$100) for a first violation.
  - 2. An administrative fine of two hundred dollars (\$200) for a second violation within one year of the first violation.
  - 3. An administrative fine of five hundred dollars (\$500) for each additional violation within one year of the first violation.
  - 4. The city may rescind a permit issued for sidewalk vending for the term of that permit upon the fourth violation or any subsequent violation.
- B. Engaging in sidewalk vending without a permit is punishable by an administrative fine according to the following provisions:
  - 1. An administrative fine of two hundred and fifty dollars (\$250) for a first violation.
  - 2. An administrative fine of five hundred dollars (\$500) for a second violation within one year of the first violation.
  - 3. An administrative fine of one thousand dollars (\$1,000) for each additional violation within one year of the first violation.
  - 4. Upon proof of a valid permit issued by the city, the administrative fines set forth in this paragraph shall be reduced to the administrative fines set forth in paragraph (B), respectively.
- C. Failure to pay an administrative fine pursuant to paragraphs (A) and (B) shall not be punishable as an infraction or misdemeanor.
- D. Additional fines, fees, assessments, or any other financial conditions beyond those authorized in paragraphs (A) and (B) shall not be assessed.

- E. When assessing an administrative fine pursuant to paragraphs (A) and (B), the city shall take into consideration the person’s ability to pay the fine. The city shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program. If the person meets the criteria described in subdivision (a) or (b) of Section 68632 of the Government Code, the city shall accept, in full satisfaction, 20 percent of the administrative fine, or may offer the following alternatives:
1. Community service in lieu of paying the total administrative fine.
  2. Waiver of the administrative fine.
  3. An alternative disposition.

**2.05 Chapter 12.20 – Park Regulations.** Section 12.20.050, Regulations of use of city parks, grounds and buildings, of Chapter 12.20, Park Regulations, of Title 12, Streets, Sidewalks and Public Places, is hereby amended to read as follows:

[Additions are in *bold italics* and deletions are in ~~strikeout~~.]

12.20.050 Regulations of use of city parks, grounds and buildings.

- A. *Except for sidewalk vendors as defined in Chapter 5.45 of this Code, ~~no~~* individual or group may use city parks, buildings or grounds without first obtaining a permit from the city manager or designee for activities or events that include any of the following:
1. Nonspontaneous large group activities consisting of fifty or more persons;
  2. The charging of an admission or entrance fee;
  3. The use of city facilities not ordinarily available for public use;
  4. Regularly occurring organized team or league use of city parks, including fields or courts;
  5. The sale of merchandise, food or beverages;
  6. The setting up of booths, stages, vending carts or stands, kiosks, bleachers or similar structures;
  7. The barricading of any city street or other street use that would impede the normal flow of traffic;
  8. The use of amplified music or sound;
  9. The need for access to city electricity;
  10. The need for garbage collection specific to the activity or event.
- B. All persons when using city parks, grounds and buildings shall comply with all laws of the United States, the state of California, and the city of Crescent City, as well as all other city rules and regulations governing city parks, grounds and buildings.
- C. It is unlawful to injure, molest or kill any bird or animal in any park within the city of Crescent City.
- D. No indecent behavior or lewd conduct will be tolerated, nor will any public nuisance be allowed in public parks.
- E. The speed limit for roads located within city parks is ten miles per hour, unless posted otherwise.
- F. It is unlawful to drive or propel any motor vehicle at a greater speed than that posted in park areas, or to drive or propel any motor vehicle in a city park except in established roadways or driveways and in the direction indicated by signs. It is also unlawful to park any vehicle in a city park except in designated parking areas.
- G. It is unlawful to drop, throw, scatter, or leave upon any city park any type of litter or garbage, except into receptacles provided for such purpose.

- H. The city manager or designee, may cancel any sporting events when, in his or her discretion, weather conditions will render: (1) the park unsafe for participants or spectators; or (2) the park susceptible to damage, including the field of play or the lighting facilities.
- I. It is unlawful to have an open fire in public parks except in approved fire rings.
- J. Alcoholic beverages are prohibited within public parks except under a valid special event permit. The use of illegal drugs or narcotics is also prohibited.

**2.06 Chapter 17.48 – Special Zoning Uses.** Chapter 17.48, Special Zoning Uses, of Title 17, Zoning, of the Crescent City Municipal Code, is hereby amended by adding section 17.48.080, Mobile Vendors, as follows:

[All new text.]

17.48.080 Mobile vendors.

- A. Principal permitted use. Mobile vending pursuant to Chapter 5.44 is a principally permitted use in all zoning districts except R-1 (low density residential), R-2 (moderate density residential), and R-3 (high density residential).
- B. Use permits required. Mobile vending pursuant to Chapter 5.44 is permitted by conditional use permit only in the following zoning districts: R-1 (low density residential), R-2 (moderate density residential), and R-3 (high density residential).
- C. Site plan required. A site plan must be approved by the planning commission as part of the use permit.

[END CODE TEXT AMENDMENT]

ORDINANCE CONTINUED ON NEXT PAGE.



**SECTION 3. SEVERABILITY.** If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

**SECTION 4. CEQA FINDINGS.** This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, and has been found to be exempt pursuant to Section 15061(b)(3) (general rule) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance will have a significant effect on the environment.

**SECTION 5. EFFECTIVE DATE & PUBLICATION.** This Ordinance will become effective 30 days after the date of its adoption. The City Clerk shall cause this ordinance to be published in a newspaper of general circulation in Del Norte County once within 15 days of its adoption in accordance with the requirements of Government Code Section 36933.

**INTRODUCED** at a meeting of the City Council of the City of Crescent City held on March 16, 2020.

**PASSED AND ADOPTED** by the City Council of the City of Crescent City at a regular meeting of the City Council held this 6th day of April, 2020, by the following polled vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Martha D. Rice, City Attorney



**RESOLUTION NO. 2020-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY  
ESTABLISHING INSURANCE REQUIREMENTS FOR MOBILE VENDORS**

**WHEREAS**, on April 6, 2020, the City Council adopted Ordinance No. 817 regulating mobile vending within the City; and

**WHEREAS**, the Ordinance provides that insurance requirements for mobile vendors will be established by resolution of the City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Crescent City, California that the following insurance requirements are established for mobile vendors pursuant to Crescent City Municipal Code Section 5.44.060:

1. **MINIMUM INSURANCE COVERAGE.** Each mobile vendor is required to procure and maintain, at its sole cost and expense, the following policies of insurance with the type of coverage indicated below for the mobile vending activity and in the minimum amount indicated.

<b>Type of Activity</b>	<b>Type of Coverage</b>	<b>Minimum Amount</b>
Sale of food and other goods intended for human consumption	CGL- at least as broad as ISO Form CG0001 (including property damage, personal injury, products and completed operations, premises, operations and blanket contractual liability)	\$ 1,000,000 Each occurrence \$ 2,000,000 Aggregate
Sale of goods not intended for human consumption	CGL- at least as broad as ISO Form CG0001 (including property damage, personal injury, products and completed operations, premises, operations and blanket contractual liability)	\$ 500,000 Each occurrence \$ 500,000 Aggregate
Vending from a vehicle or trailer (any good or product)	Auto – All Autos, including any trailer	\$1,000,000 CSL

2. **ADDITIONAL INSURED.** The City, its elected and appointed officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of the operations performed by the insured pursuant to the mobile vending permit issued by the City.

3. NOTICE OF CANCELLATION. Each insurance policy must be endorsed to state that coverage may not be cancelled except after giving prior written notice to the City.

**PASSED AND ADOPTED** and made effective the same day by the City Council of the City of Crescent City on the 6th day of April, 2020, by the following polled vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk



## CITY COUNCIL AGENDA REPORT

**TO:** MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL

**FROM:** ERIC WIER, CITY MANAGER

**BY:** LINDA LEAVER, FINANCE DIRECTOR  
JON OLSON, PUBLIC WORKS DIRECTOR / CITY ENGINEER

**DATE:** APRIL 6, 2020

**SUBJECT:** CITY FEE SCHEDULE UPDATE

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### RECOMMENDATION

- Open public hearing
- Hear staff report
- Receive public comment
- Close public hearing
- Adopt Resolution No. 2020-27 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ESTABLISHING CERTAIN FEES FOR VARIOUS CITY SERVICES PROVIDED BY THE CITY OF CRESCENT CITY

### BACKGROUND

Under the provisions of the California Constitution and state law, the City is authorized to adopt and implement fees, rates, and charges for municipal services, provided that such fees, rates, and charges do not exceed the estimated reasonable cost of providing such services. These fees, rates, and charges must be reasonable, fair, and equitable in nature, and proportionately representative of the costs incurred by the City. In setting fee amounts, it is proper to take into consideration not only the direct cost of providing the service but also overhead, capital improvements, and debt service. The fee schedule contains fees, rates, and charges for specific services to be paid by the individuals who primarily benefit from the service.

The proposed amendment to the City's fee schedule has been properly noticed in the local newspaper

Two sections of the fee schedule are proposed to be updated: Admin fees and Planning fees.

### ITEM ANALYSIS

Admin – Sidewalk Vending Permit:

The City Council is considering Ordinance 817 in another item on this agenda. This ordinance updates the City's mobile vending and sidewalk vending regulations. One such regulation is the requirement to ensure that violations of the sidewalk vending regulations are not a criminal offense. As such, the City will need to remove sidewalk vending from its usual business license process and create a separate permit for sidewalk vending, which is not subject to any potential criminal punishment. That permit fee is proposed to be \$31.00, which is the same as the minimum business license fee for other retailers.

Planning – Commercial Cannabis Use Permit:

The City Council is considering Ordinance 819 in another item on this agenda. This ordinance provides for commercial cannabis uses within the City. These businesses will require a special use permit, with extensive staff and consultant to review each application. Each permit will be unique, so the costs will vary. Staff recommends a full cost recovery, with a \$1,000 deposit at the time of the application. Staff and consultant time will be tracked for each use permit, and the actual cost will be reconciled prior to the issuance of the use permit.

Planning – Small Wireless Facility Permit:

The City Council is considering Ordinance 820 in another item on this agenda. This ordinance provides for the use of the public right-of-way for small wireless facilities, as required by the FCC. The permit is proposed to be \$270 per site per year, with an annual CPI increase. This fee is to cover the estimated staff time to review each application and issue the permit.

**FISCAL ANALYSIS**

These fees are intended to recover the City's reasonable costs of providing the permits.

**STRATEGIC PLAN ASSESSMENT**

This action supports the following Strategic Plan goals:

- Goal 3(B): Maintain responsible fiscal management and accountability

**ATTACHMENTS**

1. Resolution 2020-27
2. Proposed amendments to fee schedule

Staff review:

EW  
CM



**RESOLUTION NO. 2020-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ESTABLISHING CERTAIN FEES FOR VARIOUS CITY SERVICES PROVIDED BY THE CITY OF CRESCENT CITY**

**WHEREAS**, in addition to the authority granted by the California Constitution, Government Code section 66016 et seq. provides that a city may establish or increase fees for certain public services by resolution; and

**WHEREAS**, it is a routine and standard practice to implement, increase, or adjust fees to reflect the changing cost of providing those services because of inflation, staffing reorganization, and other variables which affect the cost of delivering these services, and to provide for cost recovery for new services; and

**WHEREAS**, the City Council of the City of Crescent City has determined that in order to continue providing effective service for the public welfare, the City must establish and increase fees for certain municipal services which accurately reflect the City's true costs in providing such services; and

**WHEREAS**, the City is adopting new ordinances regarding sidewalk vending, commercial cannabis, and small cell facilities, and new fees are required to ensure the City recovers its reasonable costs to provide these services; and

**WHEREAS**, notices of the public meeting and public hearing at which this Resolution was considered were properly given and all oral and written presentations made to and heard by the City Council were properly considered pursuant to Government Code sections 66016 and 66018.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Crescent City, California that:

1. The Recitals set forth herein are true and correct.
2. The cost estimates produced by City staff and considered by the City Council in establishing fees pursuant to this Resolution are reasonable cost estimates for the provision of the City services to which the fees pertain.
3. There is a reasonable relationship between the fees to be collected or the provision of various City services and the City's costs in providing those services.
4. The fees and fee increases set forth in Exhibit "A" which is attached hereto and incorporated herein by reference, do not exceed the actual or estimated costs to the City of providing the services to which the fees relate.

5. The fees and fee increases are necessary to enable the City to provide the services to which they relate.
6. The fees, fee increases, fines and penalties set forth in Exhibit "A" are hereby approved and adopted as the official fees, fines and penalties of the City of Crescent City for the public services and violations referenced in Exhibit "A".
7. This Resolution will be effective immediately and the fees, fee increases, fines and penalties set forth in Exhibit "A" will be implemented April 7, 2020.
8. This Resolution, upon its passage, repeals any other resolutions or portions thereof to the extent that such resolutions or portions thereof are in conflict with this Resolution.

PASSED AND ADOPTED and made effective the same day by the City Council for the City of Crescent City at a regular meeting thereof on the 6th day of April, 2020, by the following polled vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk



# **City of Crescent City**

Summary Schedule of Fees, Fines, and Penalties

**Fee Schedule - To Be Effective April 7, 2020**  
**Public Hearing April 6, 2020**  
**Resolution 2020-22**

**RESOLUTION NO. 2020-22**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY ESTABLISHING CERTAIN FEES FOR VARIOUS CITY SERVICES PROVIDED BY THE CITY OF CRESCENT CITY**

**WHEREAS**, in addition to the authority granted by the California Constitution, Government Code section 66016 et seq. provides that a city may establish or increase fees for certain public services by resolution; and

**WHEREAS**, it is a routine and standard practice to implement, increase, or adjust fees to reflect the changing cost of providing those services because of inflation, staffing reorganization, and other variables which affect the cost of delivering these services, and to provide for cost recovery for new services; and

**WHEREAS**, the City Council of the City of Crescent City has determined that in order to continue providing effective service for the public welfare, the City must establish and increase fees for certain municipal services which accurately reflect the City's true costs in providing such services; and

**WHEREAS**, the City is adopting new ordinances regarding sidewalk vending, commercial cannabis, and small cell facilities, and new fees are required to ensure the City recovers its reasonable costs to provide these services; and

**WHEREAS**, notices of the public meeting and public hearing at which this Resolution was considered were properly given and all oral and written presentations made to and heard by the City Council were properly considered pursuant to Government Code sections 66016 and 66018.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Crescent City, California that:

1. The Recitals set forth herein are true and correct.
2. The cost estimates produced by City staff and considered by the City Council in establishing fees pursuant to this Resolution are reasonable cost estimates for the provision of the City services to which the fees pertain.
3. There is a reasonable relationship between the fees to be collected or the provision of various City services and the City's costs in providing those services.
4. The fees and fee increases set forth in Exhibit "A" which is attached hereto and incorporated herein by reference, do not exceed the actual or estimated costs to the City of providing the services to which the fees relate.



5. The fees and fee increases are necessary to enable the City to provide the services to which they relate.
6. The fees, fee increases, fines and penalties set forth in Exhibit "A" are hereby approved and adopted as the official fees, fines and penalties of the City of Crescent City for the public services and violations referenced in Exhibit "A".
7. This Resolution will be effective immediately and the fees, fee increases, fines and penalties set forth in Exhibit "A" will be implemented April 7, 2020.
8. This Resolution, upon its passage, repeals any other resolutions or portions thereof to the extent that such resolutions or portions thereof are in conflict with this Resolution.

PASSED AND ADOPTED by the City Council for the City of Crescent City at a regular meeting thereof on the 6th day of April, 2020, by the following polled vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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Blake Inscore, Mayor

ATTEST:

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Robin Patch, City Clerk

CITY OF CRESCENT CITY

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CITY OF CRESCENT CITY Administration Department			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	COMMENT
<b>General Fees</b>				
Late charge / interest	Resolution 2016-11	1% monthly of the amount delinquent after due date (\$5.50 minimum)		
First returned check	CA Civil Code 1719	\$25.00		
Second and subsequent returned checks within one year	CA Civil Code 1719	\$35.00		
Transient Occupancy Tax	Ordinance 653	10%		
<b>Copy / Document Fees</b>				
Duplicates or copies of public records	Resolution 2015-20	\$0.50 / page		
Color prints of city documents/images/maps 8.5" x 11"	Resolution 2019-57B	\$2.00 / page		
Photographic copy (aerial photo) 8.5" x 11" & 8.5" x 14"	Resolution 2019-57B	\$7.00 / picture		
Photographic copy aerial maps larger than 8.5" x 11"	Resolution 2019-57B	\$54.00 / picture		
Non-photographic maps larger than 8.5" x 11"	Resolution 2019-57B	\$23.00 / picture		
Custom map origination fee	Resolution 2019-57B	\$17.00		
Orthophoto / elevation data set (optical media)	Resolution 2019-57B	\$345.00		
Zoning book	Resolution 2019-57B	\$28.00		
Local Coastal Plan	Resolution 2019-57B	\$12.00		
General Plan; each bound document	Resolution 2019-57B	\$28.00		
Housing Element	Resolution 2019-57B	\$33.00		
Business License Code	Resolution 2019-57B	\$17.00		
List of licensed businesses	Resolution 2019-57B	\$24.00		
Zoning maps of City (colored)	Resolution 2019-57B	\$23.00		
Thumb drive or optical media file of Council meeting	Resolution 2019-57B	\$11.00		
Proposed/adopted budget document	Resolution 2019-57B	\$17.00		
Audit report	Resolution 2019-57B	\$17.00		
Public Facility Design Standards	Resolution 2019-57B	\$12.00		
City Council agenda packets	Resolution 2017-22	\$258.00 / yr or \$16.50 ea		
Thumb drive for public information requests	Resolution 2019-57B	\$6.00		
Notary Public services: fee per acknowledgement signature	CA GOV Code 8211	\$15.00		
Scanning and/or printing archived documents (up to 10 pages)	Resolution 2019-57B	\$11.00		
Print blueprints (black and white)	Resolution 2019-57B	\$2.00 / page		
Print blueprints (color)	Resolution 2019-57B	\$3.00 / page		
<b>Leases</b>				
Chamber of Commerce Office		No charge		
Marine Mammal Center	Resolution 1990-36	5% of gift store sales for the year		
James Fallman (Housing Authority building)	Contract (10/1/2015)	\$676.00 / month		
KSOR - Southern Oregon State College (antenna at Corp Yard)	Contract (12/16/2003)	\$120.00 / year		
Northcoast Children's Services (by Peterson Park)	Contract (9/1/1992)	\$5,400.00 / year		
SBA Monarch Towers (antenna at Corp Yard)	Contract (7/19/2010)	\$1,150.00 / month		
US Cellular (antenna on water tower)	Contract (11/14/2006)	\$1,773.85 / month		
<b>Building Rental or Facility Use Fees</b>				
Equipment/damage deposit (key, microphone, remote control, etc.) with alcohol use	Resolution 2018-21	\$575.00		
Equipment/damage deposit (key, microphone, remote control, etc.) without alcohol use	Resolution 2018-21	\$75.00		
Excessive supplemental cleanup as determined by Public Works Director	Prior to 2010	\$40.00 per employee per hour (2 hour minimum)		

CITY OF CRESCENT CITY Administration Department			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	COMMENT
Special event/street closure or Use of Public Property permit review *No fee for City-sponsored events: 4th of July & Christmas parade/tree lighting	Resolution 2018-54	\$32.00 for private events; no charge for public events		
Cultural Center reservation deposit - paid with reservation and applied to total rental; remainder due 14 days prior to event * if event is cancelled more than 30 days in advance - 100% refund * if cancelled 14-30 days in advance - 50% refund * if cancelled less than 14 days in advance - no refund	Resolution 2018-54	\$150.00		
<b>Cultural Center rental rates - City residents and non-profits</b>				
Hourly rate - weekdays (no holidays), per hour, minimum 3 hours	Resolution 2018-54	\$72.00 / hour		
Daily rate - weekdays (no holidays)	Resolution 2018-54	\$432.00		
Additional day	Resolution 2018-54	\$150.00		
Weekend rate (includes Saturday and Sunday) or holiday (includes the day after)	Resolution 2018-54	\$540.00		
<b>Cultural Center rental rates - non-City residents and commercial use</b>				
Hourly rate - weekdays (no holidays), per hour, minimum 3 hours	Resolution 2018-54	\$80.00 / hour		
Daily rate - weekdays (no holidays)	Resolution 2018-54	\$480.00		
Additional day	Resolution 2018-54	\$150.00		
Weekend rate (includes Saturday and Sunday) or holiday (includes the day after)	Resolution 2018-54	\$600.00		
<b>Cultural Center rental rates - public events</b>				
Daily rate only	Resolution 2018-54	\$300.00		
<b>Franchise Fees</b>				
Blue Star Gas Company	Ordinance 589	3%		
Pacific Power & Light	Ordinance 589	3%		
Cablevision Companies (Charter Communications)	Ordinance 763	5%		
Refuse disposal companies * currently JPA DN Solid Waste Authority	Ordinance 578			
<b>Park Fees</b>				
Baseball field only	Resolution 2019-57B	\$5.00 per hour for lights		
Concession stand / Peterson Park	Resolution 2019-57B	\$7.00 / day		
Electricity use at park	Resolution 2019-57B	\$33.00 / day		
Slab at Beachfront Park, if reserved	Resolution 2019-57B	\$33.00 / day or \$66.00 with electric use		
Gazebo at Beachfront Park, if reserved	Resolution 2019-57B	\$33.00 / day or \$66.00 with electric use		
<b>Sidewalk Vendor Permit</b>				
Sidewalk vendor permit			\$31.00	New permit type per Ordinance 817
<b>Business License Fees</b>				
SB1186 State mandated fee on "any applicant for a local business license or equivalent instrument or permit, or renewal thereof"	CA GOV Code 4467(2)(A)	\$4.00 per application		
Duplicate license to replace lost or destroyed licenses	Municipal Code 5.08.160	\$5.00		
Penalty for failure to pay tax when due	Municipal Code 5.16.020	10% per month; up to 50% of the license tax due		
CLASS A Professional services, manufacturing/processing plants, contractors, and utility or energy-related companies	Prior to 2000	\$52.00 / year		
CLASS B Retailers whose business is primarily dependent on the sale of alcoholic beverages (i.e., taverns, liquor stores or lounges - even if only a separate room within a larger restaurant facility.)	Prior to 2000	\$41.50 / year		



CITY OF CRESCENT CITY Administration Department			<i>Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.</i>	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	COMMENT
CLASS C Real property rental providers (i.e., apartments, hotels, motels, boarding houses, parking lots, trailer parks, RV parks, etc.)	Prior to 2000	\$31.00 / year		
CLASS D Wholesalers, other than as provided for above	Prior to 2000	\$31.00 / year		
CLASS E Businesses providing services at least 25% of which are not subject to sales tax (including common carriers, personal property rental companies, and providers of recreational services). Hospitals, sanitariums, nursing homes, daycare centers, and other care providers are exempt from the employees rate as referred to in section 5.16.070	Prior to 2000	\$31.00 / year		
CLASS F Retailers, other than those provided for above (including restaurants and service stations).	Prior to 2000	\$31.00 / year		
CLASS G Taxicabs	Prior to 2000	\$52.00 per taxi per year		
CLASS G Card Rooms	Prior to 2000	1st table \$520.00 / year Extra tables \$104.00 each		
<b>NUMBER OF EMPLOYEES: In addition to the fees set forth in Section 5.16.050 applicable to any given trade, profession or calling therein, further fees shall be applied according to the average number of persons employed (as defined in Section 5.04.010 during the licensing period).</b>				
1 - 2 positions	Prior to 2000	\$10.50		
3 - 5 positions	Prior to 2000	\$41.50		
6 - 8 positions	Prior to 2000	\$72.50		
9 - 11 positions	Prior to 2000	\$104.00		
12 - 14 positions	Prior to 2000	\$135.00		
15 - 17 positions	Prior to 2000	\$166.00		
18 - 20 positions	Prior to 2000	\$197.50		
21 - 23 positions	Prior to 2000	\$229.00		
24 - 26 positions	Prior to 2000	\$260.00		
27 - 29 positions	Prior to 2000	\$291.00		
30 - 32 positions	Prior to 2000	\$322.00		
33 - 35 positions	Prior to 2000	\$353.50		
36 - 38 positions	Prior to 2000	\$385.00		
39 - 41 positions	Prior to 2000	\$416.00		
42 - 44 positions	Prior to 2000	\$447.00		
45 - 47 positions	Prior to 2000	\$478.00		
48 - 50 positions	Prior to 2000	\$509.50		
51 + positions	Prior to 2000	\$520.00		
<b>If the business falls within one of the following classifications, license taxes in addition to those applicable under Sections 5.16.050 through 5.16.070 shall be applied on the following basis:</b>				
CLASS - HA: Fortuneteller, astrologer, clairvoyant, medium, palmist, phrenologist, etc.	Prior to 2000	\$75.00 / year		
CLASS - IA: Hotels, motels, rooming houses, vacation rentals, apartments or trailer spaces	Prior to 2000	\$1.05 per unit, per year		
CLASS - JA: Non-resident businesses, based on delivery or transactions days per year.	Prior to 2000			
1 - 20 days per year	Prior to 2000	\$26.00 / year		
21 - 180 days per year	Prior to 2000	\$46.50 / year		
more than 180 days per year	Prior to 2000	\$88.00 / year		
CLASS K: Home industries or businesses (only Crescent City Residents)	Prior to 2000	\$15.50 / year		
CLASS L: Carnivals, circus, dances, concerts, etc.	Prior to 2000	\$52.00 / day		
CLASS L: Amusement concessions for children.	Prior to 2000	\$10.50 / day		

**CITY OF CRESCENT CITY  
Administration Department**

*Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.*

Description	Source / Last Changed	Current Fee	<b>PROPOSED FEE</b>	<b>COMMENT</b>
CLASS L: Auctions, flea markets, art exhibits or sales, etc. (Or \$3 per vendor per day, whichever is less. )	Prior to 2000	\$31.00 / day		
CLASS M: All coin-operated machines, when not the exclusive activity of the business	Prior to 2000	\$3.10 per machine, per year		
CLASS N: Itinerant vendors, peddlers, and traveling merchants, door-to-door salesmen, etc.	Prior to 2000	\$10.50 / day		
CLASS O: Includes farmer's market vendors and special event booth vendors. (For events sponsored by Chamber of Commerce this fee is effective beginning 1-1-15.) Farmer's Market and special event booth vendors are Class O vendors only.	Prior to 2000	\$15.00 / year		

CITY OF CRESCENT CITY Police & Fire Departments			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
<b>POLICE</b>				
Accident/traffic reports	Resolution 2019-57B	\$17.00 minimum + \$1.00 / page over 5 pages		
Fingerprints as applicable	Resolution 2016-11	\$26.00 Rolling + \$33.00 DOJ + \$24.00 FBI Fee		
Civil subpoena - billed at full cost	CA GOV Code 68097.2(b)	Actual cost; \$275.00 deposit required		
Subpoena reports	Evidence Code	\$21.00 / hour + \$0.10 / page		
Emergency Response Billing: DUI related activities	CA GOV Code 53150	Billed at full cost		
Parking violations	Uniform Bail & Penalty Schedule			
Parking violations late payment penalty	Uniform Bail & Penalty Schedule	50% of initial penalty		
Parking violations partial payment fee	Resolution 2017-22	\$3.50 fee each payment		
Towed vehicle releases	Resolution 2017-22	\$155.00		
Administrative hearings	Resolution 2019-57B	\$150.50		
Taxicab operator application (fingerprint, background check)	Resolution 2019-57B	\$70.00 / year		
<b>POLICE &amp; FIRE EMERGENCY RESPONSE USER FEES</b>				
<b>False alarms - burglar (12 month period)</b>				
1st false alarm	Resolution 2013-13	Warning		
2nd false alarm	Resolution 2013-13	Warning		
3rd false alarm	Resolution 2017-22	\$78.50		
4th false alarm	Resolution 2017-22	\$129.50		
5th false alarm and more	Resolution 2017-22	\$207.00		
<b>False alarms - robbery/panic (12 month period)</b>				
1st false alarm	Resolution 2013-13	Warning		
2nd false alarm	Resolution 2017-22	\$78.50		
3rd false alarm	Resolution 2017-22	\$129.50		
4th false alarm and more	Resolution 2017-22	\$207.00		
<b>False alarms - fire - residential (12 month period)</b>				
1st false alarm - Fire / Police response	Resolution 2013-13	Warning / Warning		
2nd false alarm and more- Fire / Police response	Resolution 2017-22	\$155.00 / \$102.50		
<b>False alarms - fire - commercial (12 month period)</b>				
1st false alarm - Fire / Police response	Resolution 2013-13	Warning / Warning		
2nd false alarm and more- Fire / Police response	Resolution 2017-22	\$155.00 / \$102.50		
<b>Emergency response - fire</b>				
Emergency incident mitigation - billed at actual cost based on services provided				
<b>Motor Vehicle Incidents</b>				
Level 1 (hazardous materials assessment, scene stabilization)	Resolution 2019-57B	\$487.00 (estimated)		
Level 2 (Level 1 plus clean-up)	Resolution 2019-57B	\$554.00 (estimated)		
Level 3 (Car Fire - scene safety, fire suppression, breathing air, rescue tools, hand tools, hose, tip use, foam, structure protection, clean-up)	Resolution 2019-57B	\$677.00 (estimated)		
<b>Add-on Services</b>				
Extrication (use of equipment to extricate from vehicle)	Resolution 2019-57B	\$1,461.00 (estimated)		
Creating a Landing Zone	Resolution 2019-57B	\$448.00 (estimated)		
Hazardous Materials Incidents				

CITY OF CRESCENT CITY Police & Fire Departments			<i>Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.</i>	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
Level 1 (Basic Response - engine response, first responder, perimeter establishment, evacuations, set-up and command)	Resolution 2019-57B	\$784.00 (estimated)		
Level 2 (Intermediate Response - includes Level 1 plus hazmat certified team and equipment, Level A or Level B suit, breathing air, detection equipment, set-up and removal of decon center)	Resolution 2019-57B	\$2,800.00 (estimated)		
Level 3 (Advanced Response - Includes Level 2 plus robot deployment, recovery and identification of material, disposal, and environment clean-up - includes up to 3 hours on-scene)	Resolution 2019-57B	\$6,608.00 (estimated)		
Chief Response	Resolution 2019-57B	\$280.00 / hour (estimated)		
Additional Time On-Scene				
Engine	Resolution 2019-57B	\$448.00 / hour (estimated)		
Truck	Resolution 2019-57B	\$560.00 / hour (estimated)		
Miscellaneous equipment	Resolution 2019-57B	\$336.00 / hour (estimated)		
HazMat Team	Resolution 2019-57B	\$336.00 / hour / team (estimated)		
<b>9-1-1 Hang-ups (12 month period)</b>				
1st hang-up - Fire / Police response	Resolution 2013-13	Warning / Warning		
2nd hang-up and more - Fire / Police response	Resolution 2017-22	\$104.00 / \$104.00		
<b>Other</b>				
Utility emergency standby	Resolution 2017-22	\$167.00		
Emergency inspection	Resolution 2017-22	\$43.50		
<b>Late Fees</b>				
30 days DOI	Resolution 2013-13	15% of unpaid fee		
Interest after 60 days	Resolution 2013-13	10% per annum		



CITY OF CRESCENT CITY Planning Department			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
<b>Building Permits / Planning Fees</b>				
Amendments to General Plan	Resolution 2017-22	\$1,340.00		
Local Coastal Plan (LCP) amendment	Resolution 2017-22	\$1,340.00		
Planned unit development	Resolution 2017-22	\$1,237.00		
Subdivisions - major	Resolution 2017-22	\$1,401.50 + \$21.00 / lot		
Subdivisions - minor	Resolution 2017-22	\$784.00		
Lot line adjustment	Resolution 2017-22	\$464.00		
Mergers	Resolution 2017-22	\$124.50		
Reversion to acreage	Resolution 2017-22	\$181.00		
Rezoning	Resolution 2017-22	\$773.00		
Amendments to the Code	Resolution 2017-22	\$1,031.00		
Street & alleyway abandonment	Resolution 2017-22	\$258.00		
Variance or parking waiver	Resolution 2017-22	\$670.50		
Parking reduction	Resolution 2017-22	\$309.50		
Use permit	Resolution 2017-22	\$361.50		
Use permit for commercial cannabis license			Actual cost; deposit of \$1,000 required	Cover actual City costs to review and issue permit per Ordinance 819
CEQA review (local review)	Resolution 2017-22	\$248.00		
CEQA review (State filing)	Resolution 2017-22	\$412.50		
Appeal to City Council	Resolution 2017-22	\$181.00		
Site plan & architectural review	Resolution 2017-22	\$254.00		
Burn down letter	Resolution 2019-57B	\$100.00		
Categorical exclusion fee	Resolution 2017-22	\$76.50		
Use Permit renewals & map extension requests	Resolution 2017-22	\$217.00		
Coastal Development Permit Application	Resolution 2017-22	\$516.00		
Environmental Impact Report	Prior to 2007	Actual cost		
Plan check fees	Prior to 2007	65% of building permit costs		
Plan check update	Resolution 2019-57B	Actual cost; minimum \$50.00		
Administrative citations - 1st / 2nd / 3rd +	CCMC 1.24.030	\$100.00 / \$200.00 / \$500.00		
Administrative citation - late fee if not paid within 30 days	CCMC 1.24.070	50% of citation		
Building Permits		See schedule		
Electrical Permits		See schedule		
Mechanical Permit		See schedule		
Plumbing Permit		See schedule		
Sign Building Permit	Resolution 2015-20	\$50.00 for 50 square feet or less \$75.00 for greater than 50 square feet		
Engineering Plan Reviews (example subdivisions)	Prior to 2007	Actual cost		
Industrial Discharge Permit Application	Resolution 2017-22	\$207.00		
Industrial Discharge Monitoring at actual cost of time & charges	Prior to 2007	Actual cost		
Coastal Permit - State appeals	Prior to 2007	Actual cost		

CITY OF CRESCENT CITY Planning Department			<i>Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.</i>	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
Strong Motion Instrumentation (CA State Fee)	Section 2705 Public Resources Code	100% of State fee		
Demolition permit	Resolution 2019-57B	\$100.00		
Fine for working without building permit	Resolution 2016-11	2x fee		
<b>Encroachment Fees</b>				
Administrative issuance fee	Resolution 2017-22	\$52.50 administrative issuance fee for every encroachment requiring a fee		
Work within Public Right of Way	Resolution 2014-16	5% of Valuation		
Public utilities	Resolution 2017-22	\$309.50 annual maintenance fee \$153.00 job-specific fee		
Small wireless facility annual permit			\$270.00 per site per year with annual CPI increase	New permit fee per Ordinance 820
Right of Way obstruction				
Building beautification (no fixed works, maximum duration 24 hours, includes cleaning and minor painting to enhance the appearance of a building)	Resolution 2018-54	No fee		
Permitted obstructions	Resolution 2018-54	No fee		
Temporary permitted obstructions	Resolution 2018-54	No fee		
Fine for working without encroachment permit	Resolution 2019-57B	2x fee; minimum \$105.00		

CITY OF CRESCENT CITY Shoreline RV Park			<i>Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.</i>	
Description	Source / Last Changed	Current Fee	Proposed Fee	Reason for Change
<b>Shoreline RV Park</b>				
Tent camp sites	Resolution 2019-57B	\$30.00 / night \$170.00 / week Monthly n/a		
Basic RV sites	Resolution 2019-57B	\$45.00 / night (any time) \$225.00 / week (any time) \$500.00 / month (any time)		
Premium RV sites (#12-28 and 84-94)	Resolution 2019-57B	\$50.00 / night (any time) \$280.00 / week (any time) \$550.00 / month (Oct-April only)		
Rates include up to 2 adults and 2 children; each additional person (max 8 adults)	Resolution 2019-57B	\$3.00 per person / day \$20.00 per person / week \$40.00 per person / month		
One RV per site, one towing vehicle per site, boat/trailer allowed; each additional vehicle	Resolution 2019-57B	\$7.00 per vehicle / day \$20.00 per vehicle / week \$40.00 per vehicle / month		
Holding tank dump	Resolution 2017-22	\$10.00		
Water tank fill	Resolution 2017-22	\$6.00		
Pets (does not apply to service animals as defined by ADA)	Resolution 2019-57B	\$1.00 per pet / day \$5.00 per pet / week \$15.00 per pet / month		
<b>Note:</b> See park policies for additional information. Maximum 6 months during any one-year period. 10% Transit Occupancy Tax is				

CITY OF CRESCENT CITY Utilities Departments			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
<b>Sewer Service Charges</b>				
<i>Sewer charges are set by Ordinance. Refer to the City's Municipal Code or contact the Utility Billing department at 707-464-6517.</i>				
<b>Sewer Connection Fees</b>				
Sewer Connection Fees to be based on single family residential equivalent (SFRE)	Resolution 2008-40	\$ 9,682.00 per SFRE		
<b>Pre-Treatment Users</b>				
<i>Industrial Discharge permit required, rates determined by the discharge specifications of user.</i>				
<b>Delinquent Sewer Bill</b>				
Added to tax rolls		6%		
Late Charge / Interest		1% monthly (\$5.50 minimum) of the amount delinquent after due date		
<b>Laboratory Testing Charges</b>				
<i>*Additional laboratory testing charges may be added. Fees will be estimated based on costs to provide any such additional tests.</i>				
UVT%	Resolution 2019-57B	\$23.00		
PH	Resolution 2019-57B	\$23.00		
cBOD	Resolution 2019-57B	\$55.00		
sBOD	Resolution 2019-57B	\$66.00		
Dissolved Oxygen	Resolution 2019-57B	\$23.00		
Biological Oxygen Demand (BOD)	Resolution 2019-57B	\$50.00		
Chlorine Residual Free	Resolution 2019-57B	\$23.00		
Chlorine Residual Total	Resolution 2019-57B	\$23.00		
Fluoride	Resolution 2019-57B	\$23.00		
Turbidity	Resolution 2019-57B	\$23.00		
Conductivity	Resolution 2019-57B	\$23.00		
Alkalinity	Resolution 2019-57B	\$23.00		
Ammonia as Nitrogen w/o distillation	Resolution 2019-57B	\$40.00		
Grease and Oil	Resolution 2019-57B	\$93.00		
Total Solids	Resolution 2019-57B	\$23.00		
Settleable Solids	Resolution 2019-57B	\$23.00		
Total Suspended Solids	Resolution 2019-57B	\$23.00		
Total Dissolved Solid	Resolution 2019-57B	\$23.00		
Volatile Solid	Resolution 2019-57B	\$23.00		
Presence Absence	Resolution 2019-57B	\$33.00		
MPN quanti-tray	Resolution 2019-57B	\$45.00		
Total & Fecal: Presence/Absence	Resolution 2019-57B	\$33.00		
Total or Fecal 1X10	Resolution 2019-57B	\$40.00		
Total & Fecal 1X10	Resolution 2019-57B	\$45.00		
Total or Fecal 3X5	Resolution 2019-57B	\$45.00		
Total & Fecal 3X5	Resolution 2019-57B	\$50.00		
Enterococcus: enterolert	Resolution 2019-57B	\$61.00		
Bacteriological suitability	Resolution 2019-57B	\$433.00		
Heterotrophic Plate Count	Resolution 2019-57B	\$50.00		
Field Data	Resolution 2018-21	\$53.50 / hour		
Calibration Services	Resolution 2018-21	\$53.50 / hour		
Sample Shipping	Resolution 2019-57B	\$33.00		
STAT analysis / rush charge	Prior to 2012	Double cost of fee		



CITY OF CRESCENT CITY Utilities Departments			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
Sample Filtration/Preservation	Resolution 2019-57B	\$23.00		
Distillation	Resolution 2019-57B	\$23.00		
<b>Sewer Lateral Installation</b>				
<b>Water Use Charges and Fire Service Rates</b>				
<i>Water charges are set by Ordinance. Refer to the City's Municipal Code or contact the Utility Billing department at 707-464-6517.</i>				
<b>New Connections Capacity Charge based on SFRE and meter size</b>				
3/4 inch connection		Connection charge to be determined by estimated usage figured at a single family equivalency of 250 gallons per day at a rate of \$2,700.00 per single family equivalency.		
1 inch connection				
1-1/2 inch connection				
2 inch connection				
3 inch connection				
4 inch connection				
6 inch connection				
<b>Fire Hydrants</b>				
Installed and maintained by applicant, City Limits	Resolution 2017-22	\$2.50		
Installed and maintained by applicant, County Limits	Resolution 2017-22	\$3.50		
Fire hydrant replacement	Prior to 2009	Actual cost		
Fire hydrant meter deposit	Resolution 2019-57B	\$1,200.00		
Fire hydrant meter replacement	Resolution 2019-57B	Actual cost		
<b>Water Meter Test Deposit</b>				
1-inch or smaller	Resolution 2017-22	\$21.50		
Larger than 1-inch	Resolution 2017-22	\$ 36.00 (Actual fee to be based on actual City costs)		
<b>Nonpayment Disconnection Fee</b>				
Discontinuance for nonpayment	Resolution 2017-22	\$31.50		
<b>Turn-on charge</b>				
Water turn-on, account activation and/or setup charges	Resolution 2017-22	\$16.50		
<b>Backflow Prevention Device Administrative Fee</b>				
Coordinate and manage annual device inspection compliance completed by device owner	Resolution 2016-11	\$3.50 / month for first device + \$1.50 / month for each additional device		
<b>Public Works Inspection Fee</b>				
Water / Sewer - Outside City	Prior to 2007	Actual cost		
<b>Water Temporary Service</b>				
Temporary service up to 3 months, usage not exceeding total of 1,000 c/f during 3 months. Usage above 1,000 c/f charged at appropriate City/County rate.	Resolution 2016-11	\$31.00		
<b>Water Temporary Service - Renewal</b>				
Renewal for an additional 3 months at same rate and usage	Resolution 2016-11	\$31.00		
<b>Water/Sewer Deposit</b>				
Residential, water only	Resolution 2016-11	\$100.00		
Residential, water and sewer	Resolution 2016-11	\$250.00		
Deposit for cleaning/inspection - 14 days only	Resolution 2017-22	\$50.00		
Commercial	Resolution 2016-11	2.5 x average monthly bill		

CITY OF CRESCENT CITY Utilities Departments			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
<p><i>Deposit may be waived if customer has prior account in good standing with City (minimum requirement: the most recent 12 months in a row paid in full and on time, must be within the last 3 years) OR if customer provides a letter of reference from another utility (same criteria).</i></p> <p><i>Additional deposit may be required if customer has previous delinquent accounts with City, up to twice the usual deposit.</i></p>				
<b>Duplicate Bills</b>				
Computer copies of billing and payment history	Prior to 2007	No charge		
Preparation of complete duplicate bill	Resolution 2017-22	\$ 11.50 each bill		
<b>Delinquent Water Bill</b>				
Late Charge / Interest	Resolution 2015-20	1% monthly of the amount delinquent after due date (\$5.50 minimum)		

CITY OF CRESCENT CITY Fred Endert Municipal Pool			Fees remain the same as the Current Fee unless changes noted in Proposed Fee column.	
Description	Source / Last Changed	Current Fee	PROPOSED FEE	Reason for Change
<b>Annual / Drop-in Programs - Daily Use (Pool, Spa, or Sauna)</b>				
<i>All passes valid for 1 year from date of purchase</i>				
Daily session - infant/toddler (0 - 2)	Resolution 2016-11	No charge		
Daily session - child (3 - 6)	Resolution 2016-11	\$2.00		
Daily session - youth (7 - 17) or senior (60 +)	Resolution 2018-21	\$5.00		
Daily session - adult (18 - 59)	Resolution 2018-21	\$5.50		
10 session pass - youth (7 - 17) or senior (60 +)	Resolution 2018-21	\$40.00		
10 session pass - adult (18 - 59)	Resolution 2018-21	\$45.00		
50 session pass - youth (7 - 17) or senior (60 +)	Resolution 2018-21	\$160.00		
50 session pass - adult (18 - 59)	Resolution 2018-21	\$180.00		
1 year annual pass 1 program - youth (7 - 17) or senior (60 +)	Resolution 2017-22	\$450.00		
1 year annual pass 1 program - adult (18 - 59)	Resolution 2018-21	\$525.00		
1 year annual pass - family (up to 2 adults and their dependent children)	Resolution 2017-22	\$1,020.00		
<b>Swimming Lessons</b>				
Pre-school lessons	Resolution 2018-21	\$43.50 (six lessons)		
Levels I - VII	Resolution 2018-21	\$38.50 (six lessons)		
Parent / child classes	Resolution 2018-21	\$33.00 (six lessons)		
Individual lessons (25 minutes)	Resolution 2018-21	\$15.00		
Individual lessons (55 minutes)	Resolution 2018-21	\$27.00		
Individual lessons (55 minutes, two students)	Resolution 2018-21	\$42.00		
<b>Training Classes</b>				
Lifeguard training (prospective City lifeguards)	Resolution 2019-57B	No charge		
Lifeguard training (community)	Resolution 2019-57B	\$100.00		
Swim lesson training	Resolution 2019-57B	\$100.00		
Waterfront lifeguard training	Resolution 2019-57B	\$25.00		
<b>Pool Rental - Base Rate With No Water Slide</b>				
<i>All promotional/marketing sales events are to be approved by the City Manager. Certificate of insurance required for public groups, non-profit groups &amp; private commercial businesses. Base rate includes one lifeguard (LG); additional lifeguards as noted.</i>				
Pool rental - base rate for entire pool	Resolution 2016-11	\$100.00 / hour		
Pool rental - base rate per lane	Resolution 2016-11	\$11.00		
DNCUSD swimming lessons	Resolution 2014-16	\$55.00 / hour + \$15 / hour / instructor + \$1 / student		
1 to 30 swimmers (1 LG)	Resolution 2016-11	\$100.00 / hour		
31 to 60 swimmers (2 LG)	Resolution 2016-11	\$120.00 / hour		
61 to 90 swimmers (3 LG)	Resolution 2016-11	\$140.00 / hour		
<b>Pool Rental - With Water Slide; Two Extra Lifeguards Required</b>				
1 to 30 swimmers (3 LG)	Resolution 2016-11	\$130.00 / hour		
31 to 60 swimmers (4LG)	Resolution 2016-11	\$150.00 / hour		
61 to 90 swimmers (5 LG)	Resolution 2016-11	\$170.00 / hour		
<b>Pool Rental - Commercial / Local Groups</b>				
Team / Club	Resolution 2018-21	\$57.00 / hour		
Team / Club - Meet / Clinic	Resolution 2018-21	\$85.00 / hour		
Water Polo Club	Resolution 2018-21	\$57.00 / hour		
Physical therapists (patient / therapist)	Resolution 2018-21	\$9.50 / \$5.50 hour		
Diving groups (Pacific Quest), kayaking	Resolution 2018-21	\$57.00 / hour		
<b>Locker Rental</b>				

6 months	Resolution 2015-20	\$61.00		
1 year	Resolution 2015-20	\$112.00		
<b>Showers</b>				
Available at limited times	Resolution 2018-21	\$5.50		
<b>Winter Swim Camp</b>				
3-day swim camp	Resolution 2019-57B	\$65.00		
Swim camp late registration fee	Resolution 2018-67	\$10.00		
<b>Holiday Sale</b>				
<i>Certain items are offered at a discount during the Holiday Sale - flyers are posted annually with details. Sale prices are only valid during the posted Holiday Sale.</i>				
10 session pass - youth (7 - 17) or senior (60 +)	Resolution 2018-67	\$35.00		
10 session pass - adult (18 - 59)	Resolution 2018-67	\$40.00		
50 session pass - youth (7 - 17) or senior (60 +)	Resolution 2018-67	\$140.00		
50 session pass - adult (18 - 59)	Resolution 2018-67	\$160.00		
1 year annual pass 1 program - youth (7 - 17) or senior (60 +)	Resolution 2018-67	\$355.00		
1 year annual pass 1 program - adult (18 - 59)	Resolution 2018-67	\$435.00		
1 year annual pass - family (up to 2 adults and their dependent children)	Resolution 2018-67	\$800.00		
Locker rental (6 months) - with the purchase of any punch pass	Resolution 2018-67	\$30.00		
Locker rental (12 months) - with the purchase of an annual pass	Resolution 2018-67	\$60.00		
<b><i>Children under 3 years and under 51 inches in height are admitted to recreation programs at no charge, but must be accompanied in the water by an adult at all times.</i></b>				





# City of Crescent City

Fee Schedule Attachment A

Description	Reference	Fee	
Building Permits Schedule			
Standard building permit issuance	Resolution 2016-11	\$40	
Project valuation per square foot			
Residential (wood frame)	Resolution 2016-11	\$119.73 per sq ft	
Additions	Resolution 2016-11	\$119.73 per sq ft	
Residential garage	Resolution 2016-11	\$45.50 per sq ft	
Pole building without walls	Resolution 2016-11	\$13.00 per sq ft	
Pole buildnig with walls, no slab	Resolution 2016-11	\$16.58 per sq ft	
Pole building with slab	Resolution 2016-11	\$19.64 per sq ft	
Steel building with foundation	Resolution 2016-11	\$25.25 per sq ft	
Deck and patio with roof	Resolution 2016-11	\$14.00 per sq ft	
Canopy	Resolution 2016-11	\$8.50 per sq ft	
Greenhouse	Resolution 2016-11	\$8.50 per sq ft	
Carport	Resolution 2016-11	\$23.00 per sq ft	
Roof conversion	Resolution 2016-11	Based on valuation	
Remodel	Resolution 2016-11	Based on valuation	
Storage building	Resolution 2016-11	Based on valuation	
<i>Except as noted above, valuation is determined by International Code Council Building Valuation Data, February 2015 (see attachment)</i>			
Electrical Permits Schedule			
Standard electrical permit issuance	Resolution 2016-11	\$40.00	
Lighting fixtures and outlets, residential	Resolution 2016-11	\$0.10 per sq ft	
Switches, receptacles, outlets, commercial	Resolution 2016-11	\$1.00 each	
Residential appliance	Resolution 2016-11	\$6.25	
Service over 200 amp	Resolution 2016-11	\$94.25	
Service up to 200 amp	Resolution 2016-11	\$46.25	
Panel	Resolution 2016-11	\$20.00	
Temporary power	Resolution 2016-11	\$25.00	
Electric system, multi-family	Resolution 2016-11	\$0.08 per sq ft	
Sign or marquee	Resolution 2016-11	\$25.00	
Meter reset	Resolution 2016-11	\$40.00	
Photovoltaic system	Resolution 2016-11	\$95.50	
Mechanical Permits Schedule			

Standard mechanical permit issuance	Resolution 2016-11	\$40.00	
Misc appliance vent	Resolution 2016-11	\$12.50	
Air handling unit	Resolution 2016-11	\$18.75	
FAU heat pump	Resolution 2016-11	\$18.75	
Fireplace or wood stove	Resolution 2016-11	\$20.50	
Commercial hood	Resolution 2016-11	\$20.50	
Plumbing Permits Schedule			
Standard plumbing permit issuance	Resolution 2016-11	\$40.00	
Plumbing fixture	Resolution 2016-11	\$12.50	
Sewer pressure pump	Resolution 2016-12	\$12.50	
Water piping system	Resolution 2016-13	\$16.25	
Water heater	Resolution 2016-14	\$16.25	
House sewer (sewer line)	Resolution 2016-15	\$16.25	
Gas line system	Resolution 2016-16	\$16.25	
Back flow device	Resolution 2016-17	\$12.50	
Floor drain/sink	Resolution 2016-18	\$12.50	
Grease/oil/water separator	Resolution 2016-19	\$12.50	
Gas meter reset	Resolution 2016-20	\$12.50	
Lawn sprinkler system	Resolution 2016-21	\$22.50	
Hydronic heating system	Resolution 2016-22	\$37.50	
Sewer connection	Resolution 2016-23	\$19.25	
City water connection	Resolution 2016-24	\$19.25	
Fire sprinkler system	Resolution 2016-25	\$165.00	
Propane tank	Resolution 2016-11	\$20.75	
Commercial Fire Protection			
Commercial sprinkler systems			
0-200 sprinkler heads		\$644.00	
201+ sprinkler heads		\$828.00	
Remodel (10 or less)		\$367.00	

Valuation				Valuation			
From	Valuation To	Construction Fee	Plan Check	From	Valuation To	Construction Fee	Plan Check
\$ 1	\$ 500	\$ 40.00	\$ 26.00	\$ 40,001	\$ 41,000	\$ 884.00	\$ 574.60
\$ 501	\$ 600	\$ 45.00	\$ 29.25	\$ 41,001	\$ 42,000	\$ 899.00	\$ 584.35
\$ 601	\$ 700	\$ 50.00	\$ 32.50	\$ 42,001	\$ 43,000	\$ 914.00	\$ 594.10
\$ 701	\$ 800	\$ 55.00	\$ 35.75	\$ 43,001	\$ 44,000	\$ 929.00	\$ 603.85
\$ 801	\$ 900	\$ 60.00	\$ 39.00	\$ 44,001	\$ 45,000	\$ 944.00	\$ 613.60
\$ 901	\$ 1,000	\$ 65.00	\$ 42.25	\$ 45,001	\$ 46,000	\$ 959.00	\$ 623.35
\$ 1,001	\$ 1,100	\$ 70.00	\$ 45.50	\$ 46,001	\$ 47,000	\$ 974.00	\$ 633.10
\$ 1,101	\$ 1,200	\$ 75.00	\$ 48.75	\$ 47,001	\$ 48,000	\$ 989.00	\$ 642.85
\$ 1,201	\$ 1,300	\$ 80.00	\$ 52.00	\$ 48,001	\$ 49,000	\$ 1,004.00	\$ 652.60
\$ 1,301	\$ 1,400	\$ 85.00	\$ 55.25	\$ 49,001	\$ 50,000	\$ 1,019.00	\$ 662.35
\$ 1,401	\$ 1,500	\$ 90.00	\$ 58.50	\$ 50,001	\$ 51,000	\$ 1,030.00	\$ 669.50
\$ 1,501	\$ 1,600	\$ 95.00	\$ 61.75	\$ 51,001	\$ 52,000	\$ 1,041.00	\$ 676.65
\$ 1,601	\$ 1,700	\$ 100.00	\$ 65.00	\$ 52,001	\$ 53,000	\$ 1,052.00	\$ 683.80
\$ 1,701	\$ 1,800	\$ 105.00	\$ 68.25	\$ 53,001	\$ 54,000	\$ 1,063.00	\$ 690.95
\$ 1,801	\$ 1,900	\$ 110.00	\$ 71.50	\$ 54,001	\$ 55,000	\$ 1,074.00	\$ 698.10
\$ 1,901	\$ 2,000	\$ 115.00	\$ 74.75	\$ 55,001	\$ 56,000	\$ 1,085.00	\$ 705.25
\$ 2,001	\$ 3,000	\$ 138.00	\$ 89.70	\$ 56,001	\$ 57,000	\$ 1,096.00	\$ 712.40
\$ 3,001	\$ 4,000	\$ 161.00	\$ 104.65	\$ 57,001	\$ 58,000	\$ 1,107.00	\$ 719.55
\$ 4,001	\$ 5,000	\$ 184.00	\$ 119.60	\$ 58,001	\$ 59,000	\$ 1,118.00	\$ 726.70
\$ 5,001	\$ 6,000	\$ 207.00	\$ 134.55	\$ 59,001	\$ 60,000	\$ 1,129.00	\$ 733.85
\$ 6,001	\$ 7,000	\$ 230.00	\$ 149.50	\$ 60,001	\$ 61,000	\$ 1,140.00	\$ 741.00
\$ 7,001	\$ 8,000	\$ 253.00	\$ 164.45	\$ 61,001	\$ 62,000	\$ 1,151.00	\$ 748.15
\$ 8,001	\$ 9,000	\$ 276.00	\$ 179.40	\$ 62,001	\$ 63,000	\$ 1,162.00	\$ 755.30
\$ 9,001	\$ 10,000	\$ 299.00	\$ 194.35	\$ 63,001	\$ 64,000	\$ 1,173.00	\$ 762.45
\$ 10,001	\$ 11,000	\$ 322.00	\$ 209.30	\$ 64,001	\$ 65,000	\$ 1,184.00	\$ 769.60
\$ 11,001	\$ 12,000	\$ 345.00	\$ 224.25	\$ 65,001	\$ 66,000	\$ 1,195.00	\$ 776.75
\$ 12,001	\$ 13,000	\$ 368.00	\$ 239.20	\$ 66,001	\$ 67,000	\$ 1,206.00	\$ 783.90
\$ 13,001	\$ 14,000	\$ 391.00	\$ 254.15	\$ 67,001	\$ 68,000	\$ 1,217.00	\$ 791.05
\$ 14,001	\$ 15,000	\$ 414.00	\$ 269.10	\$ 68,001	\$ 69,000	\$ 1,228.00	\$ 798.20
\$ 15,001	\$ 16,000	\$ 437.00	\$ 284.05	\$ 69,001	\$ 70,000	\$ 1,239.00	\$ 805.35
\$ 16,001	\$ 17,000	\$ 460.00	\$ 299.00	\$ 70,001	\$ 71,000	\$ 1,250.00	\$ 812.50
\$ 17,001	\$ 18,000	\$ 483.00	\$ 313.95	\$ 71,001	\$ 72,000	\$ 1,261.00	\$ 819.65
\$ 18,001	\$ 19,000	\$ 506.00	\$ 328.90	\$ 72,001	\$ 73,000	\$ 1,272.00	\$ 826.80
\$ 19,001	\$ 20,000	\$ 529.00	\$ 343.85	\$ 73,001	\$ 74,000	\$ 1,283.00	\$ 833.95
\$ 20,001	\$ 21,000	\$ 552.00	\$ 358.80	\$ 74,001	\$ 75,000	\$ 1,294.00	\$ 841.10
\$ 21,001	\$ 22,000	\$ 575.00	\$ 373.75	\$ 75,001	\$ 76,000	\$ 1,305.00	\$ 848.25
\$ 22,001	\$ 23,000	\$ 598.00	\$ 388.70	\$ 76,001	\$ 77,000	\$ 1,316.00	\$ 855.40
\$ 23,001	\$ 24,000	\$ 621.00	\$ 403.65	\$ 77,001	\$ 78,000	\$ 1,327.00	\$ 862.55
\$ 24,001	\$ 25,000	\$ 644.00	\$ 418.60	\$ 78,001	\$ 79,000	\$ 1,338.00	\$ 869.70
\$ 25,001	\$ 26,000	\$ 659.00	\$ 428.35	\$ 79,001	\$ 80,000	\$ 1,349.00	\$ 876.85
\$ 26,001	\$ 27,000	\$ 674.00	\$ 438.10	\$ 80,001	\$ 81,000	\$ 1,360.00	\$ 884.00
\$ 27,001	\$ 28,000	\$ 689.00	\$ 447.85	\$ 81,001	\$ 82,000	\$ 1,371.00	\$ 891.15
\$ 28,001	\$ 29,000	\$ 704.00	\$ 457.60	\$ 82,001	\$ 83,000	\$ 1,382.00	\$ 898.30
\$ 29,001	\$ 30,000	\$ 719.00	\$ 467.35	\$ 83,001	\$ 84,000	\$ 1,393.00	\$ 905.45
\$ 30,001	\$ 31,000	\$ 734.00	\$ 477.10	\$ 84,001	\$ 85,000	\$ 1,404.00	\$ 912.60
\$ 31,001	\$ 32,000	\$ 749.00	\$ 486.85	\$ 85,001	\$ 86,000	\$ 1,415.00	\$ 919.75
\$ 32,001	\$ 33,000	\$ 764.00	\$ 496.60	\$ 86,001	\$ 87,000	\$ 1,426.00	\$ 926.90
\$ 33,001	\$ 34,000	\$ 779.00	\$ 506.35	\$ 87,001	\$ 88,000	\$ 1,437.00	\$ 934.05
\$ 34,001	\$ 35,000	\$ 794.00	\$ 516.10	\$ 88,001	\$ 89,000	\$ 1,448.00	\$ 941.20
\$ 35,001	\$ 36,000	\$ 809.00	\$ 525.85	\$ 89,001	\$ 90,000	\$ 1,459.00	\$ 948.35
\$ 36,001	\$ 37,000	\$ 824.00	\$ 535.60	\$ 90,001	\$ 91,000	\$ 1,470.00	\$ 955.50
\$ 37,001	\$ 38,000	\$ 839.00	\$ 545.35	\$ 91,001	\$ 92,000	\$ 1,481.00	\$ 962.65
\$ 38,001	\$ 39,000	\$ 854.00	\$ 555.10	\$ 92,001	\$ 93,000	\$ 1,492.00	\$ 969.80
\$ 39,001	\$ 40,000	\$ 869.00	\$ 564.85	\$ 93,001	\$ 94,000	\$ 1,503.00	\$ 976.95



Valuation	Construction	Plan Check	Valuation	Construction	Plan Check		
From	Valuation To	Fee	From	Valuation To	Fee		
\$ 94,001	\$ 95,000	\$ 1,514.00	\$ 984.10	\$ 148,001	\$ 149,000	\$ 2,010.00	\$ 1,306.50
\$ 95,001	\$ 96,000	\$ 1,525.00	\$ 991.25	\$ 149,001	\$ 150,000	\$ 2,019.00	\$ 1,312.35
\$ 96,001	\$ 97,000	\$ 1,536.00	\$ 998.40	\$ 150,001	\$ 151,000	\$ 2,028.00	\$ 1,318.20
\$ 97,001	\$ 98,000	\$ 1,547.00	\$ 1,005.55	\$ 151,001	\$ 152,000	\$ 2,037.00	\$ 1,324.05
\$ 98,001	\$ 99,000	\$ 1,558.00	\$ 1,012.70	\$ 152,001	\$ 153,000	\$ 2,046.00	\$ 1,329.90
\$ 99,001	\$ 100,000	\$ 1,569.00	\$ 1,019.85	\$ 153,001	\$ 154,000	\$ 2,055.00	\$ 1,335.75
\$ 100,001	\$ 101,000	\$ 1,578.00	\$ 1,025.70	\$ 154,001	\$ 155,000	\$ 2,064.00	\$ 1,341.60
\$ 101,001	\$ 102,000	\$ 1,587.00	\$ 1,031.55	\$ 155,001	\$ 156,000	\$ 2,073.00	\$ 1,347.45
\$ 102,001	\$ 103,000	\$ 1,596.00	\$ 1,037.40	\$ 156,001	\$ 157,000	\$ 2,082.00	\$ 1,353.30
\$ 103,001	\$ 104,000	\$ 1,605.00	\$ 1,043.25	\$ 157,001	\$ 158,000	\$ 2,091.00	\$ 1,359.15
\$ 104,001	\$ 105,000	\$ 1,614.00	\$ 1,049.10	\$ 158,001	\$ 159,000	\$ 2,100.00	\$ 1,365.00
\$ 105,001	\$ 106,000	\$ 1,623.00	\$ 1,054.95	\$ 159,001	\$ 160,000	\$ 2,109.00	\$ 1,370.85
\$ 106,001	\$ 107,000	\$ 1,632.00	\$ 1,060.80	\$ 160,001	\$ 161,000	\$ 2,118.00	\$ 1,376.70
\$ 107,001	\$ 108,000	\$ 1,641.00	\$ 1,066.65	\$ 161,001	\$ 162,000	\$ 2,127.00	\$ 1,382.55
\$ 108,001	\$ 109,000	\$ 1,650.00	\$ 1,072.50	\$ 162,001	\$ 163,000	\$ 2,136.00	\$ 1,388.40
\$ 109,001	\$ 110,000	\$ 1,659.00	\$ 1,078.35	\$ 163,001	\$ 164,000	\$ 2,145.00	\$ 1,394.25
\$ 110,001	\$ 111,000	\$ 1,668.00	\$ 1,084.20	\$ 164,001	\$ 165,000	\$ 2,154.00	\$ 1,400.10
\$ 111,001	\$ 112,000	\$ 1,677.00	\$ 1,090.05	\$ 165,001	\$ 166,000	\$ 2,163.00	\$ 1,405.95
\$ 112,001	\$ 113,000	\$ 1,686.00	\$ 1,095.90	\$ 166,001	\$ 167,000	\$ 2,172.00	\$ 1,411.80
\$ 113,001	\$ 114,000	\$ 1,695.00	\$ 1,101.75	\$ 167,001	\$ 168,000	\$ 2,181.00	\$ 1,417.65
\$ 114,001	\$ 115,000	\$ 1,704.00	\$ 1,107.60	\$ 168,001	\$ 169,000	\$ 2,190.00	\$ 1,423.50
\$ 115,001	\$ 116,000	\$ 1,713.00	\$ 1,113.45	\$ 169,001	\$ 170,000	\$ 2,199.00	\$ 1,429.35
\$ 116,001	\$ 117,000	\$ 1,722.00	\$ 1,119.30	\$ 170,001	\$ 171,000	\$ 2,208.00	\$ 1,435.20
\$ 117,001	\$ 118,000	\$ 1,731.00	\$ 1,125.15	\$ 171,001	\$ 172,000	\$ 2,217.00	\$ 1,441.05
\$ 118,001	\$ 119,000	\$ 1,740.00	\$ 1,131.00	\$ 172,001	\$ 173,000	\$ 2,226.00	\$ 1,446.90
\$ 119,001	\$ 120,000	\$ 1,749.00	\$ 1,136.85	\$ 173,001	\$ 174,000	\$ 2,235.00	\$ 1,452.75
\$ 120,001	\$ 121,000	\$ 1,758.00	\$ 1,142.70	\$ 174,001	\$ 175,000	\$ 2,244.00	\$ 1,458.60
\$ 121,001	\$ 122,000	\$ 1,767.00	\$ 1,148.55	\$ 175,001	\$ 176,000	\$ 2,253.00	\$ 1,464.45
\$ 122,001	\$ 123,000	\$ 1,776.00	\$ 1,154.40	\$ 176,001	\$ 177,000	\$ 2,262.00	\$ 1,470.30
\$ 123,001	\$ 124,000	\$ 1,785.00	\$ 1,160.25	\$ 177,001	\$ 178,000	\$ 2,271.00	\$ 1,476.15
\$ 124,001	\$ 125,000	\$ 1,794.00	\$ 1,166.10	\$ 178,001	\$ 179,000	\$ 2,280.00	\$ 1,482.00
\$ 125,001	\$ 126,000	\$ 1,803.00	\$ 1,171.95	\$ 179,001	\$ 180,000	\$ 2,289.00	\$ 1,487.85
\$ 126,001	\$ 127,000	\$ 1,812.00	\$ 1,177.80	\$ 180,001	\$ 181,000	\$ 2,298.00	\$ 1,493.70
\$ 127,001	\$ 128,000	\$ 1,821.00	\$ 1,183.65	\$ 181,001	\$ 182,000	\$ 2,307.00	\$ 1,499.55
\$ 128,001	\$ 129,000	\$ 1,830.00	\$ 1,189.50	\$ 182,001	\$ 183,000	\$ 2,316.00	\$ 1,505.40
\$ 129,001	\$ 130,000	\$ 1,839.00	\$ 1,195.35	\$ 183,001	\$ 184,000	\$ 2,325.00	\$ 1,511.25
\$ 130,001	\$ 131,000	\$ 1,848.00	\$ 1,201.20	\$ 184,001	\$ 185,000	\$ 2,334.00	\$ 1,517.10
\$ 131,001	\$ 132,000	\$ 1,857.00	\$ 1,207.05	\$ 185,001	\$ 186,000	\$ 2,343.00	\$ 1,522.95
\$ 132,001	\$ 133,000	\$ 1,866.00	\$ 1,212.90	\$ 186,001	\$ 187,000	\$ 2,352.00	\$ 1,528.80
\$ 133,001	\$ 134,000	\$ 1,875.00	\$ 1,218.75	\$ 187,001	\$ 188,000	\$ 2,361.00	\$ 1,534.65
\$ 134,001	\$ 135,000	\$ 1,884.00	\$ 1,224.60	\$ 188,001	\$ 189,000	\$ 2,370.00	\$ 1,540.50
\$ 135,001	\$ 136,000	\$ 1,893.00	\$ 1,230.45	\$ 189,001	\$ 190,000	\$ 2,379.00	\$ 1,546.35
\$ 136,001	\$ 137,000	\$ 1,902.00	\$ 1,236.30	\$ 190,001	\$ 191,000	\$ 2,388.00	\$ 1,552.20
\$ 137,001	\$ 138,000	\$ 1,911.00	\$ 1,242.15	\$ 191,001	\$ 192,000	\$ 2,397.00	\$ 1,558.05
\$ 138,001	\$ 139,000	\$ 1,920.00	\$ 1,248.00	\$ 192,001	\$ 193,000	\$ 2,406.00	\$ 1,563.90
\$ 139,001	\$ 140,000	\$ 1,929.00	\$ 1,253.85	\$ 193,001	\$ 194,000	\$ 2,415.00	\$ 1,569.75
\$ 140,001	\$ 141,000	\$ 1,938.00	\$ 1,259.70	\$ 194,001	\$ 195,000	\$ 2,424.00	\$ 1,575.60
\$ 141,001	\$ 142,000	\$ 1,947.00	\$ 1,265.55	\$ 195,001	\$ 196,000	\$ 2,433.00	\$ 1,581.45
\$ 142,001	\$ 143,000	\$ 1,956.00	\$ 1,271.40	\$ 196,001	\$ 197,000	\$ 2,442.00	\$ 1,587.30
\$ 143,001	\$ 144,000	\$ 1,965.00	\$ 1,277.25	\$ 197,001	\$ 198,000	\$ 2,451.00	\$ 1,593.15
\$ 144,001	\$ 145,000	\$ 1,974.00	\$ 1,283.10	\$ 198,001	\$ 199,000	\$ 2,460.00	\$ 1,599.00
\$ 145,001	\$ 146,000	\$ 1,983.00	\$ 1,288.95	\$ 199,001	\$ 200,000	\$ 2,469.00	\$ 1,604.85
\$ 146,001	\$ 147,000	\$ 1,992.00	\$ 1,294.80	\$ 200,001	\$ 201,000	\$ 2,478.00	\$ 1,610.70
\$ 147,001	\$ 148,000	\$ 2,001.00	\$ 1,300.65	\$ 201,001	\$ 202,000	\$ 2,487.00	\$ 1,616.55

Valuation		Construction Fee	Plan Check	Valuation		Construction Fee	Plan Check
From	Valuation To			From	Valuation To		
\$ 202,001	\$ 203,000	\$ 2,496.00	\$ 1,622.40	\$ 256,001	\$ 257,000	\$ 2,982.00	\$ 1,938.30
\$ 203,001	\$ 204,000	\$ 2,505.00	\$ 1,628.25	\$ 257,001	\$ 258,000	\$ 2,991.00	\$ 1,944.15
\$ 204,001	\$ 205,000	\$ 2,514.00	\$ 1,634.10	\$ 258,001	\$ 259,000	\$ 3,000.00	\$ 1,950.00
\$ 205,001	\$ 206,000	\$ 2,523.00	\$ 1,639.95	\$ 259,001	\$ 260,000	\$ 3,009.00	\$ 1,955.85
\$ 206,001	\$ 207,000	\$ 2,532.00	\$ 1,645.80	\$ 260,001	\$ 261,000	\$ 3,018.00	\$ 1,961.70
\$ 207,001	\$ 208,000	\$ 2,541.00	\$ 1,651.65	\$ 261,001	\$ 262,000	\$ 3,027.00	\$ 1,967.55
\$ 208,001	\$ 209,000	\$ 2,550.00	\$ 1,657.50	\$ 262,001	\$ 263,000	\$ 3,036.00	\$ 1,973.40
\$ 209,001	\$ 210,000	\$ 2,559.00	\$ 1,663.35	\$ 263,001	\$ 264,000	\$ 3,045.00	\$ 1,979.25
\$ 210,001	\$ 211,000	\$ 2,568.00	\$ 1,669.20	\$ 264,001	\$ 265,000	\$ 3,054.00	\$ 1,985.10
\$ 211,001	\$ 212,000	\$ 2,577.00	\$ 1,675.05	\$ 265,001	\$ 266,000	\$ 3,063.00	\$ 1,990.95
\$ 212,001	\$ 213,000	\$ 2,586.00	\$ 1,680.90	\$ 266,001	\$ 267,000	\$ 3,072.00	\$ 1,996.80
\$ 213,001	\$ 214,000	\$ 2,595.00	\$ 1,686.75	\$ 267,001	\$ 268,000	\$ 3,081.00	\$ 2,002.65
\$ 214,001	\$ 215,000	\$ 2,604.00	\$ 1,692.60	\$ 268,001	\$ 269,000	\$ 3,090.00	\$ 2,008.50
\$ 215,001	\$ 216,000	\$ 2,613.00	\$ 1,698.45	\$ 269,001	\$ 270,000	\$ 3,099.00	\$ 2,014.35
\$ 216,001	\$ 217,000	\$ 2,622.00	\$ 1,704.30	\$ 270,001	\$ 271,000	\$ 3,108.00	\$ 2,020.20
\$ 217,001	\$ 218,000	\$ 2,631.00	\$ 1,710.15	\$ 271,001	\$ 272,000	\$ 3,117.00	\$ 2,026.05
\$ 218,001	\$ 219,000	\$ 2,640.00	\$ 1,716.00	\$ 272,001	\$ 273,000	\$ 3,126.00	\$ 2,031.90
\$ 219,001	\$ 220,000	\$ 2,649.00	\$ 1,721.85	\$ 273,001	\$ 274,000	\$ 3,135.00	\$ 2,037.75
\$ 220,001	\$ 221,000	\$ 2,658.00	\$ 1,727.70	\$ 274,001	\$ 275,000	\$ 3,144.00	\$ 2,043.60
\$ 221,001	\$ 222,000	\$ 2,667.00	\$ 1,733.55	\$ 275,001	\$ 276,000	\$ 3,153.00	\$ 2,049.45
\$ 222,001	\$ 223,000	\$ 2,676.00	\$ 1,739.40	\$ 276,001	\$ 277,000	\$ 3,162.00	\$ 2,055.30
\$ 223,001	\$ 224,000	\$ 2,685.00	\$ 1,745.25	\$ 277,001	\$ 278,000	\$ 3,171.00	\$ 2,061.15
\$ 224,001	\$ 225,000	\$ 2,694.00	\$ 1,751.10	\$ 278,001	\$ 279,000	\$ 3,180.00	\$ 2,067.00
\$ 225,001	\$ 226,000	\$ 2,703.00	\$ 1,756.95	\$ 279,001	\$ 280,000	\$ 3,189.00	\$ 2,072.85
\$ 226,001	\$ 227,000	\$ 2,712.00	\$ 1,762.80	\$ 280,001	\$ 281,000	\$ 3,198.00	\$ 2,078.70
\$ 227,001	\$ 228,000	\$ 2,721.00	\$ 1,768.65	\$ 281,001	\$ 282,000	\$ 3,207.00	\$ 2,084.55
\$ 228,001	\$ 229,000	\$ 2,730.00	\$ 1,774.50	\$ 282,001	\$ 283,000	\$ 3,216.00	\$ 2,090.40
\$ 229,001	\$ 230,000	\$ 2,739.00	\$ 1,780.35	\$ 283,001	\$ 284,000	\$ 3,225.00	\$ 2,096.25
\$ 230,001	\$ 231,000	\$ 2,748.00	\$ 1,786.20	\$ 284,001	\$ 285,000	\$ 3,234.00	\$ 2,102.10
\$ 231,001	\$ 232,000	\$ 2,757.00	\$ 1,792.05	\$ 285,001	\$ 286,000	\$ 3,243.00	\$ 2,107.95
\$ 232,001	\$ 233,000	\$ 2,766.00	\$ 1,797.90	\$ 286,001	\$ 287,000	\$ 3,252.00	\$ 2,113.80
\$ 233,001	\$ 234,000	\$ 2,775.00	\$ 1,803.75	\$ 287,001	\$ 288,000	\$ 3,261.00	\$ 2,119.65
\$ 234,001	\$ 235,000	\$ 2,784.00	\$ 1,809.60	\$ 288,001	\$ 289,000	\$ 3,270.00	\$ 2,125.50
\$ 235,001	\$ 236,000	\$ 2,793.00	\$ 1,815.45	\$ 289,001	\$ 290,000	\$ 3,279.00	\$ 2,131.35
\$ 236,001	\$ 237,000	\$ 2,802.00	\$ 1,821.30	\$ 290,001	\$ 291,000	\$ 3,288.00	\$ 2,137.20
\$ 237,001	\$ 238,000	\$ 2,811.00	\$ 1,827.15	\$ 291,001	\$ 292,000	\$ 3,297.00	\$ 2,143.05
\$ 238,001	\$ 239,000	\$ 2,820.00	\$ 1,833.00	\$ 292,001	\$ 293,000	\$ 3,306.00	\$ 2,148.90
\$ 239,001	\$ 240,000	\$ 2,829.00	\$ 1,838.85	\$ 293,001	\$ 294,000	\$ 3,315.00	\$ 2,154.75
\$ 240,001	\$ 241,000	\$ 2,838.00	\$ 1,844.70	\$ 294,001	\$ 295,000	\$ 3,324.00	\$ 2,160.60
\$ 241,001	\$ 242,000	\$ 2,847.00	\$ 1,850.55	\$ 295,001	\$ 296,000	\$ 3,333.00	\$ 2,166.45
\$ 242,001	\$ 243,000	\$ 2,856.00	\$ 1,856.40	\$ 296,001	\$ 297,000	\$ 3,342.00	\$ 2,172.30
\$ 243,001	\$ 244,000	\$ 2,865.00	\$ 1,862.25	\$ 297,001	\$ 298,000	\$ 3,351.00	\$ 2,178.15
\$ 244,001	\$ 245,000	\$ 2,874.00	\$ 1,868.10	\$ 298,001	\$ 299,000	\$ 3,360.00	\$ 2,184.00
\$ 245,001	\$ 246,000	\$ 2,883.00	\$ 1,873.95	\$ 299,001	\$ 300,000	\$ 3,369.00	\$ 2,189.85
\$ 246,001	\$ 247,000	\$ 2,892.00	\$ 1,879.80	\$ 300,001	\$ 301,000	\$ 3,378.00	\$ 2,195.70
\$ 247,001	\$ 248,000	\$ 2,901.00	\$ 1,885.65	\$ 301,001	\$ 302,000	\$ 3,387.00	\$ 2,201.55
\$ 248,001	\$ 249,000	\$ 2,910.00	\$ 1,891.50	\$ 302,001	\$ 303,000	\$ 3,396.00	\$ 2,207.40
\$ 249,001	\$ 250,000	\$ 2,919.00	\$ 1,897.35	\$ 303,001	\$ 304,000	\$ 3,405.00	\$ 2,213.25
\$ 250,001	\$ 251,000	\$ 2,928.00	\$ 1,903.20	\$ 304,001	\$ 305,000	\$ 3,414.00	\$ 2,219.10
\$ 251,001	\$ 252,000	\$ 2,937.00	\$ 1,909.05	\$ 305,001	\$ 306,000	\$ 3,423.00	\$ 2,224.95
\$ 252,001	\$ 253,000	\$ 2,946.00	\$ 1,914.90	\$ 306,001	\$ 307,000	\$ 3,432.00	\$ 2,230.80
\$ 253,001	\$ 254,000	\$ 2,955.00	\$ 1,920.75	\$ 307,001	\$ 308,000	\$ 3,441.00	\$ 2,236.65
\$ 254,001	\$ 255,000	\$ 2,964.00	\$ 1,926.60	\$ 308,001	\$ 309,000	\$ 3,450.00	\$ 2,242.50
\$ 255,001	\$ 256,000	\$ 2,973.00	\$ 1,932.45	\$ 309,001	\$ 310,000	\$ 3,459.00	\$ 2,248.35

Valuation	Construction	Plan Check	Valuation	Construction	Plan Check		
From	Valuation To	Fee	From	Valuation To	Fee		
\$ 310,001	\$ 311,000	\$ 3,468.00	\$ 2,254.20	\$ 364,001	\$ 365,000	\$ 3,954.00	\$ 2,570.10
\$ 311,001	\$ 312,000	\$ 3,477.00	\$ 2,260.05	\$ 365,001	\$ 366,000	\$ 3,963.00	\$ 2,575.95
\$ 312,001	\$ 313,000	\$ 3,486.00	\$ 2,265.90	\$ 366,001	\$ 367,000	\$ 3,972.00	\$ 2,581.80
\$ 313,001	\$ 314,000	\$ 3,495.00	\$ 2,271.75	\$ 367,001	\$ 368,000	\$ 3,981.00	\$ 2,587.65
\$ 314,001	\$ 315,000	\$ 3,504.00	\$ 2,277.60	\$ 368,001	\$ 369,000	\$ 3,990.00	\$ 2,593.50
\$ 315,001	\$ 316,000	\$ 3,513.00	\$ 2,283.45	\$ 369,001	\$ 370,000	\$ 3,999.00	\$ 2,599.35
\$ 316,001	\$ 317,000	\$ 3,522.00	\$ 2,289.30	\$ 370,001	\$ 371,000	\$ 4,008.00	\$ 2,605.20
\$ 317,001	\$ 318,000	\$ 3,531.00	\$ 2,295.15	\$ 371,001	\$ 372,000	\$ 4,017.00	\$ 2,611.05
\$ 318,001	\$ 319,000	\$ 3,540.00	\$ 2,301.00	\$ 372,001	\$ 373,000	\$ 4,026.00	\$ 2,616.90
\$ 319,001	\$ 320,000	\$ 3,549.00	\$ 2,306.85	\$ 373,001	\$ 374,000	\$ 4,035.00	\$ 2,622.75
\$ 320,001	\$ 321,000	\$ 3,558.00	\$ 2,312.70	\$ 374,001	\$ 375,000	\$ 4,044.00	\$ 2,628.60
\$ 321,001	\$ 322,000	\$ 3,567.00	\$ 2,318.55	\$ 375,001	\$ 376,000	\$ 4,053.00	\$ 2,634.45
\$ 322,001	\$ 323,000	\$ 3,576.00	\$ 2,324.40	\$ 376,001	\$ 377,000	\$ 4,062.00	\$ 2,640.30
\$ 323,001	\$ 324,000	\$ 3,585.00	\$ 2,330.25	\$ 377,001	\$ 378,000	\$ 4,071.00	\$ 2,646.15
\$ 324,001	\$ 325,000	\$ 3,594.00	\$ 2,336.10	\$ 378,001	\$ 379,000	\$ 4,080.00	\$ 2,652.00
\$ 325,001	\$ 326,000	\$ 3,603.00	\$ 2,341.95	\$ 379,001	\$ 380,000	\$ 4,089.00	\$ 2,657.85
\$ 326,001	\$ 327,000	\$ 3,612.00	\$ 2,347.80	\$ 380,001	\$ 381,000	\$ 4,098.00	\$ 2,663.70
\$ 327,001	\$ 328,000	\$ 3,621.00	\$ 2,353.65	\$ 381,001	\$ 382,000	\$ 4,107.00	\$ 2,669.55
\$ 328,001	\$ 329,000	\$ 3,630.00	\$ 2,359.50	\$ 382,001	\$ 383,000	\$ 4,116.00	\$ 2,675.40
\$ 329,001	\$ 330,000	\$ 3,639.00	\$ 2,365.35	\$ 383,001	\$ 384,000	\$ 4,125.00	\$ 2,681.25
\$ 330,001	\$ 331,000	\$ 3,648.00	\$ 2,371.20	\$ 384,001	\$ 385,000	\$ 4,134.00	\$ 2,687.10
\$ 331,001	\$ 332,000	\$ 3,657.00	\$ 2,377.05	\$ 385,001	\$ 386,000	\$ 4,143.00	\$ 2,692.95
\$ 332,001	\$ 333,000	\$ 3,666.00	\$ 2,382.90	\$ 386,001	\$ 387,000	\$ 4,152.00	\$ 2,698.80
\$ 333,001	\$ 334,000	\$ 3,675.00	\$ 2,388.75	\$ 387,001	\$ 388,000	\$ 4,161.00	\$ 2,704.65
\$ 334,001	\$ 335,000	\$ 3,684.00	\$ 2,394.60	\$ 388,001	\$ 389,000	\$ 4,170.00	\$ 2,710.50
\$ 335,001	\$ 336,000	\$ 3,693.00	\$ 2,400.45	\$ 389,001	\$ 390,000	\$ 4,179.00	\$ 2,716.35
\$ 336,001	\$ 337,000	\$ 3,702.00	\$ 2,406.30	\$ 390,001	\$ 391,000	\$ 4,188.00	\$ 2,722.20
\$ 337,001	\$ 338,000	\$ 3,711.00	\$ 2,412.15	\$ 391,001	\$ 392,000	\$ 4,197.00	\$ 2,728.05
\$ 338,001	\$ 339,000	\$ 3,720.00	\$ 2,418.00	\$ 392,001	\$ 393,000	\$ 4,206.00	\$ 2,733.90
\$ 339,001	\$ 340,000	\$ 3,729.00	\$ 2,423.85	\$ 393,001	\$ 394,000	\$ 4,215.00	\$ 2,739.75
\$ 340,001	\$ 341,000	\$ 3,738.00	\$ 2,429.70	\$ 394,001	\$ 395,000	\$ 4,224.00	\$ 2,745.60
\$ 341,001	\$ 342,000	\$ 3,747.00	\$ 2,435.55	\$ 395,001	\$ 396,000	\$ 4,233.00	\$ 2,751.45
\$ 342,001	\$ 343,000	\$ 3,756.00	\$ 2,441.40	\$ 396,001	\$ 397,000	\$ 4,242.00	\$ 2,757.30
\$ 343,001	\$ 344,000	\$ 3,765.00	\$ 2,447.25	\$ 397,001	\$ 398,000	\$ 4,251.00	\$ 2,763.15
\$ 344,001	\$ 345,000	\$ 3,774.00	\$ 2,453.10	\$ 398,001	\$ 399,000	\$ 4,260.00	\$ 2,769.00
\$ 345,001	\$ 346,000	\$ 3,783.00	\$ 2,458.95	\$ 399,001	\$ 400,000	\$ 4,269.00	\$ 2,774.85
\$ 346,001	\$ 347,000	\$ 3,792.00	\$ 2,464.80	\$ 400,001	\$ 401,000	\$ 4,278.00	\$ 2,780.70
\$ 347,001	\$ 348,000	\$ 3,801.00	\$ 2,470.65	\$ 401,001	\$ 402,000	\$ 4,287.00	\$ 2,786.55
\$ 348,001	\$ 349,000	\$ 3,810.00	\$ 2,476.50	\$ 402,001	\$ 403,000	\$ 4,296.00	\$ 2,792.40
\$ 349,001	\$ 350,000	\$ 3,819.00	\$ 2,482.35	\$ 403,001	\$ 404,000	\$ 4,305.00	\$ 2,798.25
\$ 350,001	\$ 351,000	\$ 3,828.00	\$ 2,488.20	\$ 404,001	\$ 405,000	\$ 4,314.00	\$ 2,804.10
\$ 351,001	\$ 352,000	\$ 3,837.00	\$ 2,494.05	\$ 405,001	\$ 406,000	\$ 4,323.00	\$ 2,809.95
\$ 352,001	\$ 353,000	\$ 3,846.00	\$ 2,499.90	\$ 406,001	\$ 407,000	\$ 4,332.00	\$ 2,815.80
\$ 353,001	\$ 354,000	\$ 3,855.00	\$ 2,505.75	\$ 407,001	\$ 408,000	\$ 4,341.00	\$ 2,821.65
\$ 354,001	\$ 355,000	\$ 3,864.00	\$ 2,511.60	\$ 408,001	\$ 409,000	\$ 4,350.00	\$ 2,827.50
\$ 355,001	\$ 356,000	\$ 3,873.00	\$ 2,517.45	\$ 409,001	\$ 410,000	\$ 4,359.00	\$ 2,833.35
\$ 356,001	\$ 357,000	\$ 3,882.00	\$ 2,523.30	\$ 410,001	\$ 411,000	\$ 4,368.00	\$ 2,839.20
\$ 357,001	\$ 358,000	\$ 3,891.00	\$ 2,529.15	\$ 411,001	\$ 412,000	\$ 4,377.00	\$ 2,845.05
\$ 358,001	\$ 359,000	\$ 3,900.00	\$ 2,535.00	\$ 412,001	\$ 413,000	\$ 4,386.00	\$ 2,850.90
\$ 359,001	\$ 360,000	\$ 3,909.00	\$ 2,540.85	\$ 413,001	\$ 414,000	\$ 4,395.00	\$ 2,856.75
\$ 360,001	\$ 361,000	\$ 3,918.00	\$ 2,546.70	\$ 414,001	\$ 415,000	\$ 4,404.00	\$ 2,862.60
\$ 361,001	\$ 362,000	\$ 3,927.00	\$ 2,552.55	\$ 415,001	\$ 416,000	\$ 4,413.00	\$ 2,868.45
\$ 362,001	\$ 363,000	\$ 3,936.00	\$ 2,558.40	\$ 416,001	\$ 417,000	\$ 4,422.00	\$ 2,874.30
\$ 363,001	\$ 364,000	\$ 3,945.00	\$ 2,564.25	\$ 417,001	\$ 418,000	\$ 4,431.00	\$ 2,880.15

Valuation		Construction		Plan Check	Valuation		Construction		Plan Check
From	Valuation To	Fee			From	Valuation To	Fee		
\$ 418,001	\$ 419,000	\$ 4,440.00		\$ 2,886.00	\$ 472,001	\$ 473,000	\$ 4,926.00	\$ 3,201.90	
\$ 419,001	\$ 420,000	\$ 4,449.00		\$ 2,891.85	\$ 473,001	\$ 474,000	\$ 4,935.00	\$ 3,207.75	
\$ 420,001	\$ 421,000	\$ 4,458.00		\$ 2,897.70	\$ 474,001	\$ 475,000	\$ 4,944.00	\$ 3,213.60	
\$ 421,001	\$ 422,000	\$ 4,467.00		\$ 2,903.55	\$ 475,001	\$ 476,000	\$ 4,953.00	\$ 3,219.45	
\$ 422,001	\$ 423,000	\$ 4,476.00		\$ 2,909.40	\$ 476,001	\$ 477,000	\$ 4,962.00	\$ 3,225.30	
\$ 423,001	\$ 424,000	\$ 4,485.00		\$ 2,915.25	\$ 477,001	\$ 478,000	\$ 4,971.00	\$ 3,231.15	
\$ 424,001	\$ 425,000	\$ 4,494.00		\$ 2,921.10	\$ 478,001	\$ 479,000	\$ 4,980.00	\$ 3,237.00	
\$ 425,001	\$ 426,000	\$ 4,503.00		\$ 2,926.95	\$ 479,001	\$ 480,000	\$ 4,989.00	\$ 3,242.85	
\$ 426,001	\$ 427,000	\$ 4,512.00		\$ 2,932.80	\$ 480,001	\$ 481,000	\$ 4,998.00	\$ 3,248.70	
\$ 427,001	\$ 428,000	\$ 4,521.00		\$ 2,938.65	\$ 481,001	\$ 482,000	\$ 5,007.00	\$ 3,254.55	
\$ 428,001	\$ 429,000	\$ 4,530.00		\$ 2,944.50	\$ 482,001	\$ 483,000	\$ 5,016.00	\$ 3,260.40	
\$ 429,001	\$ 430,000	\$ 4,539.00		\$ 2,950.35	\$ 483,001	\$ 484,000	\$ 5,025.00	\$ 3,266.25	
\$ 430,001	\$ 431,000	\$ 4,548.00		\$ 2,956.20	\$ 484,001	\$ 485,000	\$ 5,034.00	\$ 3,272.10	
\$ 431,001	\$ 432,000	\$ 4,557.00		\$ 2,962.05	\$ 485,001	\$ 486,000	\$ 5,043.00	\$ 3,277.95	
\$ 432,001	\$ 433,000	\$ 4,566.00		\$ 2,967.90	\$ 486,001	\$ 487,000	\$ 5,052.00	\$ 3,283.80	
\$ 433,001	\$ 434,000	\$ 4,575.00		\$ 2,973.75	\$ 487,001	\$ 488,000	\$ 5,061.00	\$ 3,289.65	
\$ 434,001	\$ 435,000	\$ 4,584.00		\$ 2,979.60	\$ 488,001	\$ 489,000	\$ 5,070.00	\$ 3,295.50	
\$ 435,001	\$ 436,000	\$ 4,593.00		\$ 2,985.45	\$ 489,001	\$ 490,000	\$ 5,079.00	\$ 3,301.35	
\$ 436,001	\$ 437,000	\$ 4,602.00		\$ 2,991.30	\$ 490,001	\$ 491,000	\$ 5,088.00	\$ 3,307.20	
\$ 437,001	\$ 438,000	\$ 4,611.00		\$ 2,997.15	\$ 491,001	\$ 492,000	\$ 5,097.00	\$ 3,313.05	
\$ 438,001	\$ 439,000	\$ 4,620.00		\$ 3,003.00	\$ 492,001	\$ 493,000	\$ 5,106.00	\$ 3,318.90	
\$ 439,001	\$ 440,000	\$ 4,629.00		\$ 3,008.85	\$ 493,001	\$ 494,000	\$ 5,115.00	\$ 3,324.75	
\$ 440,001	\$ 441,000	\$ 4,638.00		\$ 3,014.70	\$ 494,001	\$ 495,000	\$ 5,124.00	\$ 3,330.60	
\$ 441,001	\$ 442,000	\$ 4,647.00		\$ 3,020.55	\$ 495,001	\$ 496,000	\$ 5,133.00	\$ 3,336.45	
\$ 442,001	\$ 443,000	\$ 4,656.00		\$ 3,026.40	\$ 496,001	\$ 497,000	\$ 5,142.00	\$ 3,342.30	
\$ 443,001	\$ 444,000	\$ 4,665.00		\$ 3,032.25	\$ 497,001	\$ 498,000	\$ 5,151.00	\$ 3,348.15	
\$ 444,001	\$ 445,000	\$ 4,674.00		\$ 3,038.10	\$ 498,001	\$ 499,000	\$ 5,160.00	\$ 3,354.00	
\$ 445,001	\$ 446,000	\$ 4,683.00		\$ 3,043.95	\$ 499,001	\$ 500,000	\$ 5,169.00	\$ 3,359.85	
\$ 446,001	\$ 447,000	\$ 4,692.00		\$ 3,049.80	\$ 500,001	\$ 501,000	\$ 5,177.00	\$ 3,365.05	
\$ 447,001	\$ 448,000	\$ 4,701.00		\$ 3,055.65	\$ 501,001	\$ 502,000	\$ 5,185.00	\$ 3,370.25	
\$ 448,001	\$ 449,000	\$ 4,710.00		\$ 3,061.50	\$ 502,001	\$ 503,000	\$ 5,193.00	\$ 3,375.45	
\$ 449,001	\$ 450,000	\$ 4,719.00		\$ 3,067.35	\$ 503,001	\$ 504,000	\$ 5,201.00	\$ 3,380.65	
\$ 450,001	\$ 451,000	\$ 4,728.00		\$ 3,073.20	\$ 504,001	\$ 505,000	\$ 5,209.00	\$ 3,385.85	
\$ 451,001	\$ 452,000	\$ 4,737.00		\$ 3,079.05	\$ 505,001	\$ 506,000	\$ 5,217.00	\$ 3,391.05	
\$ 452,001	\$ 453,000	\$ 4,746.00		\$ 3,084.90	\$ 506,001	\$ 507,000	\$ 5,225.00	\$ 3,396.25	
\$ 453,001	\$ 454,000	\$ 4,755.00		\$ 3,090.75	\$ 507,001	\$ 508,000	\$ 5,233.00	\$ 3,401.45	
\$ 454,001	\$ 455,000	\$ 4,764.00		\$ 3,096.60	\$ 508,001	\$ 509,000	\$ 5,241.00	\$ 3,406.65	
\$ 455,001	\$ 456,000	\$ 4,773.00		\$ 3,102.45	\$ 509,001	\$ 510,000	\$ 5,249.00	\$ 3,411.85	
\$ 456,001	\$ 457,000	\$ 4,782.00		\$ 3,108.30	\$ 510,001	\$ 511,000	\$ 5,257.00	\$ 3,417.05	
\$ 457,001	\$ 458,000	\$ 4,791.00		\$ 3,114.15	\$ 511,001	\$ 512,000	\$ 5,265.00	\$ 3,422.25	
\$ 458,001	\$ 459,000	\$ 4,800.00		\$ 3,120.00	\$ 512,001	\$ 513,000	\$ 5,273.00	\$ 3,427.45	
\$ 459,001	\$ 460,000	\$ 4,809.00		\$ 3,125.85	\$ 513,001	\$ 514,000	\$ 5,281.00	\$ 3,432.65	
\$ 460,001	\$ 461,000	\$ 4,818.00		\$ 3,131.70	\$ 514,001	\$ 515,000	\$ 5,289.00	\$ 3,437.85	
\$ 461,001	\$ 462,000	\$ 4,827.00		\$ 3,137.55	\$ 515,001	\$ 516,000	\$ 5,297.00	\$ 3,443.05	
\$ 462,001	\$ 463,000	\$ 4,836.00		\$ 3,143.40	\$ 516,001	\$ 517,000	\$ 5,305.00	\$ 3,448.25	
\$ 463,001	\$ 464,000	\$ 4,845.00		\$ 3,149.25	\$ 517,001	\$ 518,000	\$ 5,313.00	\$ 3,453.45	
\$ 464,001	\$ 465,000	\$ 4,854.00		\$ 3,155.10	\$ 518,001	\$ 519,000	\$ 5,321.00	\$ 3,458.65	
\$ 465,001	\$ 466,000	\$ 4,863.00		\$ 3,160.95	\$ 519,001	\$ 520,000	\$ 5,329.00	\$ 3,463.85	
\$ 466,001	\$ 467,000	\$ 4,872.00		\$ 3,166.80	\$ 520,001	\$ 521,000	\$ 5,337.00	\$ 3,469.05	
\$ 467,001	\$ 468,000	\$ 4,881.00		\$ 3,172.65	\$ 521,001	\$ 522,000	\$ 5,345.00	\$ 3,474.25	
\$ 468,001	\$ 469,000	\$ 4,890.00		\$ 3,178.50	\$ 522,001	\$ 523,000	\$ 5,353.00	\$ 3,479.45	
\$ 469,001	\$ 470,000	\$ 4,899.00		\$ 3,184.35	\$ 523,001	\$ 524,000	\$ 5,361.00	\$ 3,484.65	
\$ 470,001	\$ 471,000	\$ 4,908.00		\$ 3,190.20	\$ 524,001	\$ 525,000	\$ 5,369.00	\$ 3,489.85	
\$ 471,001	\$ 472,000	\$ 4,917.00		\$ 3,196.05	\$ 525,001	\$ 526,000	\$ 5,377.00	\$ 3,495.05	



Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 526,001	\$ 527,000	\$ 5,385.00	\$ 3,500.25		\$ 580,001	\$ 581,000	\$ 5,817.00	\$ 3,781.05
\$ 527,001	\$ 528,000	\$ 5,393.00	\$ 3,505.45		\$ 581,001	\$ 582,000	\$ 5,825.00	\$ 3,786.25
\$ 528,001	\$ 529,000	\$ 5,401.00	\$ 3,510.65		\$ 582,001	\$ 583,000	\$ 5,833.00	\$ 3,791.45
\$ 529,001	\$ 530,000	\$ 5,409.00	\$ 3,515.85		\$ 583,001	\$ 584,000	\$ 5,841.00	\$ 3,796.65
\$ 530,001	\$ 531,000	\$ 5,417.00	\$ 3,521.05		\$ 584,001	\$ 585,000	\$ 5,849.00	\$ 3,801.85
\$ 531,001	\$ 532,000	\$ 5,425.00	\$ 3,526.25		\$ 585,001	\$ 586,000	\$ 5,857.00	\$ 3,807.05
\$ 532,001	\$ 533,000	\$ 5,433.00	\$ 3,531.45		\$ 586,001	\$ 587,000	\$ 5,865.00	\$ 3,812.25
\$ 533,001	\$ 534,000	\$ 5,441.00	\$ 3,536.65		\$ 587,001	\$ 588,000	\$ 5,873.00	\$ 3,817.45
\$ 534,001	\$ 535,000	\$ 5,449.00	\$ 3,541.85		\$ 588,001	\$ 589,000	\$ 5,881.00	\$ 3,822.65
\$ 535,001	\$ 536,000	\$ 5,457.00	\$ 3,547.05		\$ 589,001	\$ 590,000	\$ 5,889.00	\$ 3,827.85
\$ 536,001	\$ 537,000	\$ 5,465.00	\$ 3,552.25		\$ 590,001	\$ 591,000	\$ 5,897.00	\$ 3,833.05
\$ 537,001	\$ 538,000	\$ 5,473.00	\$ 3,557.45		\$ 591,001	\$ 592,000	\$ 5,905.00	\$ 3,838.25
\$ 538,001	\$ 539,000	\$ 5,481.00	\$ 3,562.65		\$ 592,001	\$ 593,000	\$ 5,913.00	\$ 3,843.45
\$ 539,001	\$ 540,000	\$ 5,489.00	\$ 3,567.85		\$ 593,001	\$ 594,000	\$ 5,921.00	\$ 3,848.65
\$ 540,001	\$ 541,000	\$ 5,497.00	\$ 3,573.05		\$ 594,001	\$ 595,000	\$ 5,929.00	\$ 3,853.85
\$ 541,001	\$ 542,000	\$ 5,505.00	\$ 3,578.25		\$ 595,001	\$ 596,000	\$ 5,937.00	\$ 3,859.05
\$ 542,001	\$ 543,000	\$ 5,513.00	\$ 3,583.45		\$ 596,001	\$ 597,000	\$ 5,945.00	\$ 3,864.25
\$ 543,001	\$ 544,000	\$ 5,521.00	\$ 3,588.65		\$ 597,001	\$ 598,000	\$ 5,953.00	\$ 3,869.45
\$ 544,001	\$ 545,000	\$ 5,529.00	\$ 3,593.85		\$ 598,001	\$ 599,000	\$ 5,961.00	\$ 3,874.65
\$ 545,001	\$ 546,000	\$ 5,537.00	\$ 3,599.05		\$ 599,001	\$ 600,000	\$ 5,969.00	\$ 3,879.85
\$ 546,001	\$ 547,000	\$ 5,545.00	\$ 3,604.25		\$ 600,001	\$ 601,000	\$ 5,977.00	\$ 3,885.05
\$ 547,001	\$ 548,000	\$ 5,553.00	\$ 3,609.45		\$ 601,001	\$ 602,000	\$ 5,985.00	\$ 3,890.25
\$ 548,001	\$ 549,000	\$ 5,561.00	\$ 3,614.65		\$ 602,001	\$ 603,000	\$ 5,993.00	\$ 3,895.45
\$ 549,001	\$ 550,000	\$ 5,569.00	\$ 3,619.85		\$ 603,001	\$ 604,000	\$ 6,001.00	\$ 3,900.65
\$ 550,001	\$ 551,000	\$ 5,577.00	\$ 3,625.05		\$ 604,001	\$ 605,000	\$ 6,009.00	\$ 3,905.85
\$ 551,001	\$ 552,000	\$ 5,585.00	\$ 3,630.25		\$ 605,001	\$ 606,000	\$ 6,017.00	\$ 3,911.05
\$ 552,001	\$ 553,000	\$ 5,593.00	\$ 3,635.45		\$ 606,001	\$ 607,000	\$ 6,025.00	\$ 3,916.25
\$ 553,001	\$ 554,000	\$ 5,601.00	\$ 3,640.65		\$ 607,001	\$ 608,000	\$ 6,033.00	\$ 3,921.45
\$ 554,001	\$ 555,000	\$ 5,609.00	\$ 3,645.85		\$ 608,001	\$ 609,000	\$ 6,041.00	\$ 3,926.65
\$ 555,001	\$ 556,000	\$ 5,617.00	\$ 3,651.05		\$ 609,001	\$ 610,000	\$ 6,049.00	\$ 3,931.85
\$ 556,001	\$ 557,000	\$ 5,625.00	\$ 3,656.25		\$ 610,001	\$ 611,000	\$ 6,057.00	\$ 3,937.05
\$ 557,001	\$ 558,000	\$ 5,633.00	\$ 3,661.45		\$ 611,001	\$ 612,000	\$ 6,065.00	\$ 3,942.25
\$ 558,001	\$ 559,000	\$ 5,641.00	\$ 3,666.65		\$ 612,001	\$ 613,000	\$ 6,073.00	\$ 3,947.45
\$ 559,001	\$ 560,000	\$ 5,649.00	\$ 3,671.85		\$ 613,001	\$ 614,000	\$ 6,081.00	\$ 3,952.65
\$ 560,001	\$ 561,000	\$ 5,657.00	\$ 3,677.05		\$ 614,001	\$ 615,000	\$ 6,089.00	\$ 3,957.85
\$ 561,001	\$ 562,000	\$ 5,665.00	\$ 3,682.25		\$ 615,001	\$ 616,000	\$ 6,097.00	\$ 3,963.05
\$ 562,001	\$ 563,000	\$ 5,673.00	\$ 3,687.45		\$ 616,001	\$ 617,000	\$ 6,105.00	\$ 3,968.25
\$ 563,001	\$ 564,000	\$ 5,681.00	\$ 3,692.65		\$ 617,001	\$ 618,000	\$ 6,113.00	\$ 3,973.45
\$ 564,001	\$ 565,000	\$ 5,689.00	\$ 3,697.85		\$ 618,001	\$ 619,000	\$ 6,121.00	\$ 3,978.65
\$ 565,001	\$ 566,000	\$ 5,697.00	\$ 3,703.05		\$ 619,001	\$ 620,000	\$ 6,129.00	\$ 3,983.85
\$ 566,001	\$ 567,000	\$ 5,705.00	\$ 3,708.25		\$ 620,001	\$ 621,000	\$ 6,137.00	\$ 3,989.05
\$ 567,001	\$ 568,000	\$ 5,713.00	\$ 3,713.45		\$ 621,001	\$ 622,000	\$ 6,145.00	\$ 3,994.25
\$ 568,001	\$ 569,000	\$ 5,721.00	\$ 3,718.65		\$ 622,001	\$ 623,000	\$ 6,153.00	\$ 3,999.45
\$ 569,001	\$ 570,000	\$ 5,729.00	\$ 3,723.85		\$ 623,001	\$ 624,000	\$ 6,161.00	\$ 4,004.65
\$ 570,001	\$ 571,000	\$ 5,737.00	\$ 3,729.05		\$ 624,001	\$ 625,000	\$ 6,169.00	\$ 4,009.85
\$ 571,001	\$ 572,000	\$ 5,745.00	\$ 3,734.25		\$ 625,001	\$ 626,000	\$ 6,177.00	\$ 4,015.05
\$ 572,001	\$ 573,000	\$ 5,753.00	\$ 3,739.45		\$ 626,001	\$ 627,000	\$ 6,185.00	\$ 4,020.25
\$ 573,001	\$ 574,000	\$ 5,761.00	\$ 3,744.65		\$ 627,001	\$ 628,000	\$ 6,193.00	\$ 4,025.45
\$ 574,001	\$ 575,000	\$ 5,769.00	\$ 3,749.85		\$ 628,001	\$ 629,000	\$ 6,201.00	\$ 4,030.65
\$ 575,001	\$ 576,000	\$ 5,777.00	\$ 3,755.05		\$ 629,001	\$ 630,000	\$ 6,209.00	\$ 4,035.85
\$ 576,001	\$ 577,000	\$ 5,785.00	\$ 3,760.25		\$ 630,001	\$ 631,000	\$ 6,217.00	\$ 4,041.05
\$ 577,001	\$ 578,000	\$ 5,793.00	\$ 3,765.45		\$ 631,001	\$ 632,000	\$ 6,225.00	\$ 4,046.25
\$ 578,001	\$ 579,000	\$ 5,801.00	\$ 3,770.65		\$ 632,001	\$ 633,000	\$ 6,233.00	\$ 4,051.45
\$ 579,001	\$ 580,000	\$ 5,809.00	\$ 3,775.85		\$ 633,001	\$ 634,000	\$ 6,241.00	\$ 4,056.65

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 634,001	\$ 635,000	\$ 6,249.00	\$ 4,061.85	\$ 688,001	\$ 689,000	\$ 6,681.00	\$ 4,342.65
\$ 635,001	\$ 636,000	\$ 6,257.00	\$ 4,067.05	\$ 689,001	\$ 690,000	\$ 6,689.00	\$ 4,347.85
\$ 636,001	\$ 637,000	\$ 6,265.00	\$ 4,072.25	\$ 690,001	\$ 691,000	\$ 6,697.00	\$ 4,353.05
\$ 637,001	\$ 638,000	\$ 6,273.00	\$ 4,077.45	\$ 691,001	\$ 692,000	\$ 6,705.00	\$ 4,358.25
\$ 638,001	\$ 639,000	\$ 6,281.00	\$ 4,082.65	\$ 692,001	\$ 693,000	\$ 6,713.00	\$ 4,363.45
\$ 639,001	\$ 640,000	\$ 6,289.00	\$ 4,087.85	\$ 693,001	\$ 694,000	\$ 6,721.00	\$ 4,368.65
\$ 640,001	\$ 641,000	\$ 6,297.00	\$ 4,093.05	\$ 694,001	\$ 695,000	\$ 6,729.00	\$ 4,373.85
\$ 641,001	\$ 642,000	\$ 6,305.00	\$ 4,098.25	\$ 695,001	\$ 696,000	\$ 6,737.00	\$ 4,379.05
\$ 642,001	\$ 643,000	\$ 6,313.00	\$ 4,103.45	\$ 696,001	\$ 697,000	\$ 6,745.00	\$ 4,384.25
\$ 643,001	\$ 644,000	\$ 6,321.00	\$ 4,108.65	\$ 697,001	\$ 698,000	\$ 6,753.00	\$ 4,389.45
\$ 644,001	\$ 645,000	\$ 6,329.00	\$ 4,113.85	\$ 698,001	\$ 699,000	\$ 6,761.00	\$ 4,394.65
\$ 645,001	\$ 646,000	\$ 6,337.00	\$ 4,119.05	\$ 699,001	\$ 700,000	\$ 6,769.00	\$ 4,399.85
\$ 646,001	\$ 647,000	\$ 6,345.00	\$ 4,124.25	\$ 700,001	\$ 701,000	\$ 6,777.00	\$ 4,405.05
\$ 647,001	\$ 648,000	\$ 6,353.00	\$ 4,129.45	\$ 701,001	\$ 702,000	\$ 6,785.00	\$ 4,410.25
\$ 648,001	\$ 649,000	\$ 6,361.00	\$ 4,134.65	\$ 702,001	\$ 703,000	\$ 6,793.00	\$ 4,415.45
\$ 649,001	\$ 650,000	\$ 6,369.00	\$ 4,139.85	\$ 703,001	\$ 704,000	\$ 6,801.00	\$ 4,420.65
\$ 650,001	\$ 651,000	\$ 6,377.00	\$ 4,145.05	\$ 704,001	\$ 705,000	\$ 6,809.00	\$ 4,425.85
\$ 651,001	\$ 652,000	\$ 6,385.00	\$ 4,150.25	\$ 705,001	\$ 706,000	\$ 6,817.00	\$ 4,431.05
\$ 652,001	\$ 653,000	\$ 6,393.00	\$ 4,155.45	\$ 706,001	\$ 707,000	\$ 6,825.00	\$ 4,436.25
\$ 653,001	\$ 654,000	\$ 6,401.00	\$ 4,160.65	\$ 707,001	\$ 708,000	\$ 6,833.00	\$ 4,441.45
\$ 654,001	\$ 655,000	\$ 6,409.00	\$ 4,165.85	\$ 708,001	\$ 709,000	\$ 6,841.00	\$ 4,446.65
\$ 655,001	\$ 656,000	\$ 6,417.00	\$ 4,171.05	\$ 709,001	\$ 710,000	\$ 6,849.00	\$ 4,451.85
\$ 656,001	\$ 657,000	\$ 6,425.00	\$ 4,176.25	\$ 710,001	\$ 711,000	\$ 6,857.00	\$ 4,457.05
\$ 657,001	\$ 658,000	\$ 6,433.00	\$ 4,181.45	\$ 711,001	\$ 712,000	\$ 6,865.00	\$ 4,462.25
\$ 658,001	\$ 659,000	\$ 6,441.00	\$ 4,186.65	\$ 712,001	\$ 713,000	\$ 6,873.00	\$ 4,467.45
\$ 659,001	\$ 660,000	\$ 6,449.00	\$ 4,191.85	\$ 713,001	\$ 714,000	\$ 6,881.00	\$ 4,472.65
\$ 660,001	\$ 661,000	\$ 6,457.00	\$ 4,197.05	\$ 714,001	\$ 715,000	\$ 6,889.00	\$ 4,477.85
\$ 661,001	\$ 662,000	\$ 6,465.00	\$ 4,202.25	\$ 715,001	\$ 716,000	\$ 6,897.00	\$ 4,483.05
\$ 662,001	\$ 663,000	\$ 6,473.00	\$ 4,207.45	\$ 716,001	\$ 717,000	\$ 6,905.00	\$ 4,488.25
\$ 663,001	\$ 664,000	\$ 6,481.00	\$ 4,212.65	\$ 717,001	\$ 718,000	\$ 6,913.00	\$ 4,493.45
\$ 664,001	\$ 665,000	\$ 6,489.00	\$ 4,217.85	\$ 718,001	\$ 719,000	\$ 6,921.00	\$ 4,498.65
\$ 665,001	\$ 666,000	\$ 6,497.00	\$ 4,223.05	\$ 719,001	\$ 720,000	\$ 6,929.00	\$ 4,503.85
\$ 666,001	\$ 667,000	\$ 6,505.00	\$ 4,228.25	\$ 720,001	\$ 721,000	\$ 6,937.00	\$ 4,509.05
\$ 667,001	\$ 668,000	\$ 6,513.00	\$ 4,233.45	\$ 721,001	\$ 722,000	\$ 6,945.00	\$ 4,514.25
\$ 668,001	\$ 669,000	\$ 6,521.00	\$ 4,238.65	\$ 722,001	\$ 723,000	\$ 6,953.00	\$ 4,519.45
\$ 669,001	\$ 670,000	\$ 6,529.00	\$ 4,243.85	\$ 723,001	\$ 724,000	\$ 6,961.00	\$ 4,524.65
<del>\$ 670,001</del>	<del>\$ 671,000</del>	<del>\$ 6,537.00</del>	<del>\$ 4,249.05</del>	<del>\$ 724,001</del>	<del>\$ 725,000</del>	<del>\$ 6,969.00</del>	<del>\$ 4,529.85</del>
\$ 671,001	\$ 672,000	\$ 6,545.00	\$ 4,254.25	\$ 725,001	\$ 726,000	\$ 6,977.00	\$ 4,535.05
\$ 672,001	\$ 673,000	\$ 6,553.00	\$ 4,259.45	\$ 726,001	\$ 727,000	\$ 6,985.00	\$ 4,540.25
\$ 673,001	\$ 674,000	\$ 6,561.00	\$ 4,264.65	\$ 727,001	\$ 728,000	\$ 6,993.00	\$ 4,545.45
\$ 674,001	\$ 675,000	\$ 6,569.00	\$ 4,269.85	\$ 728,001	\$ 729,000	\$ 7,001.00	\$ 4,550.65
\$ 675,001	\$ 676,000	\$ 6,577.00	\$ 4,275.05	\$ 729,001	\$ 730,000	\$ 7,009.00	\$ 4,555.85
\$ 676,001	\$ 677,000	\$ 6,585.00	\$ 4,280.25	\$ 730,001	\$ 731,000	\$ 7,017.00	\$ 4,561.05
\$ 677,001	\$ 678,000	\$ 6,593.00	\$ 4,285.45	\$ 731,001	\$ 732,000	\$ 7,025.00	\$ 4,566.25
\$ 678,001	\$ 679,000	\$ 6,601.00	\$ 4,290.65	\$ 732,001	\$ 733,000	\$ 7,033.00	\$ 4,571.45
\$ 679,001	\$ 680,000	\$ 6,609.00	\$ 4,295.85	\$ 733,001	\$ 734,000	\$ 7,041.00	\$ 4,576.65
\$ 680,001	\$ 681,000	\$ 6,617.00	\$ 4,301.05	\$ 734,001	\$ 735,000	\$ 7,049.00	\$ 4,581.85
\$ 681,001	\$ 682,000	\$ 6,625.00	\$ 4,306.25	\$ 735,001	\$ 736,000	\$ 7,057.00	\$ 4,587.05
\$ 682,001	\$ 683,000	\$ 6,633.00	\$ 4,311.45	\$ 736,001	\$ 737,000	\$ 7,065.00	\$ 4,592.25
\$ 683,001	\$ 684,000	\$ 6,641.00	\$ 4,316.65	\$ 737,001	\$ 738,000	\$ 7,073.00	\$ 4,597.45
\$ 684,001	\$ 685,000	\$ 6,649.00	\$ 4,321.85	\$ 738,001	\$ 739,000	\$ 7,081.00	\$ 4,602.65
\$ 685,001	\$ 686,000	\$ 6,657.00	\$ 4,327.05	\$ 739,001	\$ 740,000	\$ 7,089.00	\$ 4,607.85
\$ 686,001	\$ 687,000	\$ 6,665.00	\$ 4,332.25	\$ 740,001	\$ 741,000	\$ 7,097.00	\$ 4,613.05
\$ 687,001	\$ 688,000	\$ 6,673.00	\$ 4,337.45	\$ 741,001	\$ 742,000	\$ 7,105.00	\$ 4,618.25

Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 742,001	\$ 743,000	\$ 7,113.00	\$ 4,623.45		\$ 796,001	\$ 797,000	\$ 7,545.00	\$ 4,904.25
\$ 743,001	\$ 744,000	\$ 7,121.00	\$ 4,628.65		\$ 797,001	\$ 798,000	\$ 7,553.00	\$ 4,909.45
\$ 744,001	\$ 745,000	\$ 7,129.00	\$ 4,633.85		\$ 798,001	\$ 799,000	\$ 7,561.00	\$ 4,914.65
\$ 745,001	\$ 746,000	\$ 7,137.00	\$ 4,639.05		\$ 799,001	\$ 800,000	\$ 7,569.00	\$ 4,919.85
\$ 746,001	\$ 747,000	\$ 7,145.00	\$ 4,644.25		\$ 800,001	\$ 801,000	\$ 7,577.00	\$ 4,925.05
\$ 747,001	\$ 748,000	\$ 7,153.00	\$ 4,649.45		\$ 801,001	\$ 802,000	\$ 7,585.00	\$ 4,930.25
\$ 748,001	\$ 749,000	\$ 7,161.00	\$ 4,654.65		\$ 802,001	\$ 803,000	\$ 7,593.00	\$ 4,935.45
\$ 749,001	\$ 750,000	\$ 7,169.00	\$ 4,659.85		\$ 803,001	\$ 804,000	\$ 7,601.00	\$ 4,940.65
\$ 750,001	\$ 751,000	\$ 7,177.00	\$ 4,665.05		\$ 804,001	\$ 805,000	\$ 7,609.00	\$ 4,945.85
\$ 751,001	\$ 752,000	\$ 7,185.00	\$ 4,670.25		\$ 805,001	\$ 806,000	\$ 7,617.00	\$ 4,951.05
\$ 752,001	\$ 753,000	\$ 7,193.00	\$ 4,675.45		\$ 806,001	\$ 807,000	\$ 7,625.00	\$ 4,956.25
\$ 753,001	\$ 754,000	\$ 7,201.00	\$ 4,680.65		\$ 807,001	\$ 808,000	\$ 7,633.00	\$ 4,961.45
\$ 754,001	\$ 755,000	\$ 7,209.00	\$ 4,685.85		\$ 808,001	\$ 809,000	\$ 7,641.00	\$ 4,966.65
\$ 755,001	\$ 756,000	\$ 7,217.00	\$ 4,691.05		\$ 809,001	\$ 810,000	\$ 7,649.00	\$ 4,971.85
\$ 756,001	\$ 757,000	\$ 7,225.00	\$ 4,696.25		\$ 810,001	\$ 811,000	\$ 7,657.00	\$ 4,977.05
\$ 757,001	\$ 758,000	\$ 7,233.00	\$ 4,701.45		\$ 811,001	\$ 812,000	\$ 7,665.00	\$ 4,982.25
\$ 758,001	\$ 759,000	\$ 7,241.00	\$ 4,706.65		\$ 812,001	\$ 813,000	\$ 7,673.00	\$ 4,987.45
\$ 759,001	\$ 760,000	\$ 7,249.00	\$ 4,711.85		\$ 813,001	\$ 814,000	\$ 7,681.00	\$ 4,992.65
\$ 760,001	\$ 761,000	\$ 7,257.00	\$ 4,717.05		\$ 814,001	\$ 815,000	\$ 7,689.00	\$ 4,997.85
\$ 761,001	\$ 762,000	\$ 7,265.00	\$ 4,722.25		\$ 815,001	\$ 816,000	\$ 7,697.00	\$ 5,003.05
\$ 762,001	\$ 763,000	\$ 7,273.00	\$ 4,727.45		\$ 816,001	\$ 817,000	\$ 7,705.00	\$ 5,008.25
\$ 763,001	\$ 764,000	\$ 7,281.00	\$ 4,732.65		\$ 817,001	\$ 818,000	\$ 7,713.00	\$ 5,013.45
\$ 764,001	\$ 765,000	\$ 7,289.00	\$ 4,737.85		\$ 818,001	\$ 819,000	\$ 7,721.00	\$ 5,018.65
\$ 765,001	\$ 766,000	\$ 7,297.00	\$ 4,743.05		\$ 819,001	\$ 820,000	\$ 7,729.00	\$ 5,023.85
\$ 766,001	\$ 767,000	\$ 7,305.00	\$ 4,748.25		\$ 820,001	\$ 821,000	\$ 7,737.00	\$ 5,029.05
\$ 767,001	\$ 768,000	\$ 7,313.00	\$ 4,753.45		\$ 821,001	\$ 822,000	\$ 7,745.00	\$ 5,034.25
\$ 768,001	\$ 769,000	\$ 7,321.00	\$ 4,758.65		\$ 822,001	\$ 823,000	\$ 7,753.00	\$ 5,039.45
\$ 769,001	\$ 770,000	\$ 7,329.00	\$ 4,763.85		\$ 823,001	\$ 824,000	\$ 7,761.00	\$ 5,044.65
\$ 770,001	\$ 771,000	\$ 7,337.00	\$ 4,769.05		\$ 824,001	\$ 825,000	\$ 7,769.00	\$ 5,049.85
\$ 771,001	\$ 772,000	\$ 7,345.00	\$ 4,774.25		\$ 825,001	\$ 826,000	\$ 7,777.00	\$ 5,055.05
\$ 772,001	\$ 773,000	\$ 7,353.00	\$ 4,779.45		\$ 826,001	\$ 827,000	\$ 7,785.00	\$ 5,060.25
\$ 773,001	\$ 774,000	\$ 7,361.00	\$ 4,784.65		\$ 827,001	\$ 828,000	\$ 7,793.00	\$ 5,065.45
\$ 774,001	\$ 775,000	\$ 7,369.00	\$ 4,789.85		\$ 828,001	\$ 829,000	\$ 7,801.00	\$ 5,070.65
\$ 775,001	\$ 776,000	\$ 7,377.00	\$ 4,795.05		\$ 829,001	\$ 830,000	\$ 7,809.00	\$ 5,075.85
\$ 776,001	\$ 777,000	\$ 7,385.00	\$ 4,800.25		\$ 830,001	\$ 831,000	\$ 7,817.00	\$ 5,081.05
\$ 777,001	\$ 778,000	\$ 7,393.00	\$ 4,805.45		\$ 831,001	\$ 832,000	\$ 7,825.00	\$ 5,086.25
\$ 778,001	\$ 779,000	\$ 7,401.00	\$ 4,810.65		\$ 832,001	\$ 833,000	\$ 7,833.00	\$ 5,091.45
\$ 779,001	\$ 780,000	\$ 7,409.00	\$ 4,815.85		\$ 833,001	\$ 834,000	\$ 7,841.00	\$ 5,096.65
\$ 780,001	\$ 781,000	\$ 7,417.00	\$ 4,821.05		\$ 834,001	\$ 835,000	\$ 7,849.00	\$ 5,101.85
\$ 781,001	\$ 782,000	\$ 7,425.00	\$ 4,826.25		\$ 835,001	\$ 836,000	\$ 7,857.00	\$ 5,107.05
\$ 782,001	\$ 783,000	\$ 7,433.00	\$ 4,831.45		\$ 836,001	\$ 837,000	\$ 7,865.00	\$ 5,112.25
\$ 783,001	\$ 784,000	\$ 7,441.00	\$ 4,836.65		\$ 837,001	\$ 838,000	\$ 7,873.00	\$ 5,117.45
\$ 784,001	\$ 785,000	\$ 7,449.00	\$ 4,841.85		\$ 838,001	\$ 839,000	\$ 7,881.00	\$ 5,122.65
\$ 785,001	\$ 786,000	\$ 7,457.00	\$ 4,847.05		\$ 839,001	\$ 840,000	\$ 7,889.00	\$ 5,127.85
\$ 786,001	\$ 787,000	\$ 7,465.00	\$ 4,852.25		\$ 840,001	\$ 841,000	\$ 7,897.00	\$ 5,133.05
\$ 787,001	\$ 788,000	\$ 7,473.00	\$ 4,857.45		\$ 841,001	\$ 842,000	\$ 7,905.00	\$ 5,138.25
\$ 788,001	\$ 789,000	\$ 7,481.00	\$ 4,862.65		\$ 842,001	\$ 843,000	\$ 7,913.00	\$ 5,143.45
\$ 789,001	\$ 790,000	\$ 7,489.00	\$ 4,867.85		\$ 843,001	\$ 844,000	\$ 7,921.00	\$ 5,148.65
\$ 790,001	\$ 791,000	\$ 7,497.00	\$ 4,873.05		\$ 844,001	\$ 845,000	\$ 7,929.00	\$ 5,153.85
\$ 791,001	\$ 792,000	\$ 7,505.00	\$ 4,878.25		\$ 845,001	\$ 846,000	\$ 7,937.00	\$ 5,159.05
\$ 792,001	\$ 793,000	\$ 7,513.00	\$ 4,883.45		\$ 846,001	\$ 847,000	\$ 7,945.00	\$ 5,164.25
\$ 793,001	\$ 794,000	\$ 7,521.00	\$ 4,888.65		\$ 847,001	\$ 848,000	\$ 7,953.00	\$ 5,169.45
\$ 794,001	\$ 795,000	\$ 7,529.00	\$ 4,893.85		\$ 848,001	\$ 849,000	\$ 7,961.00	\$ 5,174.65
\$ 795,001	\$ 796,000	\$ 7,537.00	\$ 4,899.05		\$ 849,001	\$ 850,000	\$ 7,969.00	\$ 5,179.85

Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 850,001	\$ 851,000	\$ 7,977.00	\$ 5,185.05		\$ 904,001	\$ 905,000	\$ 8,409.00	\$ 5,465.85
\$ 851,001	\$ 852,000	\$ 7,985.00	\$ 5,190.25		\$ 905,001	\$ 906,000	\$ 8,417.00	\$ 5,471.05
\$ 852,001	\$ 853,000	\$ 7,993.00	\$ 5,195.45		\$ 906,001	\$ 907,000	\$ 8,425.00	\$ 5,476.25
\$ 853,001	\$ 854,000	\$ 8,001.00	\$ 5,200.65		\$ 907,001	\$ 908,000	\$ 8,433.00	\$ 5,481.45
\$ 854,001	\$ 855,000	\$ 8,009.00	\$ 5,205.85		\$ 908,001	\$ 909,000	\$ 8,441.00	\$ 5,486.65
\$ 855,001	\$ 856,000	\$ 8,017.00	\$ 5,211.05		\$ 909,001	\$ 910,000	\$ 8,449.00	\$ 5,491.85
\$ 856,001	\$ 857,000	\$ 8,025.00	\$ 5,216.25		\$ 910,001	\$ 911,000	\$ 8,457.00	\$ 5,497.05
\$ 857,001	\$ 858,000	\$ 8,033.00	\$ 5,221.45		\$ 911,001	\$ 912,000	\$ 8,465.00	\$ 5,502.25
\$ 858,001	\$ 859,000	\$ 8,041.00	\$ 5,226.65		\$ 912,001	\$ 913,000	\$ 8,473.00	\$ 5,507.45
\$ 859,001	\$ 860,000	\$ 8,049.00	\$ 5,231.85		\$ 913,001	\$ 914,000	\$ 8,481.00	\$ 5,512.65
\$ 860,001	\$ 861,000	\$ 8,057.00	\$ 5,237.05		\$ 914,001	\$ 915,000	\$ 8,489.00	\$ 5,517.85
\$ 861,001	\$ 862,000	\$ 8,065.00	\$ 5,242.25		\$ 915,001	\$ 916,000	\$ 8,497.00	\$ 5,523.05
\$ 862,001	\$ 863,000	\$ 8,073.00	\$ 5,247.45		\$ 916,001	\$ 917,000	\$ 8,505.00	\$ 5,528.25
\$ 863,001	\$ 864,000	\$ 8,081.00	\$ 5,252.65		\$ 917,001	\$ 918,000	\$ 8,513.00	\$ 5,533.45
\$ 864,001	\$ 865,000	\$ 8,089.00	\$ 5,257.85		\$ 918,001	\$ 919,000	\$ 8,521.00	\$ 5,538.65
\$ 865,001	\$ 866,000	\$ 8,097.00	\$ 5,263.05		\$ 919,001	\$ 920,000	\$ 8,529.00	\$ 5,543.85
\$ 866,001	\$ 867,000	\$ 8,105.00	\$ 5,268.25		\$ 920,001	\$ 921,000	\$ 8,537.00	\$ 5,549.05
\$ 867,001	\$ 868,000	\$ 8,113.00	\$ 5,273.45		\$ 921,001	\$ 922,000	\$ 8,545.00	\$ 5,554.25
\$ 868,001	\$ 869,000	\$ 8,121.00	\$ 5,278.65		\$ 922,001	\$ 923,000	\$ 8,553.00	\$ 5,559.45
\$ 869,001	\$ 870,000	\$ 8,129.00	\$ 5,283.85		\$ 923,001	\$ 924,000	\$ 8,561.00	\$ 5,564.65
\$ 870,001	\$ 871,000	\$ 8,137.00	\$ 5,289.05		\$ 924,001	\$ 925,000	\$ 8,569.00	\$ 5,569.85
\$ 871,001	\$ 872,000	\$ 8,145.00	\$ 5,294.25		\$ 925,001	\$ 926,000	\$ 8,577.00	\$ 5,575.05
\$ 872,001	\$ 873,000	\$ 8,153.00	\$ 5,299.45		\$ 926,001	\$ 927,000	\$ 8,585.00	\$ 5,580.25
\$ 873,001	\$ 874,000	\$ 8,161.00	\$ 5,304.65		\$ 927,001	\$ 928,000	\$ 8,593.00	\$ 5,585.45
\$ 874,001	\$ 875,000	\$ 8,169.00	\$ 5,309.85		\$ 928,001	\$ 929,000	\$ 8,601.00	\$ 5,590.65
\$ 875,001	\$ 876,000	\$ 8,177.00	\$ 5,315.05		\$ 929,001	\$ 930,000	\$ 8,609.00	\$ 5,595.85
\$ 876,001	\$ 877,000	\$ 8,185.00	\$ 5,320.25		\$ 930,001	\$ 931,000	\$ 8,617.00	\$ 5,601.05
\$ 877,001	\$ 878,000	\$ 8,193.00	\$ 5,325.45		\$ 931,001	\$ 932,000	\$ 8,625.00	\$ 5,606.25
\$ 878,001	\$ 879,000	\$ 8,201.00	\$ 5,330.65		\$ 932,001	\$ 933,000	\$ 8,633.00	\$ 5,611.45
\$ 879,001	\$ 880,000	\$ 8,209.00	\$ 5,335.85		\$ 933,001	\$ 934,000	\$ 8,641.00	\$ 5,616.65
\$ 880,001	\$ 881,000	\$ 8,217.00	\$ 5,341.05		\$ 934,001	\$ 935,000	\$ 8,649.00	\$ 5,621.85
\$ 881,001	\$ 882,000	\$ 8,225.00	\$ 5,346.25		\$ 935,001	\$ 936,000	\$ 8,657.00	\$ 5,627.05
\$ 882,001	\$ 883,000	\$ 8,233.00	\$ 5,351.45		\$ 936,001	\$ 937,000	\$ 8,665.00	\$ 5,632.25
\$ 883,001	\$ 884,000	\$ 8,241.00	\$ 5,356.65		\$ 937,001	\$ 938,000	\$ 8,673.00	\$ 5,637.45
\$ 884,001	\$ 885,000	\$ 8,249.00	\$ 5,361.85		\$ 938,001	\$ 939,000	\$ 8,681.00	\$ 5,642.65
\$ 885,001	\$ 886,000	\$ 8,257.00	\$ 5,367.05		\$ 939,001	\$ 940,000	\$ 8,689.00	\$ 5,647.85
<del>\$ 886,001</del>	<del>\$ 887,000</del>	<del>\$ 8,265.00</del>	<del>\$ 5,372.25</del>		<del>\$ 940,001</del>	<del>\$ 941,000</del>	<del>\$ 8,697.00</del>	<del>\$ 5,653.05</del>
\$ 887,001	\$ 888,000	\$ 8,273.00	\$ 5,377.45		\$ 941,001	\$ 942,000	\$ 8,705.00	\$ 5,658.25
\$ 888,001	\$ 889,000	\$ 8,281.00	\$ 5,382.65		\$ 942,001	\$ 943,000	\$ 8,713.00	\$ 5,663.45
\$ 889,001	\$ 890,000	\$ 8,289.00	\$ 5,387.85		\$ 943,001	\$ 944,000	\$ 8,721.00	\$ 5,668.65
\$ 890,001	\$ 891,000	\$ 8,297.00	\$ 5,393.05		\$ 944,001	\$ 945,000	\$ 8,729.00	\$ 5,673.85
\$ 891,001	\$ 892,000	\$ 8,305.00	\$ 5,398.25		\$ 945,001	\$ 946,000	\$ 8,737.00	\$ 5,679.05
\$ 892,001	\$ 893,000	\$ 8,313.00	\$ 5,403.45		\$ 946,001	\$ 947,000	\$ 8,745.00	\$ 5,684.25
\$ 893,001	\$ 894,000	\$ 8,321.00	\$ 5,408.65		\$ 947,001	\$ 948,000	\$ 8,753.00	\$ 5,689.45
\$ 894,001	\$ 895,000	\$ 8,329.00	\$ 5,413.85		\$ 948,001	\$ 949,000	\$ 8,761.00	\$ 5,694.65
\$ 895,001	\$ 896,000	\$ 8,337.00	\$ 5,419.05		\$ 949,001	\$ 950,000	\$ 8,769.00	\$ 5,699.85
\$ 896,001	\$ 897,000	\$ 8,345.00	\$ 5,424.25		\$ 950,001	\$ 951,000	\$ 8,777.00	\$ 5,705.05
\$ 897,001	\$ 898,000	\$ 8,353.00	\$ 5,429.45		\$ 951,001	\$ 952,000	\$ 8,785.00	\$ 5,710.25
\$ 898,001	\$ 899,000	\$ 8,361.00	\$ 5,434.65		\$ 952,001	\$ 953,000	\$ 8,793.00	\$ 5,715.45
\$ 899,001	\$ 900,000	\$ 8,369.00	\$ 5,439.85		\$ 953,001	\$ 954,000	\$ 8,801.00	\$ 5,720.65
\$ 900,001	\$ 901,000	\$ 8,377.00	\$ 5,445.05		\$ 954,001	\$ 955,000	\$ 8,809.00	\$ 5,725.85
\$ 901,001	\$ 902,000	\$ 8,385.00	\$ 5,450.25		\$ 955,001	\$ 956,000	\$ 8,817.00	\$ 5,731.05
\$ 902,001	\$ 903,000	\$ 8,393.00	\$ 5,455.45		\$ 956,001	\$ 957,000	\$ 8,825.00	\$ 5,736.25
\$ 903,001	\$ 904,000	\$ 8,401.00	\$ 5,460.65		\$ 957,001	\$ 958,000	\$ 8,833.00	\$ 5,741.45



Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 958,001	\$ 959,000	\$ 8,841.00	\$ 5,746.65		\$ 1,012,001	\$ 1,013,000	\$ 9,247.00	\$ 6,010.55
\$ 959,001	\$ 960,000	\$ 8,849.00	\$ 5,751.85		\$ 1,013,001	\$ 1,014,000	\$ 9,253.00	\$ 6,014.45
\$ 960,001	\$ 961,000	\$ 8,857.00	\$ 5,757.05		\$ 1,014,001	\$ 1,015,000	\$ 9,259.00	\$ 6,018.35
\$ 961,001	\$ 962,000	\$ 8,865.00	\$ 5,762.25		\$ 1,015,001	\$ 1,016,000	\$ 9,265.00	\$ 6,022.25
\$ 962,001	\$ 963,000	\$ 8,873.00	\$ 5,767.45		\$ 1,016,001	\$ 1,017,000	\$ 9,271.00	\$ 6,026.15
\$ 963,001	\$ 964,000	\$ 8,881.00	\$ 5,772.65		\$ 1,017,001	\$ 1,018,000	\$ 9,277.00	\$ 6,030.05
\$ 964,001	\$ 965,000	\$ 8,889.00	\$ 5,777.85		\$ 1,018,001	\$ 1,019,000	\$ 9,283.00	\$ 6,033.95
\$ 965,001	\$ 966,000	\$ 8,897.00	\$ 5,783.05		\$ 1,019,001	\$ 1,020,000	\$ 9,289.00	\$ 6,037.85
\$ 966,001	\$ 967,000	\$ 8,905.00	\$ 5,788.25		\$ 1,020,001	\$ 1,021,000	\$ 9,295.00	\$ 6,041.75
\$ 967,001	\$ 968,000	\$ 8,913.00	\$ 5,793.45		\$ 1,021,001	\$ 1,022,000	\$ 9,301.00	\$ 6,045.65
\$ 968,001	\$ 969,000	\$ 8,921.00	\$ 5,798.65		\$ 1,022,001	\$ 1,023,000	\$ 9,307.00	\$ 6,049.55
\$ 969,001	\$ 970,000	\$ 8,929.00	\$ 5,803.85		\$ 1,023,001	\$ 1,024,000	\$ 9,313.00	\$ 6,053.45
\$ 970,001	\$ 971,000	\$ 8,937.00	\$ 5,809.05		\$ 1,024,001	\$ 1,025,000	\$ 9,319.00	\$ 6,057.35
\$ 971,001	\$ 972,000	\$ 8,945.00	\$ 5,814.25		\$ 1,025,001	\$ 1,026,000	\$ 9,325.00	\$ 6,061.25
\$ 972,001	\$ 973,000	\$ 8,953.00	\$ 5,819.45		\$ 1,026,001	\$ 1,027,000	\$ 9,331.00	\$ 6,065.15
\$ 973,001	\$ 974,000	\$ 8,961.00	\$ 5,824.65		\$ 1,027,001	\$ 1,028,000	\$ 9,337.00	\$ 6,069.05
\$ 974,001	\$ 975,000	\$ 8,969.00	\$ 5,829.85		\$ 1,028,001	\$ 1,029,000	\$ 9,343.00	\$ 6,072.95
\$ 975,001	\$ 976,000	\$ 8,977.00	\$ 5,835.05		\$ 1,029,001	\$ 1,030,000	\$ 9,349.00	\$ 6,076.85
\$ 976,001	\$ 977,000	\$ 8,985.00	\$ 5,840.25		\$ 1,030,001	\$ 1,031,000	\$ 9,355.00	\$ 6,080.75
\$ 977,001	\$ 978,000	\$ 8,993.00	\$ 5,845.45		\$ 1,031,001	\$ 1,032,000	\$ 9,361.00	\$ 6,084.65
\$ 978,001	\$ 979,000	\$ 9,001.00	\$ 5,850.65		\$ 1,032,001	\$ 1,033,000	\$ 9,367.00	\$ 6,088.55
\$ 979,001	\$ 980,000	\$ 9,009.00	\$ 5,855.85		\$ 1,033,001	\$ 1,034,000	\$ 9,373.00	\$ 6,092.45
\$ 980,001	\$ 981,000	\$ 9,017.00	\$ 5,861.05		\$ 1,034,001	\$ 1,035,000	\$ 9,379.00	\$ 6,096.35
\$ 981,001	\$ 982,000	\$ 9,025.00	\$ 5,866.25		\$ 1,035,001	\$ 1,036,000	\$ 9,385.00	\$ 6,100.25
\$ 982,001	\$ 983,000	\$ 9,033.00	\$ 5,871.45		\$ 1,036,001	\$ 1,037,000	\$ 9,391.00	\$ 6,104.15
\$ 983,001	\$ 984,000	\$ 9,041.00	\$ 5,876.65		\$ 1,037,001	\$ 1,038,000	\$ 9,397.00	\$ 6,108.05
\$ 984,001	\$ 985,000	\$ 9,049.00	\$ 5,881.85		\$ 1,038,001	\$ 1,039,000	\$ 9,403.00	\$ 6,111.95
\$ 985,001	\$ 986,000	\$ 9,057.00	\$ 5,887.05		\$ 1,039,001	\$ 1,040,000	\$ 9,409.00	\$ 6,115.85
\$ 986,001	\$ 987,000	\$ 9,065.00	\$ 5,892.25		\$ 1,040,001	\$ 1,041,000	\$ 9,415.00	\$ 6,119.75
\$ 987,001	\$ 988,000	\$ 9,073.00	\$ 5,897.45		\$ 1,041,001	\$ 1,042,000	\$ 9,421.00	\$ 6,123.65
\$ 988,001	\$ 989,000	\$ 9,081.00	\$ 5,902.65		\$ 1,042,001	\$ 1,043,000	\$ 9,427.00	\$ 6,127.55
\$ 989,001	\$ 990,000	\$ 9,089.00	\$ 5,907.85		\$ 1,043,001	\$ 1,044,000	\$ 9,433.00	\$ 6,131.45
\$ 990,001	\$ 991,000	\$ 9,097.00	\$ 5,913.05		\$ 1,044,001	\$ 1,045,000	\$ 9,439.00	\$ 6,135.35
\$ 991,001	\$ 992,000	\$ 9,105.00	\$ 5,918.25		\$ 1,045,001	\$ 1,046,000	\$ 9,445.00	\$ 6,139.25
\$ 992,001	\$ 993,000	\$ 9,113.00	\$ 5,923.45		\$ 1,046,001	\$ 1,047,000	\$ 9,451.00	\$ 6,143.15
\$ 993,001	\$ 994,000	\$ 9,121.00	\$ 5,928.65		\$ 1,047,001	\$ 1,048,000	\$ 9,457.00	\$ 6,147.05
\$ 994,001	\$ 995,000	\$ 9,129.00	\$ 5,933.85		\$ 1,048,001	\$ 1,049,000	\$ 9,463.00	\$ 6,150.95
\$ 995,001	\$ 996,000	\$ 9,137.00	\$ 5,939.05		\$ 1,049,001	\$ 1,050,000	\$ 9,469.00	\$ 6,154.85
\$ 996,001	\$ 997,000	\$ 9,145.00	\$ 5,944.25		\$ 1,050,001	\$ 1,051,000	\$ 9,475.00	\$ 6,158.75
\$ 997,001	\$ 998,000	\$ 9,153.00	\$ 5,949.45		\$ 1,051,001	\$ 1,052,000	\$ 9,481.00	\$ 6,162.65
\$ 998,001	\$ 999,000	\$ 9,161.00	\$ 5,954.65		\$ 1,052,001	\$ 1,053,000	\$ 9,487.00	\$ 6,166.55
\$ 999,001	\$ 1,000,000	\$ 9,169.00	\$ 5,959.85		\$ 1,053,001	\$ 1,054,000	\$ 9,493.00	\$ 6,170.45
\$ 1,000,001	\$ 1,001,000	\$ 9,175.00	\$ 5,963.75		\$ 1,054,001	\$ 1,055,000	\$ 9,499.00	\$ 6,174.35
\$ 1,001,001	\$ 1,002,000	\$ 9,181.00	\$ 5,967.65		\$ 1,055,001	\$ 1,056,000	\$ 9,505.00	\$ 6,178.25
\$ 1,002,001	\$ 1,003,000	\$ 9,187.00	\$ 5,971.55		\$ 1,056,001	\$ 1,057,000	\$ 9,511.00	\$ 6,182.15
\$ 1,003,001	\$ 1,004,000	\$ 9,193.00	\$ 5,975.45		\$ 1,057,001	\$ 1,058,000	\$ 9,517.00	\$ 6,186.05
\$ 1,004,001	\$ 1,005,000	\$ 9,199.00	\$ 5,979.35		\$ 1,058,001	\$ 1,059,000	\$ 9,523.00	\$ 6,189.95
\$ 1,005,001	\$ 1,006,000	\$ 9,205.00	\$ 5,983.25		\$ 1,059,001	\$ 1,060,000	\$ 9,529.00	\$ 6,193.85
\$ 1,006,001	\$ 1,007,000	\$ 9,211.00	\$ 5,987.15		\$ 1,060,001	\$ 1,061,000	\$ 9,535.00	\$ 6,197.75
\$ 1,007,001	\$ 1,008,000	\$ 9,217.00	\$ 5,991.05		\$ 1,061,001	\$ 1,062,000	\$ 9,541.00	\$ 6,201.65
\$ 1,008,001	\$ 1,009,000	\$ 9,223.00	\$ 5,994.95		\$ 1,062,001	\$ 1,063,000	\$ 9,547.00	\$ 6,205.55
\$ 1,009,001	\$ 1,010,000	\$ 9,229.00	\$ 5,998.85		\$ 1,063,001	\$ 1,064,000	\$ 9,553.00	\$ 6,209.45
\$ 1,010,001	\$ 1,011,000	\$ 9,235.00	\$ 6,002.75		\$ 1,064,001	\$ 1,065,000	\$ 9,559.00	\$ 6,213.35
\$ 1,011,001	\$ 1,012,000	\$ 9,241.00	\$ 6,006.65		\$ 1,065,001	\$ 1,066,000	\$ 9,565.00	\$ 6,217.25

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,066,001	\$ 1,067,000	\$ 9,571.00	\$ 6,221.15	\$ 1,120,001	\$ 1,121,000	\$ 9,895.00	\$ 6,431.75
\$ 1,067,001	\$ 1,068,000	\$ 9,577.00	\$ 6,225.05	\$ 1,121,001	\$ 1,122,000	\$ 9,901.00	\$ 6,435.65
\$ 1,068,001	\$ 1,069,000	\$ 9,583.00	\$ 6,228.95	\$ 1,122,001	\$ 1,123,000	\$ 9,907.00	\$ 6,439.55
\$ 1,069,001	\$ 1,070,000	\$ 9,589.00	\$ 6,232.85	\$ 1,123,001	\$ 1,124,000	\$ 9,913.00	\$ 6,443.45
\$ 1,070,001	\$ 1,071,000	\$ 9,595.00	\$ 6,236.75	\$ 1,124,001	\$ 1,125,000	\$ 9,919.00	\$ 6,447.35
\$ 1,071,001	\$ 1,072,000	\$ 9,601.00	\$ 6,240.65	\$ 1,125,001	\$ 1,126,000	\$ 9,925.00	\$ 6,451.25
\$ 1,072,001	\$ 1,073,000	\$ 9,607.00	\$ 6,244.55	\$ 1,126,001	\$ 1,127,000	\$ 9,931.00	\$ 6,455.15
\$ 1,073,001	\$ 1,074,000	\$ 9,613.00	\$ 6,248.45	\$ 1,127,001	\$ 1,128,000	\$ 9,937.00	\$ 6,459.05
\$ 1,074,001	\$ 1,075,000	\$ 9,619.00	\$ 6,252.35	\$ 1,128,001	\$ 1,129,000	\$ 9,943.00	\$ 6,462.95
\$ 1,075,001	\$ 1,076,000	\$ 9,625.00	\$ 6,256.25	\$ 1,129,001	\$ 1,130,000	\$ 9,949.00	\$ 6,466.85
\$ 1,076,001	\$ 1,077,000	\$ 9,631.00	\$ 6,260.15	\$ 1,130,001	\$ 1,131,000	\$ 9,955.00	\$ 6,470.75
\$ 1,077,001	\$ 1,078,000	\$ 9,637.00	\$ 6,264.05	\$ 1,131,001	\$ 1,132,000	\$ 9,961.00	\$ 6,474.65
\$ 1,078,001	\$ 1,079,000	\$ 9,643.00	\$ 6,267.95	\$ 1,132,001	\$ 1,133,000	\$ 9,967.00	\$ 6,478.55
\$ 1,079,001	\$ 1,080,000	\$ 9,649.00	\$ 6,271.85	\$ 1,133,001	\$ 1,134,000	\$ 9,973.00	\$ 6,482.45
\$ 1,080,001	\$ 1,081,000	\$ 9,655.00	\$ 6,275.75	\$ 1,134,001	\$ 1,135,000	\$ 9,979.00	\$ 6,486.35
\$ 1,081,001	\$ 1,082,000	\$ 9,661.00	\$ 6,279.65	\$ 1,135,001	\$ 1,136,000	\$ 9,985.00	\$ 6,490.25
\$ 1,082,001	\$ 1,083,000	\$ 9,667.00	\$ 6,283.55	\$ 1,136,001	\$ 1,137,000	\$ 9,991.00	\$ 6,494.15
\$ 1,083,001	\$ 1,084,000	\$ 9,673.00	\$ 6,287.45	\$ 1,137,001	\$ 1,138,000	\$ 9,997.00	\$ 6,498.05
\$ 1,084,001	\$ 1,085,000	\$ 9,679.00	\$ 6,291.35	\$ 1,138,001	\$ 1,139,000	\$ 10,003.00	\$ 6,501.95
\$ 1,085,001	\$ 1,086,000	\$ 9,685.00	\$ 6,295.25	\$ 1,139,001	\$ 1,140,000	\$ 10,009.00	\$ 6,505.85
\$ 1,086,001	\$ 1,087,000	\$ 9,691.00	\$ 6,299.15	\$ 1,140,001	\$ 1,141,000	\$ 10,015.00	\$ 6,509.75
\$ 1,087,001	\$ 1,088,000	\$ 9,697.00	\$ 6,303.05	\$ 1,141,001	\$ 1,142,000	\$ 10,021.00	\$ 6,513.65
\$ 1,088,001	\$ 1,089,000	\$ 9,703.00	\$ 6,306.95	\$ 1,142,001	\$ 1,143,000	\$ 10,027.00	\$ 6,517.55
\$ 1,089,001	\$ 1,090,000	\$ 9,709.00	\$ 6,310.85	\$ 1,143,001	\$ 1,144,000	\$ 10,033.00	\$ 6,521.45
\$ 1,090,001	\$ 1,091,000	\$ 9,715.00	\$ 6,314.75	\$ 1,144,001	\$ 1,145,000	\$ 10,039.00	\$ 6,525.35
\$ 1,091,001	\$ 1,092,000	\$ 9,721.00	\$ 6,318.65	\$ 1,145,001	\$ 1,146,000	\$ 10,045.00	\$ 6,529.25
\$ 1,092,001	\$ 1,093,000	\$ 9,727.00	\$ 6,322.55	\$ 1,146,001	\$ 1,147,000	\$ 10,051.00	\$ 6,533.15
\$ 1,093,001	\$ 1,094,000	\$ 9,733.00	\$ 6,326.45	\$ 1,147,001	\$ 1,148,000	\$ 10,057.00	\$ 6,537.05
\$ 1,094,001	\$ 1,095,000	\$ 9,739.00	\$ 6,330.35	\$ 1,148,001	\$ 1,149,000	\$ 10,063.00	\$ 6,540.95
\$ 1,095,001	\$ 1,096,000	\$ 9,745.00	\$ 6,334.25	\$ 1,149,001	\$ 1,150,000	\$ 10,069.00	\$ 6,544.85
\$ 1,096,001	\$ 1,097,000	\$ 9,751.00	\$ 6,338.15	\$ 1,150,001	\$ 1,151,000	\$ 10,075.00	\$ 6,548.75
\$ 1,097,001	\$ 1,098,000	\$ 9,757.00	\$ 6,342.05	\$ 1,151,001	\$ 1,152,000	\$ 10,081.00	\$ 6,552.65
\$ 1,098,001	\$ 1,099,000	\$ 9,763.00	\$ 6,345.95	\$ 1,152,001	\$ 1,153,000	\$ 10,087.00	\$ 6,556.55
\$ 1,099,001	\$ 1,100,000	\$ 9,769.00	\$ 6,349.85	\$ 1,153,001	\$ 1,154,000	\$ 10,093.00	\$ 6,560.45
\$ 1,100,001	\$ 1,101,000	\$ 9,775.00	\$ 6,353.75	\$ 1,154,001	\$ 1,155,000	\$ 10,099.00	\$ 6,564.35
\$ 1,101,001	\$ 1,102,000	\$ 9,781.00	\$ 6,357.65	\$ 1,155,001	\$ 1,156,000	\$ 10,105.00	\$ 6,568.25
<del>\$ 1,102,001</del>	<del>\$ 1,103,000</del>	<del>\$ 9,787.00</del>	<del>\$ 6,361.55</del>	<del>\$ 1,156,001</del>	<del>\$ 1,157,000</del>	<del>\$ 10,111.00</del>	<del>\$ 6,572.15</del>
\$ 1,103,001	\$ 1,104,000	\$ 9,793.00	\$ 6,365.45	\$ 1,157,001	\$ 1,158,000	\$ 10,117.00	\$ 6,576.05
\$ 1,104,001	\$ 1,105,000	\$ 9,799.00	\$ 6,369.35	\$ 1,158,001	\$ 1,159,000	\$ 10,123.00	\$ 6,579.95
\$ 1,105,001	\$ 1,106,000	\$ 9,805.00	\$ 6,373.25	\$ 1,159,001	\$ 1,160,000	\$ 10,129.00	\$ 6,583.85
\$ 1,106,001	\$ 1,107,000	\$ 9,811.00	\$ 6,377.15	\$ 1,160,001	\$ 1,161,000	\$ 10,135.00	\$ 6,587.75
\$ 1,107,001	\$ 1,108,000	\$ 9,817.00	\$ 6,381.05	\$ 1,161,001	\$ 1,162,000	\$ 10,141.00	\$ 6,591.65
\$ 1,108,001	\$ 1,109,000	\$ 9,823.00	\$ 6,384.95	\$ 1,162,001	\$ 1,163,000	\$ 10,147.00	\$ 6,595.55
\$ 1,109,001	\$ 1,110,000	\$ 9,829.00	\$ 6,388.85	\$ 1,163,001	\$ 1,164,000	\$ 10,153.00	\$ 6,599.45
\$ 1,110,001	\$ 1,111,000	\$ 9,835.00	\$ 6,392.75	\$ 1,164,001	\$ 1,165,000	\$ 10,159.00	\$ 6,603.35
\$ 1,111,001	\$ 1,112,000	\$ 9,841.00	\$ 6,396.65	\$ 1,165,001	\$ 1,166,000	\$ 10,165.00	\$ 6,607.25
\$ 1,112,001	\$ 1,113,000	\$ 9,847.00	\$ 6,400.55	\$ 1,166,001	\$ 1,167,000	\$ 10,171.00	\$ 6,611.15
\$ 1,113,001	\$ 1,114,000	\$ 9,853.00	\$ 6,404.45	\$ 1,167,001	\$ 1,168,000	\$ 10,177.00	\$ 6,615.05
\$ 1,114,001	\$ 1,115,000	\$ 9,859.00	\$ 6,408.35	\$ 1,168,001	\$ 1,169,000	\$ 10,183.00	\$ 6,618.95
\$ 1,115,001	\$ 1,116,000	\$ 9,865.00	\$ 6,412.25	\$ 1,169,001	\$ 1,170,000	\$ 10,189.00	\$ 6,622.85
\$ 1,116,001	\$ 1,117,000	\$ 9,871.00	\$ 6,416.15	\$ 1,170,001	\$ 1,171,000	\$ 10,195.00	\$ 6,626.75
\$ 1,117,001	\$ 1,118,000	\$ 9,877.00	\$ 6,420.05	\$ 1,171,001	\$ 1,172,000	\$ 10,201.00	\$ 6,630.65
\$ 1,118,001	\$ 1,119,000	\$ 9,883.00	\$ 6,423.95	\$ 1,172,001	\$ 1,173,000	\$ 10,207.00	\$ 6,634.55
\$ 1,119,001	\$ 1,120,000	\$ 9,889.00	\$ 6,427.85	\$ 1,173,001	\$ 1,174,000	\$ 10,213.00	\$ 6,638.45

Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,174,001	\$ 1,175,000	\$ 10,219.00	\$ 6,642.35		\$ 1,228,001	\$ 1,229,000	\$ 10,543.00	\$ 6,852.95
\$ 1,175,001	\$ 1,176,000	\$ 10,225.00	\$ 6,646.25		\$ 1,229,001	\$ 1,230,000	\$ 10,549.00	\$ 6,856.85
\$ 1,176,001	\$ 1,177,000	\$ 10,231.00	\$ 6,650.15		\$ 1,230,001	\$ 1,231,000	\$ 10,555.00	\$ 6,860.75
\$ 1,177,001	\$ 1,178,000	\$ 10,237.00	\$ 6,654.05		\$ 1,231,001	\$ 1,232,000	\$ 10,561.00	\$ 6,864.65
\$ 1,178,001	\$ 1,179,000	\$ 10,243.00	\$ 6,657.95		\$ 1,232,001	\$ 1,233,000	\$ 10,567.00	\$ 6,868.55
\$ 1,179,001	\$ 1,180,000	\$ 10,249.00	\$ 6,661.85		\$ 1,233,001	\$ 1,234,000	\$ 10,573.00	\$ 6,872.45
\$ 1,180,001	\$ 1,181,000	\$ 10,255.00	\$ 6,665.75		\$ 1,234,001	\$ 1,235,000	\$ 10,579.00	\$ 6,876.35
\$ 1,181,001	\$ 1,182,000	\$ 10,261.00	\$ 6,669.65		\$ 1,235,001	\$ 1,236,000	\$ 10,585.00	\$ 6,880.25
\$ 1,182,001	\$ 1,183,000	\$ 10,267.00	\$ 6,673.55		\$ 1,236,001	\$ 1,237,000	\$ 10,591.00	\$ 6,884.15
\$ 1,183,001	\$ 1,184,000	\$ 10,273.00	\$ 6,677.45		\$ 1,237,001	\$ 1,238,000	\$ 10,597.00	\$ 6,888.05
\$ 1,184,001	\$ 1,185,000	\$ 10,279.00	\$ 6,681.35		\$ 1,238,001	\$ 1,239,000	\$ 10,603.00	\$ 6,891.95
\$ 1,185,001	\$ 1,186,000	\$ 10,285.00	\$ 6,685.25		\$ 1,239,001	\$ 1,240,000	\$ 10,609.00	\$ 6,895.85
\$ 1,186,001	\$ 1,187,000	\$ 10,291.00	\$ 6,689.15		\$ 1,240,001	\$ 1,241,000	\$ 10,615.00	\$ 6,899.75
\$ 1,187,001	\$ 1,188,000	\$ 10,297.00	\$ 6,693.05		\$ 1,241,001	\$ 1,242,000	\$ 10,621.00	\$ 6,903.65
\$ 1,188,001	\$ 1,189,000	\$ 10,303.00	\$ 6,696.95		\$ 1,242,001	\$ 1,243,000	\$ 10,627.00	\$ 6,907.55
\$ 1,189,001	\$ 1,190,000	\$ 10,309.00	\$ 6,700.85		\$ 1,243,001	\$ 1,244,000	\$ 10,633.00	\$ 6,911.45
\$ 1,190,001	\$ 1,191,000	\$ 10,315.00	\$ 6,704.75		\$ 1,244,001	\$ 1,245,000	\$ 10,639.00	\$ 6,915.35
\$ 1,191,001	\$ 1,192,000	\$ 10,321.00	\$ 6,708.65		\$ 1,245,001	\$ 1,246,000	\$ 10,645.00	\$ 6,919.25
\$ 1,192,001	\$ 1,193,000	\$ 10,327.00	\$ 6,712.55		\$ 1,246,001	\$ 1,247,000	\$ 10,651.00	\$ 6,923.15
\$ 1,193,001	\$ 1,194,000	\$ 10,333.00	\$ 6,716.45		\$ 1,247,001	\$ 1,248,000	\$ 10,657.00	\$ 6,927.05
\$ 1,194,001	\$ 1,195,000	\$ 10,339.00	\$ 6,720.35		\$ 1,248,001	\$ 1,249,000	\$ 10,663.00	\$ 6,930.95
\$ 1,195,001	\$ 1,196,000	\$ 10,345.00	\$ 6,724.25		\$ 1,249,001	\$ 1,250,000	\$ 10,669.00	\$ 6,934.85
\$ 1,196,001	\$ 1,197,000	\$ 10,351.00	\$ 6,728.15		\$ 1,250,001	\$ 1,251,000	\$ 10,675.00	\$ 6,938.75
\$ 1,197,001	\$ 1,198,000	\$ 10,357.00	\$ 6,732.05		\$ 1,251,001	\$ 1,252,000	\$ 10,681.00	\$ 6,942.65
\$ 1,198,001	\$ 1,199,000	\$ 10,363.00	\$ 6,735.95		\$ 1,252,001	\$ 1,253,000	\$ 10,687.00	\$ 6,946.55
\$ 1,199,001	\$ 1,200,000	\$ 10,369.00	\$ 6,739.85		\$ 1,253,001	\$ 1,254,000	\$ 10,693.00	\$ 6,950.45
\$ 1,200,001	\$ 1,201,000	\$ 10,375.00	\$ 6,743.75		\$ 1,254,001	\$ 1,255,000	\$ 10,699.00	\$ 6,954.35
\$ 1,201,001	\$ 1,202,000	\$ 10,381.00	\$ 6,747.65		\$ 1,255,001	\$ 1,256,000	\$ 10,705.00	\$ 6,958.25
\$ 1,202,001	\$ 1,203,000	\$ 10,387.00	\$ 6,751.55		\$ 1,256,001	\$ 1,257,000	\$ 10,711.00	\$ 6,962.15
\$ 1,203,001	\$ 1,204,000	\$ 10,393.00	\$ 6,755.45		\$ 1,257,001	\$ 1,258,000	\$ 10,717.00	\$ 6,966.05
\$ 1,204,001	\$ 1,205,000	\$ 10,399.00	\$ 6,759.35		\$ 1,258,001	\$ 1,259,000	\$ 10,723.00	\$ 6,969.95
\$ 1,205,001	\$ 1,206,000	\$ 10,405.00	\$ 6,763.25		\$ 1,259,001	\$ 1,260,000	\$ 10,729.00	\$ 6,973.85
\$ 1,206,001	\$ 1,207,000	\$ 10,411.00	\$ 6,767.15		\$ 1,260,001	\$ 1,261,000	\$ 10,735.00	\$ 6,977.75
\$ 1,207,001	\$ 1,208,000	\$ 10,417.00	\$ 6,771.05		\$ 1,261,001	\$ 1,262,000	\$ 10,741.00	\$ 6,981.65
\$ 1,208,001	\$ 1,209,000	\$ 10,423.00	\$ 6,774.95		\$ 1,262,001	\$ 1,263,000	\$ 10,747.00	\$ 6,985.55
\$ 1,209,001	\$ 1,210,000	\$ 10,429.00	\$ 6,778.85		\$ 1,263,001	\$ 1,264,000	\$ 10,753.00	\$ 6,989.45
\$ 1,210,001	\$ 1,211,000	\$ 10,435.00	\$ 6,782.75		\$ 1,264,001	\$ 1,265,000	\$ 10,759.00	\$ 6,993.35
\$ 1,211,001	\$ 1,212,000	\$ 10,441.00	\$ 6,786.65		\$ 1,265,001	\$ 1,266,000	\$ 10,765.00	\$ 6,997.25
\$ 1,212,001	\$ 1,213,000	\$ 10,447.00	\$ 6,790.55		\$ 1,266,001	\$ 1,267,000	\$ 10,771.00	\$ 7,001.15
\$ 1,213,001	\$ 1,214,000	\$ 10,453.00	\$ 6,794.45		\$ 1,267,001	\$ 1,268,000	\$ 10,777.00	\$ 7,005.05
\$ 1,214,001	\$ 1,215,000	\$ 10,459.00	\$ 6,798.35		\$ 1,268,001	\$ 1,269,000	\$ 10,783.00	\$ 7,008.95
\$ 1,215,001	\$ 1,216,000	\$ 10,465.00	\$ 6,802.25		\$ 1,269,001	\$ 1,270,000	\$ 10,789.00	\$ 7,012.85
\$ 1,216,001	\$ 1,217,000	\$ 10,471.00	\$ 6,806.15		\$ 1,270,001	\$ 1,271,000	\$ 10,795.00	\$ 7,016.75
\$ 1,217,001	\$ 1,218,000	\$ 10,477.00	\$ 6,810.05		\$ 1,271,001	\$ 1,272,000	\$ 10,801.00	\$ 7,020.65
\$ 1,218,001	\$ 1,219,000	\$ 10,483.00	\$ 6,813.95		\$ 1,272,001	\$ 1,273,000	\$ 10,807.00	\$ 7,024.55
\$ 1,219,001	\$ 1,220,000	\$ 10,489.00	\$ 6,817.85		\$ 1,273,001	\$ 1,274,000	\$ 10,813.00	\$ 7,028.45
\$ 1,220,001	\$ 1,221,000	\$ 10,495.00	\$ 6,821.75		\$ 1,274,001	\$ 1,275,000	\$ 10,819.00	\$ 7,032.35
\$ 1,221,001	\$ 1,222,000	\$ 10,501.00	\$ 6,825.65		\$ 1,275,001	\$ 1,276,000	\$ 10,825.00	\$ 7,036.25
\$ 1,222,001	\$ 1,223,000	\$ 10,507.00	\$ 6,829.55		\$ 1,276,001	\$ 1,277,000	\$ 10,831.00	\$ 7,040.15
\$ 1,223,001	\$ 1,224,000	\$ 10,513.00	\$ 6,833.45		\$ 1,277,001	\$ 1,278,000	\$ 10,837.00	\$ 7,044.05
\$ 1,224,001	\$ 1,225,000	\$ 10,519.00	\$ 6,837.35		\$ 1,278,001	\$ 1,279,000	\$ 10,843.00	\$ 7,047.95
\$ 1,225,001	\$ 1,226,000	\$ 10,525.00	\$ 6,841.25		\$ 1,279,001	\$ 1,280,000	\$ 10,849.00	\$ 7,051.85
\$ 1,226,001	\$ 1,227,000	\$ 10,531.00	\$ 6,845.15		\$ 1,280,001	\$ 1,281,000	\$ 10,855.00	\$ 7,055.75
\$ 1,227,001	\$ 1,228,000	\$ 10,537.00	\$ 6,849.05		\$ 1,281,001	\$ 1,282,000	\$ 10,861.00	\$ 7,059.65

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,282,001	\$ 1,283,000	\$ 10,867.00	\$ 7,063.55	\$ 1,336,001	\$ 1,337,000	\$ 11,191.00	\$ 7,274.15
\$ 1,283,001	\$ 1,284,000	\$ 10,873.00	\$ 7,067.45	\$ 1,337,001	\$ 1,338,000	\$ 11,197.00	\$ 7,278.05
\$ 1,284,001	\$ 1,285,000	\$ 10,879.00	\$ 7,071.35	\$ 1,338,001	\$ 1,339,000	\$ 11,203.00	\$ 7,281.95
\$ 1,285,001	\$ 1,286,000	\$ 10,885.00	\$ 7,075.25	\$ 1,339,001	\$ 1,340,000	\$ 11,209.00	\$ 7,285.85
\$ 1,286,001	\$ 1,287,000	\$ 10,891.00	\$ 7,079.15	\$ 1,340,001	\$ 1,341,000	\$ 11,215.00	\$ 7,289.75
\$ 1,287,001	\$ 1,288,000	\$ 10,897.00	\$ 7,083.05	\$ 1,341,001	\$ 1,342,000	\$ 11,221.00	\$ 7,293.65
\$ 1,288,001	\$ 1,289,000	\$ 10,903.00	\$ 7,086.95	\$ 1,342,001	\$ 1,343,000	\$ 11,227.00	\$ 7,297.55
\$ 1,289,001	\$ 1,290,000	\$ 10,909.00	\$ 7,090.85	\$ 1,343,001	\$ 1,344,000	\$ 11,233.00	\$ 7,301.45
\$ 1,290,001	\$ 1,291,000	\$ 10,915.00	\$ 7,094.75	\$ 1,344,001	\$ 1,345,000	\$ 11,239.00	\$ 7,305.35
\$ 1,291,001	\$ 1,292,000	\$ 10,921.00	\$ 7,098.65	\$ 1,345,001	\$ 1,346,000	\$ 11,245.00	\$ 7,309.25
\$ 1,292,001	\$ 1,293,000	\$ 10,927.00	\$ 7,102.55	\$ 1,346,001	\$ 1,347,000	\$ 11,251.00	\$ 7,313.15
\$ 1,293,001	\$ 1,294,000	\$ 10,933.00	\$ 7,106.45	\$ 1,347,001	\$ 1,348,000	\$ 11,257.00	\$ 7,317.05
\$ 1,294,001	\$ 1,295,000	\$ 10,939.00	\$ 7,110.35	\$ 1,348,001	\$ 1,349,000	\$ 11,263.00	\$ 7,320.95
\$ 1,295,001	\$ 1,296,000	\$ 10,945.00	\$ 7,114.25	\$ 1,349,001	\$ 1,350,000	\$ 11,269.00	\$ 7,324.85
\$ 1,296,001	\$ 1,297,000	\$ 10,951.00	\$ 7,118.15	\$ 1,350,001	\$ 1,351,000	\$ 11,275.00	\$ 7,328.75
\$ 1,297,001	\$ 1,298,000	\$ 10,957.00	\$ 7,122.05	\$ 1,351,001	\$ 1,352,000	\$ 11,281.00	\$ 7,332.65
\$ 1,298,001	\$ 1,299,000	\$ 10,963.00	\$ 7,125.95	\$ 1,352,001	\$ 1,353,000	\$ 11,287.00	\$ 7,336.55
\$ 1,299,001	\$ 1,300,000	\$ 10,969.00	\$ 7,129.85	\$ 1,353,001	\$ 1,354,000	\$ 11,293.00	\$ 7,340.45
\$ 1,300,001	\$ 1,301,000	\$ 10,975.00	\$ 7,133.75	\$ 1,354,001	\$ 1,355,000	\$ 11,299.00	\$ 7,344.35
\$ 1,301,001	\$ 1,302,000	\$ 10,981.00	\$ 7,137.65	\$ 1,355,001	\$ 1,356,000	\$ 11,305.00	\$ 7,348.25
\$ 1,302,001	\$ 1,303,000	\$ 10,987.00	\$ 7,141.55	\$ 1,356,001	\$ 1,357,000	\$ 11,311.00	\$ 7,352.15
\$ 1,303,001	\$ 1,304,000	\$ 10,993.00	\$ 7,145.45	\$ 1,357,001	\$ 1,358,000	\$ 11,317.00	\$ 7,356.05
\$ 1,304,001	\$ 1,305,000	\$ 10,999.00	\$ 7,149.35	\$ 1,358,001	\$ 1,359,000	\$ 11,323.00	\$ 7,359.95
\$ 1,305,001	\$ 1,306,000	\$ 11,005.00	\$ 7,153.25	\$ 1,359,001	\$ 1,360,000	\$ 11,329.00	\$ 7,363.85
\$ 1,306,001	\$ 1,307,000	\$ 11,011.00	\$ 7,157.15	\$ 1,360,001	\$ 1,361,000	\$ 11,335.00	\$ 7,367.75
\$ 1,307,001	\$ 1,308,000	\$ 11,017.00	\$ 7,161.05	\$ 1,361,001	\$ 1,362,000	\$ 11,341.00	\$ 7,371.65
\$ 1,308,001	\$ 1,309,000	\$ 11,023.00	\$ 7,164.95	\$ 1,362,001	\$ 1,363,000	\$ 11,347.00	\$ 7,375.55
\$ 1,309,001	\$ 1,310,000	\$ 11,029.00	\$ 7,168.85	\$ 1,363,001	\$ 1,364,000	\$ 11,353.00	\$ 7,379.45
\$ 1,310,001	\$ 1,311,000	\$ 11,035.00	\$ 7,172.75	\$ 1,364,001	\$ 1,365,000	\$ 11,359.00	\$ 7,383.35
\$ 1,311,001	\$ 1,312,000	\$ 11,041.00	\$ 7,176.65	\$ 1,365,001	\$ 1,366,000	\$ 11,365.00	\$ 7,387.25
\$ 1,312,001	\$ 1,313,000	\$ 11,047.00	\$ 7,180.55	\$ 1,366,001	\$ 1,367,000	\$ 11,371.00	\$ 7,391.15
\$ 1,313,001	\$ 1,314,000	\$ 11,053.00	\$ 7,184.45	\$ 1,367,001	\$ 1,368,000	\$ 11,377.00	\$ 7,395.05
\$ 1,314,001	\$ 1,315,000	\$ 11,059.00	\$ 7,188.35	\$ 1,368,001	\$ 1,369,000	\$ 11,383.00	\$ 7,398.95
\$ 1,315,001	\$ 1,316,000	\$ 11,065.00	\$ 7,192.25	\$ 1,369,001	\$ 1,370,000	\$ 11,389.00	\$ 7,402.85
\$ 1,316,001	\$ 1,317,000	\$ 11,071.00	\$ 7,196.15	\$ 1,370,001	\$ 1,371,000	\$ 11,395.00	\$ 7,406.75
\$ 1,317,001	\$ 1,318,000	\$ 11,077.00	\$ 7,200.05	\$ 1,371,001	\$ 1,372,000	\$ 11,401.00	\$ 7,410.65
<del>\$ 1,318,001</del>	<del>\$ 1,319,000</del>	<del>\$ 11,083.00</del>	<del>\$ 7,203.95</del>	<del>\$ 1,372,001</del>	<del>\$ 1,373,000</del>	<del>\$ 11,407.00</del>	<del>\$ 7,414.55</del>
\$ 1,319,001	\$ 1,320,000	\$ 11,089.00	\$ 7,207.85	\$ 1,373,001	\$ 1,374,000	\$ 11,413.00	\$ 7,418.45
\$ 1,320,001	\$ 1,321,000	\$ 11,095.00	\$ 7,211.75	\$ 1,374,001	\$ 1,375,000	\$ 11,419.00	\$ 7,422.35
\$ 1,321,001	\$ 1,322,000	\$ 11,101.00	\$ 7,215.65	\$ 1,375,001	\$ 1,376,000	\$ 11,425.00	\$ 7,426.25
\$ 1,322,001	\$ 1,323,000	\$ 11,107.00	\$ 7,219.55	\$ 1,376,001	\$ 1,377,000	\$ 11,431.00	\$ 7,430.15
\$ 1,323,001	\$ 1,324,000	\$ 11,113.00	\$ 7,223.45	\$ 1,377,001	\$ 1,378,000	\$ 11,437.00	\$ 7,434.05
\$ 1,324,001	\$ 1,325,000	\$ 11,119.00	\$ 7,227.35	\$ 1,378,001	\$ 1,379,000	\$ 11,443.00	\$ 7,437.95
\$ 1,325,001	\$ 1,326,000	\$ 11,125.00	\$ 7,231.25	\$ 1,379,001	\$ 1,380,000	\$ 11,449.00	\$ 7,441.85
\$ 1,326,001	\$ 1,327,000	\$ 11,131.00	\$ 7,235.15	\$ 1,380,001	\$ 1,381,000	\$ 11,455.00	\$ 7,445.75
\$ 1,327,001	\$ 1,328,000	\$ 11,137.00	\$ 7,239.05	\$ 1,381,001	\$ 1,382,000	\$ 11,461.00	\$ 7,449.65
\$ 1,328,001	\$ 1,329,000	\$ 11,143.00	\$ 7,242.95	\$ 1,382,001	\$ 1,383,000	\$ 11,467.00	\$ 7,453.55
\$ 1,329,001	\$ 1,330,000	\$ 11,149.00	\$ 7,246.85	\$ 1,383,001	\$ 1,384,000	\$ 11,473.00	\$ 7,457.45
\$ 1,330,001	\$ 1,331,000	\$ 11,155.00	\$ 7,250.75	\$ 1,384,001	\$ 1,385,000	\$ 11,479.00	\$ 7,461.35
\$ 1,331,001	\$ 1,332,000	\$ 11,161.00	\$ 7,254.65	\$ 1,385,001	\$ 1,386,000	\$ 11,485.00	\$ 7,465.25
\$ 1,332,001	\$ 1,333,000	\$ 11,167.00	\$ 7,258.55	\$ 1,386,001	\$ 1,387,000	\$ 11,491.00	\$ 7,469.15
\$ 1,333,001	\$ 1,334,000	\$ 11,173.00	\$ 7,262.45	\$ 1,387,001	\$ 1,388,000	\$ 11,497.00	\$ 7,473.05
\$ 1,334,001	\$ 1,335,000	\$ 11,179.00	\$ 7,266.35	\$ 1,388,001	\$ 1,389,000	\$ 11,503.00	\$ 7,476.95
\$ 1,335,001	\$ 1,336,000	\$ 11,185.00	\$ 7,270.25	\$ 1,389,001	\$ 1,390,000	\$ 11,509.00	\$ 7,480.85



Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,390,001	\$ 1,391,000	\$ 11,515.00	\$ 7,484.75		\$ 1,444,001	\$ 1,445,000	\$ 11,839.00	\$ 7,695.35
\$ 1,391,001	\$ 1,392,000	\$ 11,521.00	\$ 7,488.65		\$ 1,445,001	\$ 1,446,000	\$ 11,845.00	\$ 7,699.25
\$ 1,392,001	\$ 1,393,000	\$ 11,527.00	\$ 7,492.55		\$ 1,446,001	\$ 1,447,000	\$ 11,851.00	\$ 7,703.15
\$ 1,393,001	\$ 1,394,000	\$ 11,533.00	\$ 7,496.45		\$ 1,447,001	\$ 1,448,000	\$ 11,857.00	\$ 7,707.05
\$ 1,394,001	\$ 1,395,000	\$ 11,539.00	\$ 7,500.35		\$ 1,448,001	\$ 1,449,000	\$ 11,863.00	\$ 7,710.95
\$ 1,395,001	\$ 1,396,000	\$ 11,545.00	\$ 7,504.25		\$ 1,449,001	\$ 1,450,000	\$ 11,869.00	\$ 7,714.85
\$ 1,396,001	\$ 1,397,000	\$ 11,551.00	\$ 7,508.15		\$ 1,450,001	\$ 1,451,000	\$ 11,875.00	\$ 7,718.75
\$ 1,397,001	\$ 1,398,000	\$ 11,557.00	\$ 7,512.05		\$ 1,451,001	\$ 1,452,000	\$ 11,881.00	\$ 7,722.65
\$ 1,398,001	\$ 1,399,000	\$ 11,563.00	\$ 7,515.95		\$ 1,452,001	\$ 1,453,000	\$ 11,887.00	\$ 7,726.55
\$ 1,399,001	\$ 1,400,000	\$ 11,569.00	\$ 7,519.85		\$ 1,453,001	\$ 1,454,000	\$ 11,893.00	\$ 7,730.45
\$ 1,400,001	\$ 1,401,000	\$ 11,575.00	\$ 7,523.75		\$ 1,454,001	\$ 1,455,000	\$ 11,899.00	\$ 7,734.35
\$ 1,401,001	\$ 1,402,000	\$ 11,581.00	\$ 7,527.65		\$ 1,455,001	\$ 1,456,000	\$ 11,905.00	\$ 7,738.25
\$ 1,402,001	\$ 1,403,000	\$ 11,587.00	\$ 7,531.55		\$ 1,456,001	\$ 1,457,000	\$ 11,911.00	\$ 7,742.15
\$ 1,403,001	\$ 1,404,000	\$ 11,593.00	\$ 7,535.45		\$ 1,457,001	\$ 1,458,000	\$ 11,917.00	\$ 7,746.05
\$ 1,404,001	\$ 1,405,000	\$ 11,599.00	\$ 7,539.35		\$ 1,458,001	\$ 1,459,000	\$ 11,923.00	\$ 7,749.95
\$ 1,405,001	\$ 1,406,000	\$ 11,605.00	\$ 7,543.25		\$ 1,459,001	\$ 1,460,000	\$ 11,929.00	\$ 7,753.85
\$ 1,406,001	\$ 1,407,000	\$ 11,611.00	\$ 7,547.15		\$ 1,460,001	\$ 1,461,000	\$ 11,935.00	\$ 7,757.75
\$ 1,407,001	\$ 1,408,000	\$ 11,617.00	\$ 7,551.05		\$ 1,461,001	\$ 1,462,000	\$ 11,941.00	\$ 7,761.65
\$ 1,408,001	\$ 1,409,000	\$ 11,623.00	\$ 7,554.95		\$ 1,462,001	\$ 1,463,000	\$ 11,947.00	\$ 7,765.55
\$ 1,409,001	\$ 1,410,000	\$ 11,629.00	\$ 7,558.85		\$ 1,463,001	\$ 1,464,000	\$ 11,953.00	\$ 7,769.45
\$ 1,410,001	\$ 1,411,000	\$ 11,635.00	\$ 7,562.75		\$ 1,464,001	\$ 1,465,000	\$ 11,959.00	\$ 7,773.35
\$ 1,411,001	\$ 1,412,000	\$ 11,641.00	\$ 7,566.65		\$ 1,465,001	\$ 1,466,000	\$ 11,965.00	\$ 7,777.25
\$ 1,412,001	\$ 1,413,000	\$ 11,647.00	\$ 7,570.55		\$ 1,466,001	\$ 1,467,000	\$ 11,971.00	\$ 7,781.15
\$ 1,413,001	\$ 1,414,000	\$ 11,653.00	\$ 7,574.45		\$ 1,467,001	\$ 1,468,000	\$ 11,977.00	\$ 7,785.05
\$ 1,414,001	\$ 1,415,000	\$ 11,659.00	\$ 7,578.35		\$ 1,468,001	\$ 1,469,000	\$ 11,983.00	\$ 7,788.95
\$ 1,415,001	\$ 1,416,000	\$ 11,665.00	\$ 7,582.25		\$ 1,469,001	\$ 1,470,000	\$ 11,989.00	\$ 7,792.85
\$ 1,416,001	\$ 1,417,000	\$ 11,671.00	\$ 7,586.15		\$ 1,470,001	\$ 1,471,000	\$ 11,995.00	\$ 7,796.75
\$ 1,417,001	\$ 1,418,000	\$ 11,677.00	\$ 7,590.05		\$ 1,471,001	\$ 1,472,000	\$ 12,001.00	\$ 7,800.65
\$ 1,418,001	\$ 1,419,000	\$ 11,683.00	\$ 7,593.95		\$ 1,472,001	\$ 1,473,000	\$ 12,007.00	\$ 7,804.55
\$ 1,419,001	\$ 1,420,000	\$ 11,689.00	\$ 7,597.85		\$ 1,473,001	\$ 1,474,000	\$ 12,013.00	\$ 7,808.45
\$ 1,420,001	\$ 1,421,000	\$ 11,695.00	\$ 7,601.75		\$ 1,474,001	\$ 1,475,000	\$ 12,019.00	\$ 7,812.35
\$ 1,421,001	\$ 1,422,000	\$ 11,701.00	\$ 7,605.65		\$ 1,475,001	\$ 1,476,000	\$ 12,025.00	\$ 7,816.25
\$ 1,422,001	\$ 1,423,000	\$ 11,707.00	\$ 7,609.55		\$ 1,476,001	\$ 1,477,000	\$ 12,031.00	\$ 7,820.15
\$ 1,423,001	\$ 1,424,000	\$ 11,713.00	\$ 7,613.45		\$ 1,477,001	\$ 1,478,000	\$ 12,037.00	\$ 7,824.05
\$ 1,424,001	\$ 1,425,000	\$ 11,719.00	\$ 7,617.35		\$ 1,478,001	\$ 1,479,000	\$ 12,043.00	\$ 7,827.95
\$ 1,425,001	\$ 1,426,000	\$ 11,725.00	\$ 7,621.25		\$ 1,479,001	\$ 1,480,000	\$ 12,049.00	\$ 7,831.85
\$ 1,426,001	\$ 1,427,000	\$ 11,731.00	\$ 7,625.15		\$ 1,480,001	\$ 1,481,000	\$ 12,055.00	\$ 7,835.75
\$ 1,427,001	\$ 1,428,000	\$ 11,737.00	\$ 7,629.05		\$ 1,481,001	\$ 1,482,000	\$ 12,061.00	\$ 7,839.65
\$ 1,428,001	\$ 1,429,000	\$ 11,743.00	\$ 7,632.95		\$ 1,482,001	\$ 1,483,000	\$ 12,067.00	\$ 7,843.55
\$ 1,429,001	\$ 1,430,000	\$ 11,749.00	\$ 7,636.85		\$ 1,483,001	\$ 1,484,000	\$ 12,073.00	\$ 7,847.45
\$ 1,430,001	\$ 1,431,000	\$ 11,755.00	\$ 7,640.75		\$ 1,484,001	\$ 1,485,000	\$ 12,079.00	\$ 7,851.35
\$ 1,431,001	\$ 1,432,000	\$ 11,761.00	\$ 7,644.65		\$ 1,485,001	\$ 1,486,000	\$ 12,085.00	\$ 7,855.25
\$ 1,432,001	\$ 1,433,000	\$ 11,767.00	\$ 7,648.55		\$ 1,486,001	\$ 1,487,000	\$ 12,091.00	\$ 7,859.15
\$ 1,433,001	\$ 1,434,000	\$ 11,773.00	\$ 7,652.45		\$ 1,487,001	\$ 1,488,000	\$ 12,097.00	\$ 7,863.05
\$ 1,434,001	\$ 1,435,000	\$ 11,779.00	\$ 7,656.35		\$ 1,488,001	\$ 1,489,000	\$ 12,103.00	\$ 7,866.95
\$ 1,435,001	\$ 1,436,000	\$ 11,785.00	\$ 7,660.25		\$ 1,489,001	\$ 1,490,000	\$ 12,109.00	\$ 7,870.85
\$ 1,436,001	\$ 1,437,000	\$ 11,791.00	\$ 7,664.15		\$ 1,490,001	\$ 1,491,000	\$ 12,115.00	\$ 7,874.75
\$ 1,437,001	\$ 1,438,000	\$ 11,797.00	\$ 7,668.05		\$ 1,491,001	\$ 1,492,000	\$ 12,121.00	\$ 7,878.65
\$ 1,438,001	\$ 1,439,000	\$ 11,803.00	\$ 7,671.95		\$ 1,492,001	\$ 1,493,000	\$ 12,127.00	\$ 7,882.55
\$ 1,439,001	\$ 1,440,000	\$ 11,809.00	\$ 7,675.85		\$ 1,493,001	\$ 1,494,000	\$ 12,133.00	\$ 7,886.45
\$ 1,440,001	\$ 1,441,000	\$ 11,815.00	\$ 7,679.75		\$ 1,494,001	\$ 1,495,000	\$ 12,139.00	\$ 7,890.35
\$ 1,441,001	\$ 1,442,000	\$ 11,821.00	\$ 7,683.65		\$ 1,495,001	\$ 1,496,000	\$ 12,145.00	\$ 7,894.25
\$ 1,442,001	\$ 1,443,000	\$ 11,827.00	\$ 7,687.55		\$ 1,496,001	\$ 1,497,000	\$ 12,151.00	\$ 7,898.15
\$ 1,443,001	\$ 1,444,000	\$ 11,833.00	\$ 7,691.45		\$ 1,497,001	\$ 1,498,000	\$ 12,157.00	\$ 7,902.05

Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,498,001	\$ 1,499,000	\$ 12,163.00	\$ 7,905.95		\$ 1,552,001	\$ 1,553,000	\$ 12,487.00	\$ 8,116.55
\$ 1,499,001	\$ 1,500,000	\$ 12,169.00	\$ 7,909.85		\$ 1,553,001	\$ 1,554,000	\$ 12,493.00	\$ 8,120.45
\$ 1,500,001	\$ 1,501,000	\$ 12,175.00	\$ 7,913.75		\$ 1,554,001	\$ 1,555,000	\$ 12,499.00	\$ 8,124.35
\$ 1,501,001	\$ 1,502,000	\$ 12,181.00	\$ 7,917.65		\$ 1,555,001	\$ 1,556,000	\$ 12,505.00	\$ 8,128.25
\$ 1,502,001	\$ 1,503,000	\$ 12,187.00	\$ 7,921.55		\$ 1,556,001	\$ 1,557,000	\$ 12,511.00	\$ 8,132.15
\$ 1,503,001	\$ 1,504,000	\$ 12,193.00	\$ 7,925.45		\$ 1,557,001	\$ 1,558,000	\$ 12,517.00	\$ 8,136.05
\$ 1,504,001	\$ 1,505,000	\$ 12,199.00	\$ 7,929.35		\$ 1,558,001	\$ 1,559,000	\$ 12,523.00	\$ 8,139.95
\$ 1,505,001	\$ 1,506,000	\$ 12,205.00	\$ 7,933.25		\$ 1,559,001	\$ 1,560,000	\$ 12,529.00	\$ 8,143.85
\$ 1,506,001	\$ 1,507,000	\$ 12,211.00	\$ 7,937.15		\$ 1,560,001	\$ 1,561,000	\$ 12,535.00	\$ 8,147.75
\$ 1,507,001	\$ 1,508,000	\$ 12,217.00	\$ 7,941.05		\$ 1,561,001	\$ 1,562,000	\$ 12,541.00	\$ 8,151.65
\$ 1,508,001	\$ 1,509,000	\$ 12,223.00	\$ 7,944.95		\$ 1,562,001	\$ 1,563,000	\$ 12,547.00	\$ 8,155.55
\$ 1,509,001	\$ 1,510,000	\$ 12,229.00	\$ 7,948.85		\$ 1,563,001	\$ 1,564,000	\$ 12,553.00	\$ 8,159.45
\$ 1,510,001	\$ 1,511,000	\$ 12,235.00	\$ 7,952.75		\$ 1,564,001	\$ 1,565,000	\$ 12,559.00	\$ 8,163.35
\$ 1,511,001	\$ 1,512,000	\$ 12,241.00	\$ 7,956.65		\$ 1,565,001	\$ 1,566,000	\$ 12,565.00	\$ 8,167.25
\$ 1,512,001	\$ 1,513,000	\$ 12,247.00	\$ 7,960.55		\$ 1,566,001	\$ 1,567,000	\$ 12,571.00	\$ 8,171.15
\$ 1,513,001	\$ 1,514,000	\$ 12,253.00	\$ 7,964.45		\$ 1,567,001	\$ 1,568,000	\$ 12,577.00	\$ 8,175.05
\$ 1,514,001	\$ 1,515,000	\$ 12,259.00	\$ 7,968.35		\$ 1,568,001	\$ 1,569,000	\$ 12,583.00	\$ 8,178.95
\$ 1,515,001	\$ 1,516,000	\$ 12,265.00	\$ 7,972.25		\$ 1,569,001	\$ 1,570,000	\$ 12,589.00	\$ 8,182.85
\$ 1,516,001	\$ 1,517,000	\$ 12,271.00	\$ 7,976.15		\$ 1,570,001	\$ 1,571,000	\$ 12,595.00	\$ 8,186.75
\$ 1,517,001	\$ 1,518,000	\$ 12,277.00	\$ 7,980.05		\$ 1,571,001	\$ 1,572,000	\$ 12,601.00	\$ 8,190.65
\$ 1,518,001	\$ 1,519,000	\$ 12,283.00	\$ 7,983.95		\$ 1,572,001	\$ 1,573,000	\$ 12,607.00	\$ 8,194.55
\$ 1,519,001	\$ 1,520,000	\$ 12,289.00	\$ 7,987.85		\$ 1,573,001	\$ 1,574,000	\$ 12,613.00	\$ 8,198.45
\$ 1,520,001	\$ 1,521,000	\$ 12,295.00	\$ 7,991.75		\$ 1,574,001	\$ 1,575,000	\$ 12,619.00	\$ 8,202.35
\$ 1,521,001	\$ 1,522,000	\$ 12,301.00	\$ 7,995.65		\$ 1,575,001	\$ 1,576,000	\$ 12,625.00	\$ 8,206.25
\$ 1,522,001	\$ 1,523,000	\$ 12,307.00	\$ 7,999.55		\$ 1,576,001	\$ 1,577,000	\$ 12,631.00	\$ 8,210.15
\$ 1,523,001	\$ 1,524,000	\$ 12,313.00	\$ 8,003.45		\$ 1,577,001	\$ 1,578,000	\$ 12,637.00	\$ 8,214.05
\$ 1,524,001	\$ 1,525,000	\$ 12,319.00	\$ 8,007.35		\$ 1,578,001	\$ 1,579,000	\$ 12,643.00	\$ 8,217.95
\$ 1,525,001	\$ 1,526,000	\$ 12,325.00	\$ 8,011.25		\$ 1,579,001	\$ 1,580,000	\$ 12,649.00	\$ 8,221.85
\$ 1,526,001	\$ 1,527,000	\$ 12,331.00	\$ 8,015.15		\$ 1,580,001	\$ 1,581,000	\$ 12,655.00	\$ 8,225.75
\$ 1,527,001	\$ 1,528,000	\$ 12,337.00	\$ 8,019.05		\$ 1,581,001	\$ 1,582,000	\$ 12,661.00	\$ 8,229.65
\$ 1,528,001	\$ 1,529,000	\$ 12,343.00	\$ 8,022.95		\$ 1,582,001	\$ 1,583,000	\$ 12,667.00	\$ 8,233.55
\$ 1,529,001	\$ 1,530,000	\$ 12,349.00	\$ 8,026.85		\$ 1,583,001	\$ 1,584,000	\$ 12,673.00	\$ 8,237.45
\$ 1,530,001	\$ 1,531,000	\$ 12,355.00	\$ 8,030.75		\$ 1,584,001	\$ 1,585,000	\$ 12,679.00	\$ 8,241.35
\$ 1,531,001	\$ 1,532,000	\$ 12,361.00	\$ 8,034.65		\$ 1,585,001	\$ 1,586,000	\$ 12,685.00	\$ 8,245.25
\$ 1,532,001	\$ 1,533,000	\$ 12,367.00	\$ 8,038.55		\$ 1,586,001	\$ 1,587,000	\$ 12,691.00	\$ 8,249.15
\$ 1,533,001	\$ 1,534,000	\$ 12,373.00	\$ 8,042.45		\$ 1,587,001	\$ 1,588,000	\$ 12,697.00	\$ 8,253.05
<del>\$ 1,534,001</del>	<del>\$ 1,535,000</del>	<del>\$ 12,379.00</del>	<del>\$ 8,046.35</del>		<del>\$ 1,588,001</del>	<del>\$ 1,589,000</del>	<del>\$ 12,703.00</del>	<del>\$ 8,256.95</del>
\$ 1,535,001	\$ 1,536,000	\$ 12,385.00	\$ 8,050.25		\$ 1,589,001	\$ 1,590,000	\$ 12,709.00	\$ 8,260.85
\$ 1,536,001	\$ 1,537,000	\$ 12,391.00	\$ 8,054.15		\$ 1,590,001	\$ 1,591,000	\$ 12,715.00	\$ 8,264.75
\$ 1,537,001	\$ 1,538,000	\$ 12,397.00	\$ 8,058.05		\$ 1,591,001	\$ 1,592,000	\$ 12,721.00	\$ 8,268.65
\$ 1,538,001	\$ 1,539,000	\$ 12,403.00	\$ 8,061.95		\$ 1,592,001	\$ 1,593,000	\$ 12,727.00	\$ 8,272.55
\$ 1,539,001	\$ 1,540,000	\$ 12,409.00	\$ 8,065.85		\$ 1,593,001	\$ 1,594,000	\$ 12,733.00	\$ 8,276.45
\$ 1,540,001	\$ 1,541,000	\$ 12,415.00	\$ 8,069.75		\$ 1,594,001	\$ 1,595,000	\$ 12,739.00	\$ 8,280.35
\$ 1,541,001	\$ 1,542,000	\$ 12,421.00	\$ 8,073.65		\$ 1,595,001	\$ 1,596,000	\$ 12,745.00	\$ 8,284.25
\$ 1,542,001	\$ 1,543,000	\$ 12,427.00	\$ 8,077.55		\$ 1,596,001	\$ 1,597,000	\$ 12,751.00	\$ 8,288.15
\$ 1,543,001	\$ 1,544,000	\$ 12,433.00	\$ 8,081.45		\$ 1,597,001	\$ 1,598,000	\$ 12,757.00	\$ 8,292.05
\$ 1,544,001	\$ 1,545,000	\$ 12,439.00	\$ 8,085.35		\$ 1,598,001	\$ 1,599,000	\$ 12,763.00	\$ 8,295.95
\$ 1,545,001	\$ 1,546,000	\$ 12,445.00	\$ 8,089.25		\$ 1,599,001	\$ 1,600,000	\$ 12,769.00	\$ 8,299.85
\$ 1,546,001	\$ 1,547,000	\$ 12,451.00	\$ 8,093.15		\$ 1,600,001	\$ 1,601,000	\$ 12,775.00	\$ 8,303.75
\$ 1,547,001	\$ 1,548,000	\$ 12,457.00	\$ 8,097.05		\$ 1,601,001	\$ 1,602,000	\$ 12,781.00	\$ 8,307.65
\$ 1,548,001	\$ 1,549,000	\$ 12,463.00	\$ 8,100.95		\$ 1,602,001	\$ 1,603,000	\$ 12,787.00	\$ 8,311.55
\$ 1,549,001	\$ 1,550,000	\$ 12,469.00	\$ 8,104.85		\$ 1,603,001	\$ 1,604,000	\$ 12,793.00	\$ 8,315.45
\$ 1,550,001	\$ 1,551,000	\$ 12,475.00	\$ 8,108.75		\$ 1,604,001	\$ 1,605,000	\$ 12,799.00	\$ 8,319.35
\$ 1,551,001	\$ 1,552,000	\$ 12,481.00	\$ 8,112.65		\$ 1,605,001	\$ 1,606,000	\$ 12,805.00	\$ 8,323.25

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,606,001	\$ 1,607,000	\$ 12,811.00	\$ 8,327.15	\$ 1,660,001	\$ 1,661,000	\$ 13,135.00	\$ 8,537.75
\$ 1,607,001	\$ 1,608,000	\$ 12,817.00	\$ 8,331.05	\$ 1,661,001	\$ 1,662,000	\$ 13,141.00	\$ 8,541.65
\$ 1,608,001	\$ 1,609,000	\$ 12,823.00	\$ 8,334.95	\$ 1,662,001	\$ 1,663,000	\$ 13,147.00	\$ 8,545.55
\$ 1,609,001	\$ 1,610,000	\$ 12,829.00	\$ 8,338.85	\$ 1,663,001	\$ 1,664,000	\$ 13,153.00	\$ 8,549.45
\$ 1,610,001	\$ 1,611,000	\$ 12,835.00	\$ 8,342.75	\$ 1,664,001	\$ 1,665,000	\$ 13,159.00	\$ 8,553.35
\$ 1,611,001	\$ 1,612,000	\$ 12,841.00	\$ 8,346.65	\$ 1,665,001	\$ 1,666,000	\$ 13,165.00	\$ 8,557.25
\$ 1,612,001	\$ 1,613,000	\$ 12,847.00	\$ 8,350.55	\$ 1,666,001	\$ 1,667,000	\$ 13,171.00	\$ 8,561.15
\$ 1,613,001	\$ 1,614,000	\$ 12,853.00	\$ 8,354.45	\$ 1,667,001	\$ 1,668,000	\$ 13,177.00	\$ 8,565.05
\$ 1,614,001	\$ 1,615,000	\$ 12,859.00	\$ 8,358.35	\$ 1,668,001	\$ 1,669,000	\$ 13,183.00	\$ 8,568.95
\$ 1,615,001	\$ 1,616,000	\$ 12,865.00	\$ 8,362.25	\$ 1,669,001	\$ 1,670,000	\$ 13,189.00	\$ 8,572.85
\$ 1,616,001	\$ 1,617,000	\$ 12,871.00	\$ 8,366.15	\$ 1,670,001	\$ 1,671,000	\$ 13,195.00	\$ 8,576.75
\$ 1,617,001	\$ 1,618,000	\$ 12,877.00	\$ 8,370.05	\$ 1,671,001	\$ 1,672,000	\$ 13,201.00	\$ 8,580.65
\$ 1,618,001	\$ 1,619,000	\$ 12,883.00	\$ 8,373.95	\$ 1,672,001	\$ 1,673,000	\$ 13,207.00	\$ 8,584.55
\$ 1,619,001	\$ 1,620,000	\$ 12,889.00	\$ 8,377.85	\$ 1,673,001	\$ 1,674,000	\$ 13,213.00	\$ 8,588.45
\$ 1,620,001	\$ 1,621,000	\$ 12,895.00	\$ 8,381.75	\$ 1,674,001	\$ 1,675,000	\$ 13,219.00	\$ 8,592.35
\$ 1,621,001	\$ 1,622,000	\$ 12,901.00	\$ 8,385.65	\$ 1,675,001	\$ 1,676,000	\$ 13,225.00	\$ 8,596.25
\$ 1,622,001	\$ 1,623,000	\$ 12,907.00	\$ 8,389.55	\$ 1,676,001	\$ 1,677,000	\$ 13,231.00	\$ 8,600.15
\$ 1,623,001	\$ 1,624,000	\$ 12,913.00	\$ 8,393.45	\$ 1,677,001	\$ 1,678,000	\$ 13,237.00	\$ 8,604.05
\$ 1,624,001	\$ 1,625,000	\$ 12,919.00	\$ 8,397.35	\$ 1,678,001	\$ 1,679,000	\$ 13,243.00	\$ 8,607.95
\$ 1,625,001	\$ 1,626,000	\$ 12,925.00	\$ 8,401.25	\$ 1,679,001	\$ 1,680,000	\$ 13,249.00	\$ 8,611.85
\$ 1,626,001	\$ 1,627,000	\$ 12,931.00	\$ 8,405.15	\$ 1,680,001	\$ 1,681,000	\$ 13,255.00	\$ 8,615.75
\$ 1,627,001	\$ 1,628,000	\$ 12,937.00	\$ 8,409.05	\$ 1,681,001	\$ 1,682,000	\$ 13,261.00	\$ 8,619.65
\$ 1,628,001	\$ 1,629,000	\$ 12,943.00	\$ 8,412.95	\$ 1,682,001	\$ 1,683,000	\$ 13,267.00	\$ 8,623.55
\$ 1,629,001	\$ 1,630,000	\$ 12,949.00	\$ 8,416.85	\$ 1,683,001	\$ 1,684,000	\$ 13,273.00	\$ 8,627.45
\$ 1,630,001	\$ 1,631,000	\$ 12,955.00	\$ 8,420.75	\$ 1,684,001	\$ 1,685,000	\$ 13,279.00	\$ 8,631.35
\$ 1,631,001	\$ 1,632,000	\$ 12,961.00	\$ 8,424.65	\$ 1,685,001	\$ 1,686,000	\$ 13,285.00	\$ 8,635.25
\$ 1,632,001	\$ 1,633,000	\$ 12,967.00	\$ 8,428.55	\$ 1,686,001	\$ 1,687,000	\$ 13,291.00	\$ 8,639.15
\$ 1,633,001	\$ 1,634,000	\$ 12,973.00	\$ 8,432.45	\$ 1,687,001	\$ 1,688,000	\$ 13,297.00	\$ 8,643.05
\$ 1,634,001	\$ 1,635,000	\$ 12,979.00	\$ 8,436.35	\$ 1,688,001	\$ 1,689,000	\$ 13,303.00	\$ 8,646.95
\$ 1,635,001	\$ 1,636,000	\$ 12,985.00	\$ 8,440.25	\$ 1,689,001	\$ 1,690,000	\$ 13,309.00	\$ 8,650.85
\$ 1,636,001	\$ 1,637,000	\$ 12,991.00	\$ 8,444.15	\$ 1,690,001	\$ 1,691,000	\$ 13,315.00	\$ 8,654.75
\$ 1,637,001	\$ 1,638,000	\$ 12,997.00	\$ 8,448.05	\$ 1,691,001	\$ 1,692,000	\$ 13,321.00	\$ 8,658.65
\$ 1,638,001	\$ 1,639,000	\$ 13,003.00	\$ 8,451.95	\$ 1,692,001	\$ 1,693,000	\$ 13,327.00	\$ 8,662.55
\$ 1,639,001	\$ 1,640,000	\$ 13,009.00	\$ 8,455.85	\$ 1,693,001	\$ 1,694,000	\$ 13,333.00	\$ 8,666.45
\$ 1,640,001	\$ 1,641,000	\$ 13,015.00	\$ 8,459.75	\$ 1,694,001	\$ 1,695,000	\$ 13,339.00	\$ 8,670.35
\$ 1,641,001	\$ 1,642,000	\$ 13,021.00	\$ 8,463.65	\$ 1,695,001	\$ 1,696,000	\$ 13,345.00	\$ 8,674.25
\$ 1,642,001	\$ 1,643,000	\$ 13,027.00	\$ 8,467.55	\$ 1,696,001	\$ 1,697,000	\$ 13,351.00	\$ 8,678.15
\$ 1,643,001	\$ 1,644,000	\$ 13,033.00	\$ 8,471.45	\$ 1,697,001	\$ 1,698,000	\$ 13,357.00	\$ 8,682.05
\$ 1,644,001	\$ 1,645,000	\$ 13,039.00	\$ 8,475.35	\$ 1,698,001	\$ 1,699,000	\$ 13,363.00	\$ 8,685.95
\$ 1,645,001	\$ 1,646,000	\$ 13,045.00	\$ 8,479.25	\$ 1,699,001	\$ 1,700,000	\$ 13,369.00	\$ 8,689.85
\$ 1,646,001	\$ 1,647,000	\$ 13,051.00	\$ 8,483.15	\$ 1,700,001	\$ 1,701,000	\$ 13,375.00	\$ 8,693.75
\$ 1,647,001	\$ 1,648,000	\$ 13,057.00	\$ 8,487.05	\$ 1,701,001	\$ 1,702,000	\$ 13,381.00	\$ 8,697.65
\$ 1,648,001	\$ 1,649,000	\$ 13,063.00	\$ 8,490.95	\$ 1,702,001	\$ 1,703,000	\$ 13,387.00	\$ 8,701.55
\$ 1,649,001	\$ 1,650,000	\$ 13,069.00	\$ 8,494.85	\$ 1,703,001	\$ 1,704,000	\$ 13,393.00	\$ 8,705.45
\$ 1,650,001	\$ 1,651,000	\$ 13,075.00	\$ 8,498.75	\$ 1,704,001	\$ 1,705,000	\$ 13,399.00	\$ 8,709.35
\$ 1,651,001	\$ 1,652,000	\$ 13,081.00	\$ 8,502.65	\$ 1,705,001	\$ 1,706,000	\$ 13,405.00	\$ 8,713.25
\$ 1,652,001	\$ 1,653,000	\$ 13,087.00	\$ 8,506.55	\$ 1,706,001	\$ 1,707,000	\$ 13,411.00	\$ 8,717.15
\$ 1,653,001	\$ 1,654,000	\$ 13,093.00	\$ 8,510.45	\$ 1,707,001	\$ 1,708,000	\$ 13,417.00	\$ 8,721.05
\$ 1,654,001	\$ 1,655,000	\$ 13,099.00	\$ 8,514.35	\$ 1,708,001	\$ 1,709,000	\$ 13,423.00	\$ 8,724.95
\$ 1,655,001	\$ 1,656,000	\$ 13,105.00	\$ 8,518.25	\$ 1,709,001	\$ 1,710,000	\$ 13,429.00	\$ 8,728.85
\$ 1,656,001	\$ 1,657,000	\$ 13,111.00	\$ 8,522.15	\$ 1,710,001	\$ 1,711,000	\$ 13,435.00	\$ 8,732.75
\$ 1,657,001	\$ 1,658,000	\$ 13,117.00	\$ 8,526.05	\$ 1,711,001	\$ 1,712,000	\$ 13,441.00	\$ 8,736.65
\$ 1,658,001	\$ 1,659,000	\$ 13,123.00	\$ 8,529.95	\$ 1,712,001	\$ 1,713,000	\$ 13,447.00	\$ 8,740.55
\$ 1,659,001	\$ 1,660,000	\$ 13,129.00	\$ 8,533.85	\$ 1,713,001	\$ 1,714,000	\$ 13,453.00	\$ 8,744.45

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,714,001	\$ 1,715,000	\$ 13,459.00	\$ 8,748.35	\$ 1,768,001	\$ 1,769,000	\$ 13,783.00	\$ 8,958.95
\$ 1,715,001	\$ 1,716,000	\$ 13,465.00	\$ 8,752.25	\$ 1,769,001	\$ 1,770,000	\$ 13,789.00	\$ 8,962.85
\$ 1,716,001	\$ 1,717,000	\$ 13,471.00	\$ 8,756.15	\$ 1,770,001	\$ 1,771,000	\$ 13,795.00	\$ 8,966.75
\$ 1,717,001	\$ 1,718,000	\$ 13,477.00	\$ 8,760.05	\$ 1,771,001	\$ 1,772,000	\$ 13,801.00	\$ 8,970.65
\$ 1,718,001	\$ 1,719,000	\$ 13,483.00	\$ 8,763.95	\$ 1,772,001	\$ 1,773,000	\$ 13,807.00	\$ 8,974.55
\$ 1,719,001	\$ 1,720,000	\$ 13,489.00	\$ 8,767.85	\$ 1,773,001	\$ 1,774,000	\$ 13,813.00	\$ 8,978.45
\$ 1,720,001	\$ 1,721,000	\$ 13,495.00	\$ 8,771.75	\$ 1,774,001	\$ 1,775,000	\$ 13,819.00	\$ 8,982.35
\$ 1,721,001	\$ 1,722,000	\$ 13,501.00	\$ 8,775.65	\$ 1,775,001	\$ 1,776,000	\$ 13,825.00	\$ 8,986.25
\$ 1,722,001	\$ 1,723,000	\$ 13,507.00	\$ 8,779.55	\$ 1,776,001	\$ 1,777,000	\$ 13,831.00	\$ 8,990.15
\$ 1,723,001	\$ 1,724,000	\$ 13,513.00	\$ 8,783.45	\$ 1,777,001	\$ 1,778,000	\$ 13,837.00	\$ 8,994.05
\$ 1,724,001	\$ 1,725,000	\$ 13,519.00	\$ 8,787.35	\$ 1,778,001	\$ 1,779,000	\$ 13,843.00	\$ 8,997.95
\$ 1,725,001	\$ 1,726,000	\$ 13,525.00	\$ 8,791.25	\$ 1,779,001	\$ 1,780,000	\$ 13,849.00	\$ 9,001.85
\$ 1,726,001	\$ 1,727,000	\$ 13,531.00	\$ 8,795.15	\$ 1,780,001	\$ 1,781,000	\$ 13,855.00	\$ 9,005.75
\$ 1,727,001	\$ 1,728,000	\$ 13,537.00	\$ 8,799.05	\$ 1,781,001	\$ 1,782,000	\$ 13,861.00	\$ 9,009.65
\$ 1,728,001	\$ 1,729,000	\$ 13,543.00	\$ 8,802.95	\$ 1,782,001	\$ 1,783,000	\$ 13,867.00	\$ 9,013.55
\$ 1,729,001	\$ 1,730,000	\$ 13,549.00	\$ 8,806.85	\$ 1,783,001	\$ 1,784,000	\$ 13,873.00	\$ 9,017.45
\$ 1,730,001	\$ 1,731,000	\$ 13,555.00	\$ 8,810.75	\$ 1,784,001	\$ 1,785,000	\$ 13,879.00	\$ 9,021.35
\$ 1,731,001	\$ 1,732,000	\$ 13,561.00	\$ 8,814.65	\$ 1,785,001	\$ 1,786,000	\$ 13,885.00	\$ 9,025.25
\$ 1,732,001	\$ 1,733,000	\$ 13,567.00	\$ 8,818.55	\$ 1,786,001	\$ 1,787,000	\$ 13,891.00	\$ 9,029.15
\$ 1,733,001	\$ 1,734,000	\$ 13,573.00	\$ 8,822.45	\$ 1,787,001	\$ 1,788,000	\$ 13,897.00	\$ 9,033.05
\$ 1,734,001	\$ 1,735,000	\$ 13,579.00	\$ 8,826.35	\$ 1,788,001	\$ 1,789,000	\$ 13,903.00	\$ 9,036.95
\$ 1,735,001	\$ 1,736,000	\$ 13,585.00	\$ 8,830.25	\$ 1,789,001	\$ 1,790,000	\$ 13,909.00	\$ 9,040.85
\$ 1,736,001	\$ 1,737,000	\$ 13,591.00	\$ 8,834.15	\$ 1,790,001	\$ 1,791,000	\$ 13,915.00	\$ 9,044.75
\$ 1,737,001	\$ 1,738,000	\$ 13,597.00	\$ 8,838.05	\$ 1,791,001	\$ 1,792,000	\$ 13,921.00	\$ 9,048.65
\$ 1,738,001	\$ 1,739,000	\$ 13,603.00	\$ 8,841.95	\$ 1,792,001	\$ 1,793,000	\$ 13,927.00	\$ 9,052.55
\$ 1,739,001	\$ 1,740,000	\$ 13,609.00	\$ 8,845.85	\$ 1,793,001	\$ 1,794,000	\$ 13,933.00	\$ 9,056.45
\$ 1,740,001	\$ 1,741,000	\$ 13,615.00	\$ 8,849.75	\$ 1,794,001	\$ 1,795,000	\$ 13,939.00	\$ 9,060.35
\$ 1,741,001	\$ 1,742,000	\$ 13,621.00	\$ 8,853.65	\$ 1,795,001	\$ 1,796,000	\$ 13,945.00	\$ 9,064.25
\$ 1,742,001	\$ 1,743,000	\$ 13,627.00	\$ 8,857.55	\$ 1,796,001	\$ 1,797,000	\$ 13,951.00	\$ 9,068.15
\$ 1,743,001	\$ 1,744,000	\$ 13,633.00	\$ 8,861.45	\$ 1,797,001	\$ 1,798,000	\$ 13,957.00	\$ 9,072.05
\$ 1,744,001	\$ 1,745,000	\$ 13,639.00	\$ 8,865.35	\$ 1,798,001	\$ 1,799,000	\$ 13,963.00	\$ 9,075.95
\$ 1,745,001	\$ 1,746,000	\$ 13,645.00	\$ 8,869.25	\$ 1,799,001	\$ 1,800,000	\$ 13,969.00	\$ 9,079.85
\$ 1,746,001	\$ 1,747,000	\$ 13,651.00	\$ 8,873.15	\$ 1,800,001	\$ 1,801,000	\$ 13,975.00	\$ 9,083.75
\$ 1,747,001	\$ 1,748,000	\$ 13,657.00	\$ 8,877.05	\$ 1,801,001	\$ 1,802,000	\$ 13,981.00	\$ 9,087.65
\$ 1,748,001	\$ 1,749,000	\$ 13,663.00	\$ 8,880.95	\$ 1,802,001	\$ 1,803,000	\$ 13,987.00	\$ 9,091.55
\$ 1,749,001	\$ 1,750,000	\$ 13,669.00	\$ 8,884.85	\$ 1,803,001	\$ 1,804,000	\$ 13,993.00	\$ 9,095.45
<del>\$ 1,750,001</del>	<del>\$ 1,751,000</del>	<del>\$ 13,675.00</del>	<del>\$ 8,888.75</del>	<del>\$ 1,804,001</del>	<del>\$ 1,805,000</del>	<del>\$ 13,999.00</del>	<del>\$ 9,099.35</del>
\$ 1,751,001	\$ 1,752,000	\$ 13,681.00	\$ 8,892.65	\$ 1,805,001	\$ 1,806,000	\$ 14,005.00	\$ 9,103.25
\$ 1,752,001	\$ 1,753,000	\$ 13,687.00	\$ 8,896.55	\$ 1,806,001	\$ 1,807,000	\$ 14,011.00	\$ 9,107.15
\$ 1,753,001	\$ 1,754,000	\$ 13,693.00	\$ 8,900.45	\$ 1,807,001	\$ 1,808,000	\$ 14,017.00	\$ 9,111.05
\$ 1,754,001	\$ 1,755,000	\$ 13,699.00	\$ 8,904.35	\$ 1,808,001	\$ 1,809,000	\$ 14,023.00	\$ 9,114.95
\$ 1,755,001	\$ 1,756,000	\$ 13,705.00	\$ 8,908.25	\$ 1,809,001	\$ 1,810,000	\$ 14,029.00	\$ 9,118.85
\$ 1,756,001	\$ 1,757,000	\$ 13,711.00	\$ 8,912.15	\$ 1,810,001	\$ 1,811,000	\$ 14,035.00	\$ 9,122.75
\$ 1,757,001	\$ 1,758,000	\$ 13,717.00	\$ 8,916.05	\$ 1,811,001	\$ 1,812,000	\$ 14,041.00	\$ 9,126.65
\$ 1,758,001	\$ 1,759,000	\$ 13,723.00	\$ 8,919.95	\$ 1,812,001	\$ 1,813,000	\$ 14,047.00	\$ 9,130.55
\$ 1,759,001	\$ 1,760,000	\$ 13,729.00	\$ 8,923.85	\$ 1,813,001	\$ 1,814,000	\$ 14,053.00	\$ 9,134.45
\$ 1,760,001	\$ 1,761,000	\$ 13,735.00	\$ 8,927.75	\$ 1,814,001	\$ 1,815,000	\$ 14,059.00	\$ 9,138.35
\$ 1,761,001	\$ 1,762,000	\$ 13,741.00	\$ 8,931.65	\$ 1,815,001	\$ 1,816,000	\$ 14,065.00	\$ 9,142.25
\$ 1,762,001	\$ 1,763,000	\$ 13,747.00	\$ 8,935.55	\$ 1,816,001	\$ 1,817,000	\$ 14,071.00	\$ 9,146.15
\$ 1,763,001	\$ 1,764,000	\$ 13,753.00	\$ 8,939.45	\$ 1,817,001	\$ 1,818,000	\$ 14,077.00	\$ 9,150.05
\$ 1,764,001	\$ 1,765,000	\$ 13,759.00	\$ 8,943.35	\$ 1,818,001	\$ 1,819,000	\$ 14,083.00	\$ 9,153.95
\$ 1,765,001	\$ 1,766,000	\$ 13,765.00	\$ 8,947.25	\$ 1,819,001	\$ 1,820,000	\$ 14,089.00	\$ 9,157.85
\$ 1,766,001	\$ 1,767,000	\$ 13,771.00	\$ 8,951.15	\$ 1,820,001	\$ 1,821,000	\$ 14,095.00	\$ 9,161.75
\$ 1,767,001	\$ 1,768,000	\$ 13,777.00	\$ 8,955.05	\$ 1,821,001	\$ 1,822,000	\$ 14,101.00	\$ 9,165.65



Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,822,001	\$ 1,823,000	\$ 14,107.00	\$ 9,169.55		\$ 1,876,001	\$ 1,877,000	\$ 14,431.00	\$ 9,380.15
\$ 1,823,001	\$ 1,824,000	\$ 14,113.00	\$ 9,173.45		\$ 1,877,001	\$ 1,878,000	\$ 14,437.00	\$ 9,384.05
\$ 1,824,001	\$ 1,825,000	\$ 14,119.00	\$ 9,177.35		\$ 1,878,001	\$ 1,879,000	\$ 14,443.00	\$ 9,387.95
\$ 1,825,001	\$ 1,826,000	\$ 14,125.00	\$ 9,181.25		\$ 1,879,001	\$ 1,880,000	\$ 14,449.00	\$ 9,391.85
\$ 1,826,001	\$ 1,827,000	\$ 14,131.00	\$ 9,185.15		\$ 1,880,001	\$ 1,881,000	\$ 14,455.00	\$ 9,395.75
\$ 1,827,001	\$ 1,828,000	\$ 14,137.00	\$ 9,189.05		\$ 1,881,001	\$ 1,882,000	\$ 14,461.00	\$ 9,399.65
\$ 1,828,001	\$ 1,829,000	\$ 14,143.00	\$ 9,192.95		\$ 1,882,001	\$ 1,883,000	\$ 14,467.00	\$ 9,403.55
\$ 1,829,001	\$ 1,830,000	\$ 14,149.00	\$ 9,196.85		\$ 1,883,001	\$ 1,884,000	\$ 14,473.00	\$ 9,407.45
\$ 1,830,001	\$ 1,831,000	\$ 14,155.00	\$ 9,200.75		\$ 1,884,001	\$ 1,885,000	\$ 14,479.00	\$ 9,411.35
\$ 1,831,001	\$ 1,832,000	\$ 14,161.00	\$ 9,204.65		\$ 1,885,001	\$ 1,886,000	\$ 14,485.00	\$ 9,415.25
\$ 1,832,001	\$ 1,833,000	\$ 14,167.00	\$ 9,208.55		\$ 1,886,001	\$ 1,887,000	\$ 14,491.00	\$ 9,419.15
\$ 1,833,001	\$ 1,834,000	\$ 14,173.00	\$ 9,212.45		\$ 1,887,001	\$ 1,888,000	\$ 14,497.00	\$ 9,423.05
\$ 1,834,001	\$ 1,835,000	\$ 14,179.00	\$ 9,216.35		\$ 1,888,001	\$ 1,889,000	\$ 14,503.00	\$ 9,426.95
\$ 1,835,001	\$ 1,836,000	\$ 14,185.00	\$ 9,220.25		\$ 1,889,001	\$ 1,890,000	\$ 14,509.00	\$ 9,430.85
\$ 1,836,001	\$ 1,837,000	\$ 14,191.00	\$ 9,224.15		\$ 1,890,001	\$ 1,891,000	\$ 14,515.00	\$ 9,434.75
\$ 1,837,001	\$ 1,838,000	\$ 14,197.00	\$ 9,228.05		\$ 1,891,001	\$ 1,892,000	\$ 14,521.00	\$ 9,438.65
\$ 1,838,001	\$ 1,839,000	\$ 14,203.00	\$ 9,231.95		\$ 1,892,001	\$ 1,893,000	\$ 14,527.00	\$ 9,442.55
\$ 1,839,001	\$ 1,840,000	\$ 14,209.00	\$ 9,235.85		\$ 1,893,001	\$ 1,894,000	\$ 14,533.00	\$ 9,446.45
\$ 1,840,001	\$ 1,841,000	\$ 14,215.00	\$ 9,239.75		\$ 1,894,001	\$ 1,895,000	\$ 14,539.00	\$ 9,450.35
\$ 1,841,001	\$ 1,842,000	\$ 14,221.00	\$ 9,243.65		\$ 1,895,001	\$ 1,896,000	\$ 14,545.00	\$ 9,454.25
\$ 1,842,001	\$ 1,843,000	\$ 14,227.00	\$ 9,247.55		\$ 1,896,001	\$ 1,897,000	\$ 14,551.00	\$ 9,458.15
\$ 1,843,001	\$ 1,844,000	\$ 14,233.00	\$ 9,251.45		\$ 1,897,001	\$ 1,898,000	\$ 14,557.00	\$ 9,462.05
\$ 1,844,001	\$ 1,845,000	\$ 14,239.00	\$ 9,255.35		\$ 1,898,001	\$ 1,899,000	\$ 14,563.00	\$ 9,465.95
\$ 1,845,001	\$ 1,846,000	\$ 14,245.00	\$ 9,259.25		\$ 1,899,001	\$ 1,900,000	\$ 14,569.00	\$ 9,469.85
\$ 1,846,001	\$ 1,847,000	\$ 14,251.00	\$ 9,263.15		\$ 1,900,001	\$ 1,901,000	\$ 14,575.00	\$ 9,473.75
\$ 1,847,001	\$ 1,848,000	\$ 14,257.00	\$ 9,267.05		\$ 1,901,001	\$ 1,902,000	\$ 14,581.00	\$ 9,477.65
\$ 1,848,001	\$ 1,849,000	\$ 14,263.00	\$ 9,270.95		\$ 1,902,001	\$ 1,903,000	\$ 14,587.00	\$ 9,481.55
\$ 1,849,001	\$ 1,850,000	\$ 14,269.00	\$ 9,274.85		\$ 1,903,001	\$ 1,904,000	\$ 14,593.00	\$ 9,485.45
\$ 1,850,001	\$ 1,851,000	\$ 14,275.00	\$ 9,278.75		\$ 1,904,001	\$ 1,905,000	\$ 14,599.00	\$ 9,489.35
\$ 1,851,001	\$ 1,852,000	\$ 14,281.00	\$ 9,282.65		\$ 1,905,001	\$ 1,906,000	\$ 14,605.00	\$ 9,493.25
\$ 1,852,001	\$ 1,853,000	\$ 14,287.00	\$ 9,286.55		\$ 1,906,001	\$ 1,907,000	\$ 14,611.00	\$ 9,497.15
\$ 1,853,001	\$ 1,854,000	\$ 14,293.00	\$ 9,290.45		\$ 1,907,001	\$ 1,908,000	\$ 14,617.00	\$ 9,501.05
\$ 1,854,001	\$ 1,855,000	\$ 14,299.00	\$ 9,294.35		\$ 1,908,001	\$ 1,909,000	\$ 14,623.00	\$ 9,504.95
\$ 1,855,001	\$ 1,856,000	\$ 14,305.00	\$ 9,298.25		\$ 1,909,001	\$ 1,910,000	\$ 14,629.00	\$ 9,508.85
\$ 1,856,001	\$ 1,857,000	\$ 14,311.00	\$ 9,302.15		\$ 1,910,001	\$ 1,911,000	\$ 14,635.00	\$ 9,512.75
\$ 1,857,001	\$ 1,858,000	\$ 14,317.00	\$ 9,306.05		\$ 1,911,001	\$ 1,912,000	\$ 14,641.00	\$ 9,516.65
\$ 1,858,001	\$ 1,859,000	\$ 14,323.00	\$ 9,309.95		\$ 1,912,001	\$ 1,913,000	\$ 14,647.00	\$ 9,520.55
\$ 1,859,001	\$ 1,860,000	\$ 14,329.00	\$ 9,313.85		\$ 1,913,001	\$ 1,914,000	\$ 14,653.00	\$ 9,524.45
\$ 1,860,001	\$ 1,861,000	\$ 14,335.00	\$ 9,317.75		\$ 1,914,001	\$ 1,915,000	\$ 14,659.00	\$ 9,528.35
\$ 1,861,001	\$ 1,862,000	\$ 14,341.00	\$ 9,321.65		\$ 1,915,001	\$ 1,916,000	\$ 14,665.00	\$ 9,532.25
\$ 1,862,001	\$ 1,863,000	\$ 14,347.00	\$ 9,325.55		\$ 1,916,001	\$ 1,917,000	\$ 14,671.00	\$ 9,536.15
\$ 1,863,001	\$ 1,864,000	\$ 14,353.00	\$ 9,329.45		\$ 1,917,001	\$ 1,918,000	\$ 14,677.00	\$ 9,540.05
\$ 1,864,001	\$ 1,865,000	\$ 14,359.00	\$ 9,333.35		\$ 1,918,001	\$ 1,919,000	\$ 14,683.00	\$ 9,543.95
\$ 1,865,001	\$ 1,866,000	\$ 14,365.00	\$ 9,337.25		\$ 1,919,001	\$ 1,920,000	\$ 14,689.00	\$ 9,547.85
\$ 1,866,001	\$ 1,867,000	\$ 14,371.00	\$ 9,341.15		\$ 1,920,001	\$ 1,921,000	\$ 14,695.00	\$ 9,551.75
\$ 1,867,001	\$ 1,868,000	\$ 14,377.00	\$ 9,345.05		\$ 1,921,001	\$ 1,922,000	\$ 14,701.00	\$ 9,555.65
\$ 1,868,001	\$ 1,869,000	\$ 14,383.00	\$ 9,348.95		\$ 1,922,001	\$ 1,923,000	\$ 14,707.00	\$ 9,559.55
\$ 1,869,001	\$ 1,870,000	\$ 14,389.00	\$ 9,352.85		\$ 1,923,001	\$ 1,924,000	\$ 14,713.00	\$ 9,563.45
\$ 1,870,001	\$ 1,871,000	\$ 14,395.00	\$ 9,356.75		\$ 1,924,001	\$ 1,925,000	\$ 14,719.00	\$ 9,567.35
\$ 1,871,001	\$ 1,872,000	\$ 14,401.00	\$ 9,360.65		\$ 1,925,001	\$ 1,926,000	\$ 14,725.00	\$ 9,571.25
\$ 1,872,001	\$ 1,873,000	\$ 14,407.00	\$ 9,364.55		\$ 1,926,001	\$ 1,927,000	\$ 14,731.00	\$ 9,575.15
\$ 1,873,001	\$ 1,874,000	\$ 14,413.00	\$ 9,368.45		\$ 1,927,001	\$ 1,928,000	\$ 14,737.00	\$ 9,579.05
\$ 1,874,001	\$ 1,875,000	\$ 14,419.00	\$ 9,372.35		\$ 1,928,001	\$ 1,929,000	\$ 14,743.00	\$ 9,582.95
\$ 1,875,001	\$ 1,876,000	\$ 14,425.00	\$ 9,376.25		\$ 1,929,001	\$ 1,930,000	\$ 14,749.00	\$ 9,586.85

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 1,930,001	\$ 1,931,000	\$ 14,755.00	\$ 9,590.75	\$ 1,984,001	\$ 1,985,000	\$ 15,079.00	\$ 9,801.35
\$ 1,931,001	\$ 1,932,000	\$ 14,761.00	\$ 9,594.65	\$ 1,985,001	\$ 1,986,000	\$ 15,085.00	\$ 9,805.25
\$ 1,932,001	\$ 1,933,000	\$ 14,767.00	\$ 9,598.55	\$ 1,986,001	\$ 1,987,000	\$ 15,091.00	\$ 9,809.15
\$ 1,933,001	\$ 1,934,000	\$ 14,773.00	\$ 9,602.45	\$ 1,987,001	\$ 1,988,000	\$ 15,097.00	\$ 9,813.05
\$ 1,934,001	\$ 1,935,000	\$ 14,779.00	\$ 9,606.35	\$ 1,988,001	\$ 1,989,000	\$ 15,103.00	\$ 9,816.95
\$ 1,935,001	\$ 1,936,000	\$ 14,785.00	\$ 9,610.25	\$ 1,989,001	\$ 1,990,000	\$ 15,109.00	\$ 9,820.85
\$ 1,936,001	\$ 1,937,000	\$ 14,791.00	\$ 9,614.15	\$ 1,990,001	\$ 1,991,000	\$ 15,115.00	\$ 9,824.75
\$ 1,937,001	\$ 1,938,000	\$ 14,797.00	\$ 9,618.05	\$ 1,991,001	\$ 1,992,000	\$ 15,121.00	\$ 9,828.65
\$ 1,938,001	\$ 1,939,000	\$ 14,803.00	\$ 9,621.95	\$ 1,992,001	\$ 1,993,000	\$ 15,127.00	\$ 9,832.55
\$ 1,939,001	\$ 1,940,000	\$ 14,809.00	\$ 9,625.85	\$ 1,993,001	\$ 1,994,000	\$ 15,133.00	\$ 9,836.45
\$ 1,940,001	\$ 1,941,000	\$ 14,815.00	\$ 9,629.75	\$ 1,994,001	\$ 1,995,000	\$ 15,139.00	\$ 9,840.35
\$ 1,941,001	\$ 1,942,000	\$ 14,821.00	\$ 9,633.65	\$ 1,995,001	\$ 1,996,000	\$ 15,145.00	\$ 9,844.25
\$ 1,942,001	\$ 1,943,000	\$ 14,827.00	\$ 9,637.55	\$ 1,996,001	\$ 1,997,000	\$ 15,151.00	\$ 9,848.15
\$ 1,943,001	\$ 1,944,000	\$ 14,833.00	\$ 9,641.45	\$ 1,997,001	\$ 1,998,000	\$ 15,157.00	\$ 9,852.05
\$ 1,944,001	\$ 1,945,000	\$ 14,839.00	\$ 9,645.35	\$ 1,998,001	\$ 1,999,000	\$ 15,163.00	\$ 9,855.95
\$ 1,945,001	\$ 1,946,000	\$ 14,845.00	\$ 9,649.25	\$ 1,999,001	\$ 2,000,000	\$ 15,169.00	\$ 9,859.85
\$ 1,946,001	\$ 1,947,000	\$ 14,851.00	\$ 9,653.15	\$ 2,000,001	\$ 2,001,000	\$ 15,175.00	\$ 9,863.75
\$ 1,947,001	\$ 1,948,000	\$ 14,857.00	\$ 9,657.05	\$ 2,001,001	\$ 2,002,000	\$ 15,181.00	\$ 9,867.65
\$ 1,948,001	\$ 1,949,000	\$ 14,863.00	\$ 9,660.95	\$ 2,002,001	\$ 2,003,000	\$ 15,187.00	\$ 9,871.55
\$ 1,949,001	\$ 1,950,000	\$ 14,869.00	\$ 9,664.85	\$ 2,003,001	\$ 2,004,000	\$ 15,193.00	\$ 9,875.45
\$ 1,950,001	\$ 1,951,000	\$ 14,875.00	\$ 9,668.75	\$ 2,004,001	\$ 2,005,000	\$ 15,199.00	\$ 9,879.35
\$ 1,951,001	\$ 1,952,000	\$ 14,881.00	\$ 9,672.65	\$ 2,005,001	\$ 2,006,000	\$ 15,205.00	\$ 9,883.25
\$ 1,952,001	\$ 1,953,000	\$ 14,887.00	\$ 9,676.55	\$ 2,006,001	\$ 2,007,000	\$ 15,211.00	\$ 9,887.15
\$ 1,953,001	\$ 1,954,000	\$ 14,893.00	\$ 9,680.45	\$ 2,007,001	\$ 2,008,000	\$ 15,217.00	\$ 9,891.05
\$ 1,954,001	\$ 1,955,000	\$ 14,899.00	\$ 9,684.35	\$ 2,008,001	\$ 2,009,000	\$ 15,223.00	\$ 9,894.95
\$ 1,955,001	\$ 1,956,000	\$ 14,905.00	\$ 9,688.25	\$ 2,009,001	\$ 2,010,000	\$ 15,229.00	\$ 9,898.85
\$ 1,956,001	\$ 1,957,000	\$ 14,911.00	\$ 9,692.15	\$ 2,010,001	\$ 2,011,000	\$ 15,235.00	\$ 9,902.75
\$ 1,957,001	\$ 1,958,000	\$ 14,917.00	\$ 9,696.05	\$ 2,011,001	\$ 2,012,000	\$ 15,241.00	\$ 9,906.65
\$ 1,958,001	\$ 1,959,000	\$ 14,923.00	\$ 9,699.95	\$ 2,012,001	\$ 2,013,000	\$ 15,247.00	\$ 9,910.55
\$ 1,959,001	\$ 1,960,000	\$ 14,929.00	\$ 9,703.85	\$ 2,013,001	\$ 2,014,000	\$ 15,253.00	\$ 9,914.45
\$ 1,960,001	\$ 1,961,000	\$ 14,935.00	\$ 9,707.75	\$ 2,014,001	\$ 2,015,000	\$ 15,259.00	\$ 9,918.35
\$ 1,961,001	\$ 1,962,000	\$ 14,941.00	\$ 9,711.65	\$ 2,015,001	\$ 2,016,000	\$ 15,265.00	\$ 9,922.25
\$ 1,962,001	\$ 1,963,000	\$ 14,947.00	\$ 9,715.55	\$ 2,016,001	\$ 2,017,000	\$ 15,271.00	\$ 9,926.15
\$ 1,963,001	\$ 1,964,000	\$ 14,953.00	\$ 9,719.45	\$ 2,017,001	\$ 2,018,000	\$ 15,277.00	\$ 9,930.05
\$ 1,964,001	\$ 1,965,000	\$ 14,959.00	\$ 9,723.35	\$ 2,018,001	\$ 2,019,000	\$ 15,283.00	\$ 9,933.95
\$ 1,965,001	\$ 1,966,000	\$ 14,965.00	\$ 9,727.25	\$ 2,019,001	\$ 2,020,000	\$ 15,289.00	\$ 9,937.85
<del>\$ 1,966,001</del>	<del>\$ 1,967,000</del>	<del>\$ 14,971.00</del>	<del>\$ 9,731.15</del>	<del>\$ 2,020,001</del>	<del>\$ 2,021,000</del>	<del>\$ 15,295.00</del>	<del>\$ 9,941.75</del>
\$ 1,967,001	\$ 1,968,000	\$ 14,977.00	\$ 9,735.05	\$ 2,021,001	\$ 2,022,000	\$ 15,301.00	\$ 9,945.65
\$ 1,968,001	\$ 1,969,000	\$ 14,983.00	\$ 9,738.95	\$ 2,022,001	\$ 2,023,000	\$ 15,307.00	\$ 9,949.55
\$ 1,969,001	\$ 1,970,000	\$ 14,989.00	\$ 9,742.85	\$ 2,023,001	\$ 2,024,000	\$ 15,313.00	\$ 9,953.45
\$ 1,970,001	\$ 1,971,000	\$ 14,995.00	\$ 9,746.75	\$ 2,024,001	\$ 2,025,000	\$ 15,319.00	\$ 9,957.35
\$ 1,971,001	\$ 1,972,000	\$ 15,001.00	\$ 9,750.65	\$ 2,025,001	\$ 2,026,000	\$ 15,325.00	\$ 9,961.25
\$ 1,972,001	\$ 1,973,000	\$ 15,007.00	\$ 9,754.55	\$ 2,026,001	\$ 2,027,000	\$ 15,331.00	\$ 9,965.15
\$ 1,973,001	\$ 1,974,000	\$ 15,013.00	\$ 9,758.45	\$ 2,027,001	\$ 2,028,000	\$ 15,337.00	\$ 9,969.05
\$ 1,974,001	\$ 1,975,000	\$ 15,019.00	\$ 9,762.35	\$ 2,028,001	\$ 2,029,000	\$ 15,343.00	\$ 9,972.95
\$ 1,975,001	\$ 1,976,000	\$ 15,025.00	\$ 9,766.25	\$ 2,029,001	\$ 2,030,000	\$ 15,349.00	\$ 9,976.85
\$ 1,976,001	\$ 1,977,000	\$ 15,031.00	\$ 9,770.15	\$ 2,030,001	\$ 2,031,000	\$ 15,355.00	\$ 9,980.75
\$ 1,977,001	\$ 1,978,000	\$ 15,037.00	\$ 9,774.05	\$ 2,031,001	\$ 2,032,000	\$ 15,361.00	\$ 9,984.65
\$ 1,978,001	\$ 1,979,000	\$ 15,043.00	\$ 9,777.95	\$ 2,032,001	\$ 2,033,000	\$ 15,367.00	\$ 9,988.55
\$ 1,979,001	\$ 1,980,000	\$ 15,049.00	\$ 9,781.85	\$ 2,033,001	\$ 2,034,000	\$ 15,373.00	\$ 9,992.45
\$ 1,980,001	\$ 1,981,000	\$ 15,055.00	\$ 9,785.75	\$ 2,034,001	\$ 2,035,000	\$ 15,379.00	\$ 9,996.35
\$ 1,981,001	\$ 1,982,000	\$ 15,061.00	\$ 9,789.65	\$ 2,035,001	\$ 2,036,000	\$ 15,385.00	\$ 10,000.25
\$ 1,982,001	\$ 1,983,000	\$ 15,067.00	\$ 9,793.55	\$ 2,036,001	\$ 2,037,000	\$ 15,391.00	\$ 10,004.15
\$ 1,983,001	\$ 1,984,000	\$ 15,073.00	\$ 9,797.45	\$ 2,037,001	\$ 2,038,000	\$ 15,397.00	\$ 10,008.05

Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 2,038,001	\$ 2,039,000	\$ 15,403.00	\$ 10,011.95		\$ 2,092,001	\$ 2,093,000	\$ 15,727.00	\$ 10,222.55
\$ 2,039,001	\$ 2,040,000	\$ 15,409.00	\$ 10,015.85		\$ 2,093,001	\$ 2,094,000	\$ 15,733.00	\$ 10,226.45
\$ 2,040,001	\$ 2,041,000	\$ 15,415.00	\$ 10,019.75		\$ 2,094,001	\$ 2,095,000	\$ 15,739.00	\$ 10,230.35
\$ 2,041,001	\$ 2,042,000	\$ 15,421.00	\$ 10,023.65		\$ 2,095,001	\$ 2,096,000	\$ 15,745.00	\$ 10,234.25
\$ 2,042,001	\$ 2,043,000	\$ 15,427.00	\$ 10,027.55		\$ 2,096,001	\$ 2,097,000	\$ 15,751.00	\$ 10,238.15
\$ 2,043,001	\$ 2,044,000	\$ 15,433.00	\$ 10,031.45		\$ 2,097,001	\$ 2,098,000	\$ 15,757.00	\$ 10,242.05
\$ 2,044,001	\$ 2,045,000	\$ 15,439.00	\$ 10,035.35		\$ 2,098,001	\$ 2,099,000	\$ 15,763.00	\$ 10,245.95
\$ 2,045,001	\$ 2,046,000	\$ 15,445.00	\$ 10,039.25		\$ 2,099,001	\$ 2,100,000	\$ 15,769.00	\$ 10,249.85
\$ 2,046,001	\$ 2,047,000	\$ 15,451.00	\$ 10,043.15		\$ 2,100,001	\$ 2,101,000	\$ 15,775.00	\$ 10,253.75
\$ 2,047,001	\$ 2,048,000	\$ 15,457.00	\$ 10,047.05		\$ 2,101,001	\$ 2,102,000	\$ 15,781.00	\$ 10,257.65
\$ 2,048,001	\$ 2,049,000	\$ 15,463.00	\$ 10,050.95		\$ 2,102,001	\$ 2,103,000	\$ 15,787.00	\$ 10,261.55
\$ 2,049,001	\$ 2,050,000	\$ 15,469.00	\$ 10,054.85		\$ 2,103,001	\$ 2,104,000	\$ 15,793.00	\$ 10,265.45
\$ 2,050,001	\$ 2,051,000	\$ 15,475.00	\$ 10,058.75		\$ 2,104,001	\$ 2,105,000	\$ 15,799.00	\$ 10,269.35
\$ 2,051,001	\$ 2,052,000	\$ 15,481.00	\$ 10,062.65		\$ 2,105,001	\$ 2,106,000	\$ 15,805.00	\$ 10,273.25
\$ 2,052,001	\$ 2,053,000	\$ 15,487.00	\$ 10,066.55		\$ 2,106,001	\$ 2,107,000	\$ 15,811.00	\$ 10,277.15
\$ 2,053,001	\$ 2,054,000	\$ 15,493.00	\$ 10,070.45		\$ 2,107,001	\$ 2,108,000	\$ 15,817.00	\$ 10,281.05
\$ 2,054,001	\$ 2,055,000	\$ 15,499.00	\$ 10,074.35		\$ 2,108,001	\$ 2,109,000	\$ 15,823.00	\$ 10,284.95
\$ 2,055,001	\$ 2,056,000	\$ 15,505.00	\$ 10,078.25		\$ 2,109,001	\$ 2,110,000	\$ 15,829.00	\$ 10,288.85
\$ 2,056,001	\$ 2,057,000	\$ 15,511.00	\$ 10,082.15		\$ 2,110,001	\$ 2,111,000	\$ 15,835.00	\$ 10,292.75
\$ 2,057,001	\$ 2,058,000	\$ 15,517.00	\$ 10,086.05		\$ 2,111,001	\$ 2,112,000	\$ 15,841.00	\$ 10,296.65
\$ 2,058,001	\$ 2,059,000	\$ 15,523.00	\$ 10,089.95		\$ 2,112,001	\$ 2,113,000	\$ 15,847.00	\$ 10,300.55
\$ 2,059,001	\$ 2,060,000	\$ 15,529.00	\$ 10,093.85		\$ 2,113,001	\$ 2,114,000	\$ 15,853.00	\$ 10,304.45
\$ 2,060,001	\$ 2,061,000	\$ 15,535.00	\$ 10,097.75		\$ 2,114,001	\$ 2,115,000	\$ 15,859.00	\$ 10,308.35
\$ 2,061,001	\$ 2,062,000	\$ 15,541.00	\$ 10,101.65		\$ 2,115,001	\$ 2,116,000	\$ 15,865.00	\$ 10,312.25
\$ 2,062,001	\$ 2,063,000	\$ 15,547.00	\$ 10,105.55		\$ 2,116,001	\$ 2,117,000	\$ 15,871.00	\$ 10,316.15
\$ 2,063,001	\$ 2,064,000	\$ 15,553.00	\$ 10,109.45		\$ 2,117,001	\$ 2,118,000	\$ 15,877.00	\$ 10,320.05
\$ 2,064,001	\$ 2,065,000	\$ 15,559.00	\$ 10,113.35		\$ 2,118,001	\$ 2,119,000	\$ 15,883.00	\$ 10,323.95
\$ 2,065,001	\$ 2,066,000	\$ 15,565.00	\$ 10,117.25		\$ 2,119,001	\$ 2,120,000	\$ 15,889.00	\$ 10,327.85
\$ 2,066,001	\$ 2,067,000	\$ 15,571.00	\$ 10,121.15		\$ 2,120,001	\$ 2,121,000	\$ 15,895.00	\$ 10,331.75
\$ 2,067,001	\$ 2,068,000	\$ 15,577.00	\$ 10,125.05		\$ 2,121,001	\$ 2,122,000	\$ 15,901.00	\$ 10,335.65
\$ 2,068,001	\$ 2,069,000	\$ 15,583.00	\$ 10,128.95		\$ 2,122,001	\$ 2,123,000	\$ 15,907.00	\$ 10,339.55
\$ 2,069,001	\$ 2,070,000	\$ 15,589.00	\$ 10,132.85		\$ 2,123,001	\$ 2,124,000	\$ 15,913.00	\$ 10,343.45
\$ 2,070,001	\$ 2,071,000	\$ 15,595.00	\$ 10,136.75		\$ 2,124,001	\$ 2,125,000	\$ 15,919.00	\$ 10,347.35
\$ 2,071,001	\$ 2,072,000	\$ 15,601.00	\$ 10,140.65		\$ 2,125,001	\$ 2,126,000	\$ 15,925.00	\$ 10,351.25
\$ 2,072,001	\$ 2,073,000	\$ 15,607.00	\$ 10,144.55		\$ 2,126,001	\$ 2,127,000	\$ 15,931.00	\$ 10,355.15
\$ 2,073,001	\$ 2,074,000	\$ 15,613.00	\$ 10,148.45		\$ 2,127,001	\$ 2,128,000	\$ 15,937.00	\$ 10,359.05
\$ 2,074,001	\$ 2,075,000	\$ 15,619.00	\$ 10,152.35		\$ 2,128,001	\$ 2,129,000	\$ 15,943.00	\$ 10,362.95
\$ 2,075,001	\$ 2,076,000	\$ 15,625.00	\$ 10,156.25		\$ 2,129,001	\$ 2,130,000	\$ 15,949.00	\$ 10,366.85
\$ 2,076,001	\$ 2,077,000	\$ 15,631.00	\$ 10,160.15		\$ 2,130,001	\$ 2,131,000	\$ 15,955.00	\$ 10,370.75
\$ 2,077,001	\$ 2,078,000	\$ 15,637.00	\$ 10,164.05		\$ 2,131,001	\$ 2,132,000	\$ 15,961.00	\$ 10,374.65
\$ 2,078,001	\$ 2,079,000	\$ 15,643.00	\$ 10,167.95		\$ 2,132,001	\$ 2,133,000	\$ 15,967.00	\$ 10,378.55
\$ 2,079,001	\$ 2,080,000	\$ 15,649.00	\$ 10,171.85		\$ 2,133,001	\$ 2,134,000	\$ 15,973.00	\$ 10,382.45
\$ 2,080,001	\$ 2,081,000	\$ 15,655.00	\$ 10,175.75		\$ 2,134,001	\$ 2,135,000	\$ 15,979.00	\$ 10,386.35
\$ 2,081,001	\$ 2,082,000	\$ 15,661.00	\$ 10,179.65		\$ 2,135,001	\$ 2,136,000	\$ 15,985.00	\$ 10,390.25
\$ 2,082,001	\$ 2,083,000	\$ 15,667.00	\$ 10,183.55		\$ 2,136,001	\$ 2,137,000	\$ 15,991.00	\$ 10,394.15
\$ 2,083,001	\$ 2,084,000	\$ 15,673.00	\$ 10,187.45		\$ 2,137,001	\$ 2,138,000	\$ 15,997.00	\$ 10,398.05
\$ 2,084,001	\$ 2,085,000	\$ 15,679.00	\$ 10,191.35		\$ 2,138,001	\$ 2,139,000	\$ 16,003.00	\$ 10,401.95
\$ 2,085,001	\$ 2,086,000	\$ 15,685.00	\$ 10,195.25		\$ 2,139,001	\$ 2,140,000	\$ 16,009.00	\$ 10,405.85
\$ 2,086,001	\$ 2,087,000	\$ 15,691.00	\$ 10,199.15		\$ 2,140,001	\$ 2,141,000	\$ 16,015.00	\$ 10,409.75
\$ 2,087,001	\$ 2,088,000	\$ 15,697.00	\$ 10,203.05		\$ 2,141,001	\$ 2,142,000	\$ 16,021.00	\$ 10,413.65
\$ 2,088,001	\$ 2,089,000	\$ 15,703.00	\$ 10,206.95		\$ 2,142,001	\$ 2,143,000	\$ 16,027.00	\$ 10,417.55
\$ 2,089,001	\$ 2,090,000	\$ 15,709.00	\$ 10,210.85		\$ 2,143,001	\$ 2,144,000	\$ 16,033.00	\$ 10,421.45
\$ 2,090,001	\$ 2,091,000	\$ 15,715.00	\$ 10,214.75		\$ 2,144,001	\$ 2,145,000	\$ 16,039.00	\$ 10,425.35
\$ 2,091,001	\$ 2,092,000	\$ 15,721.00	\$ 10,218.65		\$ 2,145,001	\$ 2,146,000	\$ 16,045.00	\$ 10,429.25

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 2,146,001	\$ 2,147,000	\$ 16,051.00	\$ 10,433.15	\$ 2,200,001	\$ 2,201,000	\$ 16,375.00	\$ 10,643.75
\$ 2,147,001	\$ 2,148,000	\$ 16,057.00	\$ 10,437.05	\$ 2,201,001	\$ 2,202,000	\$ 16,381.00	\$ 10,647.65
\$ 2,148,001	\$ 2,149,000	\$ 16,063.00	\$ 10,440.95	\$ 2,202,001	\$ 2,203,000	\$ 16,387.00	\$ 10,651.55
\$ 2,149,001	\$ 2,150,000	\$ 16,069.00	\$ 10,444.85	\$ 2,203,001	\$ 2,204,000	\$ 16,393.00	\$ 10,655.45
\$ 2,150,001	\$ 2,151,000	\$ 16,075.00	\$ 10,448.75	\$ 2,204,001	\$ 2,205,000	\$ 16,399.00	\$ 10,659.35
\$ 2,151,001	\$ 2,152,000	\$ 16,081.00	\$ 10,452.65	\$ 2,205,001	\$ 2,206,000	\$ 16,405.00	\$ 10,663.25
\$ 2,152,001	\$ 2,153,000	\$ 16,087.00	\$ 10,456.55	\$ 2,206,001	\$ 2,207,000	\$ 16,411.00	\$ 10,667.15
\$ 2,153,001	\$ 2,154,000	\$ 16,093.00	\$ 10,460.45	\$ 2,207,001	\$ 2,208,000	\$ 16,417.00	\$ 10,671.05
\$ 2,154,001	\$ 2,155,000	\$ 16,099.00	\$ 10,464.35	\$ 2,208,001	\$ 2,209,000	\$ 16,423.00	\$ 10,674.95
\$ 2,155,001	\$ 2,156,000	\$ 16,105.00	\$ 10,468.25	\$ 2,209,001	\$ 2,210,000	\$ 16,429.00	\$ 10,678.85
\$ 2,156,001	\$ 2,157,000	\$ 16,111.00	\$ 10,472.15	\$ 2,210,001	\$ 2,211,000	\$ 16,435.00	\$ 10,682.75
\$ 2,157,001	\$ 2,158,000	\$ 16,117.00	\$ 10,476.05	\$ 2,211,001	\$ 2,212,000	\$ 16,441.00	\$ 10,686.65
\$ 2,158,001	\$ 2,159,000	\$ 16,123.00	\$ 10,479.95	\$ 2,212,001	\$ 2,213,000	\$ 16,447.00	\$ 10,690.55
\$ 2,159,001	\$ 2,160,000	\$ 16,129.00	\$ 10,483.85	\$ 2,213,001	\$ 2,214,000	\$ 16,453.00	\$ 10,694.45
\$ 2,160,001	\$ 2,161,000	\$ 16,135.00	\$ 10,487.75	\$ 2,214,001	\$ 2,215,000	\$ 16,459.00	\$ 10,698.35
\$ 2,161,001	\$ 2,162,000	\$ 16,141.00	\$ 10,491.65	\$ 2,215,001	\$ 2,216,000	\$ 16,465.00	\$ 10,702.25
\$ 2,162,001	\$ 2,163,000	\$ 16,147.00	\$ 10,495.55	\$ 2,216,001	\$ 2,217,000	\$ 16,471.00	\$ 10,706.15
\$ 2,163,001	\$ 2,164,000	\$ 16,153.00	\$ 10,499.45	\$ 2,217,001	\$ 2,218,000	\$ 16,477.00	\$ 10,710.05
\$ 2,164,001	\$ 2,165,000	\$ 16,159.00	\$ 10,503.35	\$ 2,218,001	\$ 2,219,000	\$ 16,483.00	\$ 10,713.95
\$ 2,165,001	\$ 2,166,000	\$ 16,165.00	\$ 10,507.25	\$ 2,219,001	\$ 2,220,000	\$ 16,489.00	\$ 10,717.85
\$ 2,166,001	\$ 2,167,000	\$ 16,171.00	\$ 10,511.15	\$ 2,220,001	\$ 2,221,000	\$ 16,495.00	\$ 10,721.75
\$ 2,167,001	\$ 2,168,000	\$ 16,177.00	\$ 10,515.05	\$ 2,221,001	\$ 2,222,000	\$ 16,501.00	\$ 10,725.65
\$ 2,168,001	\$ 2,169,000	\$ 16,183.00	\$ 10,518.95	\$ 2,222,001	\$ 2,223,000	\$ 16,507.00	\$ 10,729.55
\$ 2,169,001	\$ 2,170,000	\$ 16,189.00	\$ 10,522.85	\$ 2,223,001	\$ 2,224,000	\$ 16,513.00	\$ 10,733.45
\$ 2,170,001	\$ 2,171,000	\$ 16,195.00	\$ 10,526.75	\$ 2,224,001	\$ 2,225,000	\$ 16,519.00	\$ 10,737.35
\$ 2,171,001	\$ 2,172,000	\$ 16,201.00	\$ 10,530.65	\$ 2,225,001	\$ 2,226,000	\$ 16,525.00	\$ 10,741.25
\$ 2,172,001	\$ 2,173,000	\$ 16,207.00	\$ 10,534.55	\$ 2,226,001	\$ 2,227,000	\$ 16,531.00	\$ 10,745.15
\$ 2,173,001	\$ 2,174,000	\$ 16,213.00	\$ 10,538.45	\$ 2,227,001	\$ 2,228,000	\$ 16,537.00	\$ 10,749.05
\$ 2,174,001	\$ 2,175,000	\$ 16,219.00	\$ 10,542.35	\$ 2,228,001	\$ 2,229,000	\$ 16,543.00	\$ 10,752.95
\$ 2,175,001	\$ 2,176,000	\$ 16,225.00	\$ 10,546.25	\$ 2,229,001	\$ 2,230,000	\$ 16,549.00	\$ 10,756.85
\$ 2,176,001	\$ 2,177,000	\$ 16,231.00	\$ 10,550.15	\$ 2,230,001	\$ 2,231,000	\$ 16,555.00	\$ 10,760.75
\$ 2,177,001	\$ 2,178,000	\$ 16,237.00	\$ 10,554.05	\$ 2,231,001	\$ 2,232,000	\$ 16,561.00	\$ 10,764.65
\$ 2,178,001	\$ 2,179,000	\$ 16,243.00	\$ 10,557.95	\$ 2,232,001	\$ 2,233,000	\$ 16,567.00	\$ 10,768.55
\$ 2,179,001	\$ 2,180,000	\$ 16,249.00	\$ 10,561.85	\$ 2,233,001	\$ 2,234,000	\$ 16,573.00	\$ 10,772.45
\$ 2,180,001	\$ 2,181,000	\$ 16,255.00	\$ 10,565.75	\$ 2,234,001	\$ 2,235,000	\$ 16,579.00	\$ 10,776.35
\$ 2,181,001	\$ 2,182,000	\$ 16,261.00	\$ 10,569.65	\$ 2,235,001	\$ 2,236,000	\$ 16,585.00	\$ 10,780.25
<del>\$ 2,182,001</del>	<del>\$ 2,183,000</del>	<del>\$ 16,267.00</del>	<del>\$ 10,573.55</del>	<del>\$ 2,236,001</del>	<del>\$ 2,237,000</del>	<del>\$ 16,591.00</del>	<del>\$ 10,784.15</del>
\$ 2,183,001	\$ 2,184,000	\$ 16,273.00	\$ 10,577.45	\$ 2,237,001	\$ 2,238,000	\$ 16,597.00	\$ 10,788.05
\$ 2,184,001	\$ 2,185,000	\$ 16,279.00	\$ 10,581.35	\$ 2,238,001	\$ 2,239,000	\$ 16,603.00	\$ 10,791.95
\$ 2,185,001	\$ 2,186,000	\$ 16,285.00	\$ 10,585.25	\$ 2,239,001	\$ 2,240,000	\$ 16,609.00	\$ 10,795.85
\$ 2,186,001	\$ 2,187,000	\$ 16,291.00	\$ 10,589.15	\$ 2,240,001	\$ 2,241,000	\$ 16,615.00	\$ 10,799.75
\$ 2,187,001	\$ 2,188,000	\$ 16,297.00	\$ 10,593.05	\$ 2,241,001	\$ 2,242,000	\$ 16,621.00	\$ 10,803.65
\$ 2,188,001	\$ 2,189,000	\$ 16,303.00	\$ 10,596.95	\$ 2,242,001	\$ 2,243,000	\$ 16,627.00	\$ 10,807.55
\$ 2,189,001	\$ 2,190,000	\$ 16,309.00	\$ 10,600.85	\$ 2,243,001	\$ 2,244,000	\$ 16,633.00	\$ 10,811.45
\$ 2,190,001	\$ 2,191,000	\$ 16,315.00	\$ 10,604.75	\$ 2,244,001	\$ 2,245,000	\$ 16,639.00	\$ 10,815.35
\$ 2,191,001	\$ 2,192,000	\$ 16,321.00	\$ 10,608.65	\$ 2,245,001	\$ 2,246,000	\$ 16,645.00	\$ 10,819.25
\$ 2,192,001	\$ 2,193,000	\$ 16,327.00	\$ 10,612.55	\$ 2,246,001	\$ 2,247,000	\$ 16,651.00	\$ 10,823.15
\$ 2,193,001	\$ 2,194,000	\$ 16,333.00	\$ 10,616.45	\$ 2,247,001	\$ 2,248,000	\$ 16,657.00	\$ 10,827.05
\$ 2,194,001	\$ 2,195,000	\$ 16,339.00	\$ 10,620.35	\$ 2,248,001	\$ 2,249,000	\$ 16,663.00	\$ 10,830.95
\$ 2,195,001	\$ 2,196,000	\$ 16,345.00	\$ 10,624.25	\$ 2,249,001	\$ 2,250,000	\$ 16,669.00	\$ 10,834.85
\$ 2,196,001	\$ 2,197,000	\$ 16,351.00	\$ 10,628.15	\$ 2,250,001	\$ 2,251,000	\$ 16,675.00	\$ 10,838.75
\$ 2,197,001	\$ 2,198,000	\$ 16,357.00	\$ 10,632.05	\$ 2,251,001	\$ 2,252,000	\$ 16,681.00	\$ 10,842.65
\$ 2,198,001	\$ 2,199,000	\$ 16,363.00	\$ 10,635.95	\$ 2,252,001	\$ 2,253,000	\$ 16,687.00	\$ 10,846.55
\$ 2,199,001	\$ 2,200,000	\$ 16,369.00	\$ 10,639.85	\$ 2,253,001	\$ 2,254,000	\$ 16,693.00	\$ 10,850.45



Valuation From	Valuation To	Construction Fee	Plan Check		Valuation From	Valuation To	Construction Fee	Plan Check
\$ 2,254,001	\$ 2,255,000	\$ 16,699.00	\$ 10,854.35		\$ 2,308,001	\$ 2,309,000	\$ 17,023.00	\$ 11,064.95
\$ 2,255,001	\$ 2,256,000	\$ 16,705.00	\$ 10,858.25		\$ 2,309,001	\$ 2,310,000	\$ 17,029.00	\$ 11,068.85
\$ 2,256,001	\$ 2,257,000	\$ 16,711.00	\$ 10,862.15		\$ 2,310,001	\$ 2,311,000	\$ 17,035.00	\$ 11,072.75
\$ 2,257,001	\$ 2,258,000	\$ 16,717.00	\$ 10,866.05		\$ 2,311,001	\$ 2,312,000	\$ 17,041.00	\$ 11,076.65
\$ 2,258,001	\$ 2,259,000	\$ 16,723.00	\$ 10,869.95		\$ 2,312,001	\$ 2,313,000	\$ 17,047.00	\$ 11,080.55
\$ 2,259,001	\$ 2,260,000	\$ 16,729.00	\$ 10,873.85		\$ 2,313,001	\$ 2,314,000	\$ 17,053.00	\$ 11,084.45
\$ 2,260,001	\$ 2,261,000	\$ 16,735.00	\$ 10,877.75		\$ 2,314,001	\$ 2,315,000	\$ 17,059.00	\$ 11,088.35
\$ 2,261,001	\$ 2,262,000	\$ 16,741.00	\$ 10,881.65		\$ 2,315,001	\$ 2,316,000	\$ 17,065.00	\$ 11,092.25
\$ 2,262,001	\$ 2,263,000	\$ 16,747.00	\$ 10,885.55		\$ 2,316,001	\$ 2,317,000	\$ 17,071.00	\$ 11,096.15
\$ 2,263,001	\$ 2,264,000	\$ 16,753.00	\$ 10,889.45		\$ 2,317,001	\$ 2,318,000	\$ 17,077.00	\$ 11,100.05
\$ 2,264,001	\$ 2,265,000	\$ 16,759.00	\$ 10,893.35		\$ 2,318,001	\$ 2,319,000	\$ 17,083.00	\$ 11,103.95
\$ 2,265,001	\$ 2,266,000	\$ 16,765.00	\$ 10,897.25		\$ 2,319,001	\$ 2,320,000	\$ 17,089.00	\$ 11,107.85
\$ 2,266,001	\$ 2,267,000	\$ 16,771.00	\$ 10,901.15		\$ 2,320,001	\$ 2,321,000	\$ 17,095.00	\$ 11,111.75
\$ 2,267,001	\$ 2,268,000	\$ 16,777.00	\$ 10,905.05		\$ 2,321,001	\$ 2,322,000	\$ 17,101.00	\$ 11,115.65
\$ 2,268,001	\$ 2,269,000	\$ 16,783.00	\$ 10,908.95		\$ 2,322,001	\$ 2,323,000	\$ 17,107.00	\$ 11,119.55
\$ 2,269,001	\$ 2,270,000	\$ 16,789.00	\$ 10,912.85		\$ 2,323,001	\$ 2,324,000	\$ 17,113.00	\$ 11,123.45
\$ 2,270,001	\$ 2,271,000	\$ 16,795.00	\$ 10,916.75		\$ 2,324,001	\$ 2,325,000	\$ 17,119.00	\$ 11,127.35
\$ 2,271,001	\$ 2,272,000	\$ 16,801.00	\$ 10,920.65		\$ 2,325,001	\$ 2,326,000	\$ 17,125.00	\$ 11,131.25
\$ 2,272,001	\$ 2,273,000	\$ 16,807.00	\$ 10,924.55		\$ 2,326,001	\$ 2,327,000	\$ 17,131.00	\$ 11,135.15
\$ 2,273,001	\$ 2,274,000	\$ 16,813.00	\$ 10,928.45		\$ 2,327,001	\$ 2,328,000	\$ 17,137.00	\$ 11,139.05
\$ 2,274,001	\$ 2,275,000	\$ 16,819.00	\$ 10,932.35		\$ 2,328,001	\$ 2,329,000	\$ 17,143.00	\$ 11,142.95
\$ 2,275,001	\$ 2,276,000	\$ 16,825.00	\$ 10,936.25		\$ 2,329,001	\$ 2,330,000	\$ 17,149.00	\$ 11,146.85
\$ 2,276,001	\$ 2,277,000	\$ 16,831.00	\$ 10,940.15		\$ 2,330,001	\$ 2,331,000	\$ 17,155.00	\$ 11,150.75
\$ 2,277,001	\$ 2,278,000	\$ 16,837.00	\$ 10,944.05		\$ 2,331,001	\$ 2,332,000	\$ 17,161.00	\$ 11,154.65
\$ 2,278,001	\$ 2,279,000	\$ 16,843.00	\$ 10,947.95		\$ 2,332,001	\$ 2,333,000	\$ 17,167.00	\$ 11,158.55
\$ 2,279,001	\$ 2,280,000	\$ 16,849.00	\$ 10,951.85		\$ 2,333,001	\$ 2,334,000	\$ 17,173.00	\$ 11,162.45
\$ 2,280,001	\$ 2,281,000	\$ 16,855.00	\$ 10,955.75		\$ 2,334,001	\$ 2,335,000	\$ 17,179.00	\$ 11,166.35
\$ 2,281,001	\$ 2,282,000	\$ 16,861.00	\$ 10,959.65		\$ 2,335,001	\$ 2,336,000	\$ 17,185.00	\$ 11,170.25
\$ 2,282,001	\$ 2,283,000	\$ 16,867.00	\$ 10,963.55		\$ 2,336,001	\$ 2,337,000	\$ 17,191.00	\$ 11,174.15
\$ 2,283,001	\$ 2,284,000	\$ 16,873.00	\$ 10,967.45		\$ 2,337,001	\$ 2,338,000	\$ 17,197.00	\$ 11,178.05
\$ 2,284,001	\$ 2,285,000	\$ 16,879.00	\$ 10,971.35		\$ 2,338,001	\$ 2,339,000	\$ 17,203.00	\$ 11,181.95
\$ 2,285,001	\$ 2,286,000	\$ 16,885.00	\$ 10,975.25		\$ 2,339,001	\$ 2,340,000	\$ 17,209.00	\$ 11,185.85
\$ 2,286,001	\$ 2,287,000	\$ 16,891.00	\$ 10,979.15		\$ 2,340,001	\$ 2,341,000	\$ 17,215.00	\$ 11,189.75
\$ 2,287,001	\$ 2,288,000	\$ 16,897.00	\$ 10,983.05		\$ 2,341,001	\$ 2,342,000	\$ 17,221.00	\$ 11,193.65
\$ 2,288,001	\$ 2,289,000	\$ 16,903.00	\$ 10,986.95		\$ 2,342,001	\$ 2,343,000	\$ 17,227.00	\$ 11,197.55
\$ 2,289,001	\$ 2,290,000	\$ 16,909.00	\$ 10,990.85		\$ 2,343,001	\$ 2,344,000	\$ 17,233.00	\$ 11,201.45
\$ 2,290,001	\$ 2,291,000	\$ 16,915.00	\$ 10,994.75		\$ 2,344,001	\$ 2,345,000	\$ 17,239.00	\$ 11,205.35
\$ 2,291,001	\$ 2,292,000	\$ 16,921.00	\$ 10,998.65		\$ 2,345,001	\$ 2,346,000	\$ 17,245.00	\$ 11,209.25
\$ 2,292,001	\$ 2,293,000	\$ 16,927.00	\$ 11,002.55		\$ 2,346,001	\$ 2,347,000	\$ 17,251.00	\$ 11,213.15
\$ 2,293,001	\$ 2,294,000	\$ 16,933.00	\$ 11,006.45		\$ 2,347,001	\$ 2,348,000	\$ 17,257.00	\$ 11,217.05
\$ 2,294,001	\$ 2,295,000	\$ 16,939.00	\$ 11,010.35		\$ 2,348,001	\$ 2,349,000	\$ 17,263.00	\$ 11,220.95
\$ 2,295,001	\$ 2,296,000	\$ 16,945.00	\$ 11,014.25		\$ 2,349,001	\$ 2,350,000	\$ 17,269.00	\$ 11,224.85
\$ 2,296,001	\$ 2,297,000	\$ 16,951.00	\$ 11,018.15		\$ 2,350,001	\$ 2,351,000	\$ 17,275.00	\$ 11,228.75
\$ 2,297,001	\$ 2,298,000	\$ 16,957.00	\$ 11,022.05		\$ 2,351,001	\$ 2,352,000	\$ 17,281.00	\$ 11,232.65
\$ 2,298,001	\$ 2,299,000	\$ 16,963.00	\$ 11,025.95		\$ 2,352,001	\$ 2,353,000	\$ 17,287.00	\$ 11,236.55
\$ 2,299,001	\$ 2,300,000	\$ 16,969.00	\$ 11,029.85		\$ 2,353,001	\$ 2,354,000	\$ 17,293.00	\$ 11,240.45
\$ 2,300,001	\$ 2,301,000	\$ 16,975.00	\$ 11,033.75		\$ 2,354,001	\$ 2,355,000	\$ 17,299.00	\$ 11,244.35
\$ 2,301,001	\$ 2,302,000	\$ 16,981.00	\$ 11,037.65		\$ 2,355,001	\$ 2,356,000	\$ 17,305.00	\$ 11,248.25
\$ 2,302,001	\$ 2,303,000	\$ 16,987.00	\$ 11,041.55		\$ 2,356,001	\$ 2,357,000	\$ 17,311.00	\$ 11,252.15
\$ 2,303,001	\$ 2,304,000	\$ 16,993.00	\$ 11,045.45		\$ 2,357,001	\$ 2,358,000	\$ 17,317.00	\$ 11,256.05
\$ 2,304,001	\$ 2,305,000	\$ 16,999.00	\$ 11,049.35		\$ 2,358,001	\$ 2,359,000	\$ 17,323.00	\$ 11,259.95
\$ 2,305,001	\$ 2,306,000	\$ 17,005.00	\$ 11,053.25		\$ 2,359,001	\$ 2,360,000	\$ 17,329.00	\$ 11,263.85
\$ 2,306,001	\$ 2,307,000	\$ 17,011.00	\$ 11,057.15		\$ 2,360,001	\$ 2,361,000	\$ 17,335.00	\$ 11,267.75
\$ 2,307,001	\$ 2,308,000	\$ 17,017.00	\$ 11,061.05		\$ 2,361,001	\$ 2,362,000	\$ 17,341.00	\$ 11,271.65

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 2,362,001	\$ 2,363,000	\$ 17,347.00	\$ 11,275.55	\$ 2,416,001	\$ 2,417,000	\$ 17,671.00	\$ 11,486.15
\$ 2,363,001	\$ 2,364,000	\$ 17,353.00	\$ 11,279.45	\$ 2,417,001	\$ 2,418,000	\$ 17,677.00	\$ 11,490.05
\$ 2,364,001	\$ 2,365,000	\$ 17,359.00	\$ 11,283.35	\$ 2,418,001	\$ 2,419,000	\$ 17,683.00	\$ 11,493.95
\$ 2,365,001	\$ 2,366,000	\$ 17,365.00	\$ 11,287.25	\$ 2,419,001	\$ 2,420,000	\$ 17,689.00	\$ 11,497.85
\$ 2,366,001	\$ 2,367,000	\$ 17,371.00	\$ 11,291.15	\$ 2,420,001	\$ 2,421,000	\$ 17,695.00	\$ 11,501.75
\$ 2,367,001	\$ 2,368,000	\$ 17,377.00	\$ 11,295.05	\$ 2,421,001	\$ 2,422,000	\$ 17,701.00	\$ 11,505.65
\$ 2,368,001	\$ 2,369,000	\$ 17,383.00	\$ 11,298.95	\$ 2,422,001	\$ 2,423,000	\$ 17,707.00	\$ 11,509.55
\$ 2,369,001	\$ 2,370,000	\$ 17,389.00	\$ 11,302.85	\$ 2,423,001	\$ 2,424,000	\$ 17,713.00	\$ 11,513.45
\$ 2,370,001	\$ 2,371,000	\$ 17,395.00	\$ 11,306.75	\$ 2,424,001	\$ 2,425,000	\$ 17,719.00	\$ 11,517.35
\$ 2,371,001	\$ 2,372,000	\$ 17,401.00	\$ 11,310.65	\$ 2,425,001	\$ 2,426,000	\$ 17,725.00	\$ 11,521.25
\$ 2,372,001	\$ 2,373,000	\$ 17,407.00	\$ 11,314.55	\$ 2,426,001	\$ 2,427,000	\$ 17,731.00	\$ 11,525.15
\$ 2,373,001	\$ 2,374,000	\$ 17,413.00	\$ 11,318.45	\$ 2,427,001	\$ 2,428,000	\$ 17,737.00	\$ 11,529.05
\$ 2,374,001	\$ 2,375,000	\$ 17,419.00	\$ 11,322.35	\$ 2,428,001	\$ 2,429,000	\$ 17,743.00	\$ 11,532.95
\$ 2,375,001	\$ 2,376,000	\$ 17,425.00	\$ 11,326.25	\$ 2,429,001	\$ 2,430,000	\$ 17,749.00	\$ 11,536.85
\$ 2,376,001	\$ 2,377,000	\$ 17,431.00	\$ 11,330.15	\$ 2,430,001	\$ 2,431,000	\$ 17,755.00	\$ 11,540.75
\$ 2,377,001	\$ 2,378,000	\$ 17,437.00	\$ 11,334.05	\$ 2,431,001	\$ 2,432,000	\$ 17,761.00	\$ 11,544.65
\$ 2,378,001	\$ 2,379,000	\$ 17,443.00	\$ 11,337.95	\$ 2,432,001	\$ 2,433,000	\$ 17,767.00	\$ 11,548.55
\$ 2,379,001	\$ 2,380,000	\$ 17,449.00	\$ 11,341.85	\$ 2,433,001	\$ 2,434,000	\$ 17,773.00	\$ 11,552.45
\$ 2,380,001	\$ 2,381,000	\$ 17,455.00	\$ 11,345.75	\$ 2,434,001	\$ 2,435,000	\$ 17,779.00	\$ 11,556.35
\$ 2,381,001	\$ 2,382,000	\$ 17,461.00	\$ 11,349.65	\$ 2,435,001	\$ 2,436,000	\$ 17,785.00	\$ 11,560.25
\$ 2,382,001	\$ 2,383,000	\$ 17,467.00	\$ 11,353.55	\$ 2,436,001	\$ 2,437,000	\$ 17,791.00	\$ 11,564.15
\$ 2,383,001	\$ 2,384,000	\$ 17,473.00	\$ 11,357.45	\$ 2,437,001	\$ 2,438,000	\$ 17,797.00	\$ 11,568.05
\$ 2,384,001	\$ 2,385,000	\$ 17,479.00	\$ 11,361.35	\$ 2,438,001	\$ 2,439,000	\$ 17,803.00	\$ 11,571.95
\$ 2,385,001	\$ 2,386,000	\$ 17,485.00	\$ 11,365.25	\$ 2,439,001	\$ 2,440,000	\$ 17,809.00	\$ 11,575.85
\$ 2,386,001	\$ 2,387,000	\$ 17,491.00	\$ 11,369.15	\$ 2,440,001	\$ 2,441,000	\$ 17,815.00	\$ 11,579.75
\$ 2,387,001	\$ 2,388,000	\$ 17,497.00	\$ 11,373.05	\$ 2,441,001	\$ 2,442,000	\$ 17,821.00	\$ 11,583.65
\$ 2,388,001	\$ 2,389,000	\$ 17,503.00	\$ 11,376.95	\$ 2,442,001	\$ 2,443,000	\$ 17,827.00	\$ 11,587.55
\$ 2,389,001	\$ 2,390,000	\$ 17,509.00	\$ 11,380.85	\$ 2,443,001	\$ 2,444,000	\$ 17,833.00	\$ 11,591.45
\$ 2,390,001	\$ 2,391,000	\$ 17,515.00	\$ 11,384.75	\$ 2,444,001	\$ 2,445,000	\$ 17,839.00	\$ 11,595.35
\$ 2,391,001	\$ 2,392,000	\$ 17,521.00	\$ 11,388.65	\$ 2,445,001	\$ 2,446,000	\$ 17,845.00	\$ 11,599.25
\$ 2,392,001	\$ 2,393,000	\$ 17,527.00	\$ 11,392.55	\$ 2,446,001	\$ 2,447,000	\$ 17,851.00	\$ 11,603.15
\$ 2,393,001	\$ 2,394,000	\$ 17,533.00	\$ 11,396.45	\$ 2,447,001	\$ 2,448,000	\$ 17,857.00	\$ 11,607.05
\$ 2,394,001	\$ 2,395,000	\$ 17,539.00	\$ 11,400.35	\$ 2,448,001	\$ 2,449,000	\$ 17,863.00	\$ 11,610.95
\$ 2,395,001	\$ 2,396,000	\$ 17,545.00	\$ 11,404.25	\$ 2,449,001	\$ 2,450,000	\$ 17,869.00	\$ 11,614.85
\$ 2,396,001	\$ 2,397,000	\$ 17,551.00	\$ 11,408.15	\$ 2,450,001	\$ 2,451,000	\$ 17,875.00	\$ 11,618.75
\$ 2,397,001	\$ 2,398,000	\$ 17,557.00	\$ 11,412.05	\$ 2,451,001	\$ 2,452,000	\$ 17,881.00	\$ 11,622.65
<del>\$ 2,398,001</del>	<del>\$ 2,399,000</del>	<del>\$ 17,563.00</del>	<del>\$ 11,415.95</del>	<del>\$ 2,452,001</del>	<del>\$ 2,453,000</del>	<del>\$ 17,887.00</del>	<del>\$ 11,626.55</del>
\$ 2,399,001	\$ 2,400,000	\$ 17,569.00	\$ 11,419.85	\$ 2,453,001	\$ 2,454,000	\$ 17,893.00	\$ 11,630.45
\$ 2,400,001	\$ 2,401,000	\$ 17,575.00	\$ 11,423.75	\$ 2,454,001	\$ 2,455,000	\$ 17,899.00	\$ 11,634.35
\$ 2,401,001	\$ 2,402,000	\$ 17,581.00	\$ 11,427.65	\$ 2,455,001	\$ 2,456,000	\$ 17,905.00	\$ 11,638.25
\$ 2,402,001	\$ 2,403,000	\$ 17,587.00	\$ 11,431.55	\$ 2,456,001	\$ 2,457,000	\$ 17,911.00	\$ 11,642.15
\$ 2,403,001	\$ 2,404,000	\$ 17,593.00	\$ 11,435.45	\$ 2,457,001	\$ 2,458,000	\$ 17,917.00	\$ 11,646.05
\$ 2,404,001	\$ 2,405,000	\$ 17,599.00	\$ 11,439.35	\$ 2,458,001	\$ 2,459,000	\$ 17,923.00	\$ 11,649.95
\$ 2,405,001	\$ 2,406,000	\$ 17,605.00	\$ 11,443.25	\$ 2,459,001	\$ 2,460,000	\$ 17,929.00	\$ 11,653.85
\$ 2,406,001	\$ 2,407,000	\$ 17,611.00	\$ 11,447.15	\$ 2,460,001	\$ 2,461,000	\$ 17,935.00	\$ 11,657.75
\$ 2,407,001	\$ 2,408,000	\$ 17,617.00	\$ 11,451.05	\$ 2,461,001	\$ 2,462,000	\$ 17,941.00	\$ 11,661.65
\$ 2,408,001	\$ 2,409,000	\$ 17,623.00	\$ 11,454.95	\$ 2,462,001	\$ 2,463,000	\$ 17,947.00	\$ 11,665.55
\$ 2,409,001	\$ 2,410,000	\$ 17,629.00	\$ 11,458.85	\$ 2,463,001	\$ 2,464,000	\$ 17,953.00	\$ 11,669.45
\$ 2,410,001	\$ 2,411,000	\$ 17,635.00	\$ 11,462.75	\$ 2,464,001	\$ 2,465,000	\$ 17,959.00	\$ 11,673.35
\$ 2,411,001	\$ 2,412,000	\$ 17,641.00	\$ 11,466.65	\$ 2,465,001	\$ 2,466,000	\$ 17,965.00	\$ 11,677.25
\$ 2,412,001	\$ 2,413,000	\$ 17,647.00	\$ 11,470.55	\$ 2,466,001	\$ 2,467,000	\$ 17,971.00	\$ 11,681.15
\$ 2,413,001	\$ 2,414,000	\$ 17,653.00	\$ 11,474.45	\$ 2,467,001	\$ 2,468,000	\$ 17,977.00	\$ 11,685.05
\$ 2,414,001	\$ 2,415,000	\$ 17,659.00	\$ 11,478.35	\$ 2,468,001	\$ 2,469,000	\$ 17,983.00	\$ 11,688.95
\$ 2,415,001	\$ 2,416,000	\$ 17,665.00	\$ 11,482.25	\$ 2,469,001	\$ 2,470,000	\$ 17,989.00	\$ 11,692.85

Valuation From	Valuation To	Construction Fee	Plan Check	Valuation From	Valuation To	Construction Fee	Plan Check
\$ 2,470,001	\$ 2,471,000	\$ 17,995.00	\$ 11,696.75				
\$ 2,471,001	\$ 2,472,000	\$ 18,001.00	\$ 11,700.65				
\$ 2,472,001	\$ 2,473,000	\$ 18,007.00	\$ 11,704.55				
\$ 2,473,001	\$ 2,474,000	\$ 18,013.00	\$ 11,708.45				
\$ 2,474,001	\$ 2,475,000	\$ 18,019.00	\$ 11,712.35				
\$ 2,475,001	\$ 2,476,000	\$ 18,025.00	\$ 11,716.25				
\$ 2,476,001	\$ 2,477,000	\$ 18,031.00	\$ 11,720.15				
\$ 2,477,001	\$ 2,478,000	\$ 18,037.00	\$ 11,724.05				
\$ 2,478,001	\$ 2,479,000	\$ 18,043.00	\$ 11,727.95				
\$ 2,479,001	\$ 2,480,000	\$ 18,049.00	\$ 11,731.85				
\$ 2,480,001	\$ 2,481,000	\$ 18,055.00	\$ 11,735.75				
\$ 2,481,001	\$ 2,482,000	\$ 18,061.00	\$ 11,739.65				
\$ 2,482,001	\$ 2,483,000	\$ 18,067.00	\$ 11,743.55				
\$ 2,483,001	\$ 2,484,000	\$ 18,073.00	\$ 11,747.45				
\$ 2,484,001	\$ 2,485,000	\$ 18,079.00	\$ 11,751.35				
\$ 2,485,001	\$ 2,486,000	\$ 18,085.00	\$ 11,755.25				
\$ 2,486,001	\$ 2,487,000	\$ 18,091.00	\$ 11,759.15				
\$ 2,487,001	\$ 2,488,000	\$ 18,097.00	\$ 11,763.05				
\$ 2,488,001	\$ 2,489,000	\$ 18,103.00	\$ 11,766.95				
\$ 2,489,001	\$ 2,490,000	\$ 18,109.00	\$ 11,770.85				
\$ 2,490,001	\$ 2,491,000	\$ 18,115.00	\$ 11,774.75				
\$ 2,491,001	\$ 2,492,000	\$ 18,121.00	\$ 11,778.65				
\$ 2,492,001	\$ 2,493,000	\$ 18,127.00	\$ 11,782.55				
\$ 2,493,001	\$ 2,494,000	\$ 18,133.00	\$ 11,786.45				
\$ 2,494,001	\$ 2,495,000	\$ 18,139.00	\$ 11,790.35				
\$ 2,495,001	\$ 2,496,000	\$ 18,145.00	\$ 11,794.25				
\$ 2,496,001	\$ 2,497,000	\$ 18,151.00	\$ 11,798.15				
\$ 2,497,001	\$ 2,498,000	\$ 18,157.00	\$ 11,802.05				
\$ 2,498,001	\$ 2,499,000	\$ 18,163.00	\$ 11,805.95				
\$ 2,499,001	\$ 2,500,000	\$ 18,169.00	\$ 11,809.85				

Group (2013 California Building Code)	Type of Construction								
	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
	Valuation per Square Foot								
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	--
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	--	281.10	254.09	0.00
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	--	186.16	161.17	0.00
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63



## Principle Requirements

The state law and regulations referenced previously include the following requirements:

1. Every California city, county, or city and county building department is required to collect and remit the required permit surcharge fee to the CBSC.
2. The permit surcharge fee shall be levied on permits required for all disciplines subject to the California Building Standards Code in Title 24, California Code of Regulations, including but not limited to, building, electrical, mechanical and plumbing, and for which a valuation is made. The fee applies to new construction and the addition or alteration of existing buildings. Reference Section 1-505(a) provided in Appendix 2 located at the back of this Guide.
3. Calculate the permit surcharge fee as required by Section 1-505 (b), Fee Assessment, which reads:

*Fees are assessed at a rate of \$4 per \$100,000 of permit valuation, but not less than one dollar, with appropriate fractions thereof shown in the following table:*

PERMIT VALUATION	FEE
\$1– 25,000	\$1
\$25,001– 50,000	\$2
\$50,001– 75,000	\$3
\$75,001-100,000	\$4
Every \$25,000 or fraction thereof above \$100,000	Add \$1

For the complete text of Section 1-505, refer to Appendix 2 located at the back of this Guide

See *Fee Calculation Examples* beginning on page 3 of this Guide.

4. Each city, county, and city and county may retain up to ten-percent (10%) of the collected permit surcharge fee to cover the cost of administration, code enforcement and education as permitted by Health and Safety Code Section 18931.6.
5. Submit the permit surcharge fee, less the allowed administrative fee up to ten-percent (10%), to the CBSC each quarter by the fifteenth (15<sup>th</sup>) day of the



## CITY COUNCIL AGENDA REPORT

**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**BY: JON OLSON, PUBLIC WORKS DIRECTOR**

**DATE: APRIL 6, 2020**

**SUBJECT: DRAFT SMOKE-FREE MULTI-UNIT HOUSING ORDINANCE**

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### RECOMMENDATION

- Hear staff report.
- Receive public comment.
- Discuss the draft Smoke Free Multi-Unit Housing Ordinance.
- Provide further direction to staff about the draft Smoke Free Multi-Unit Housing Ordinance.

### BACKGROUND

The City Council of Crescent City has long taken a stand on smoking tobacco.

On 4/3/1989 Council adopted Ordinance No. 634 prohibiting smoking in all buildings and vehicles except for the Cultural Center.

On 11/18/1991 the Mayor proclaimed “Crescent City to be SMOKE FREE on November 21, 1991 and “urged the local citizenry to join in this national effort.”

On 6/2/2003 Council adopted Ordinance No. 699 allowing for a 25-foot separation from entryways to buildings with no smoking signs. Ordinance No. 699 also prohibited smoking in children’s play areas.

On 5/3/2010 the Council adopted Ordinance No. 756 which expanded on smoking prohibitions in public parks, playgrounds, and other public places.

On 1/7/2019 Angela Glore, on behalf of The Coalition for a Tobacco-Free Del Norte (the “Coalition”), made a presentation on Smoke-Free Multi-Unit Housing.

The City Council of the City of Crescent City directed staff to work with the Coalition to develop an ordinance to ban smoking in multi-unit housing and to bring back options for implementation of a Tobacco Retail License (TRL). This staff report covers the multi-unit housing element. A future staff report will discuss the TRL.

M

## ANALYSIS

Staff met multiple times with County staff and members of the Coalition to obtain information about development of a smoke free multi-unit housing ordinance. A model ordinance developed by ChangeLab Solutions was provided by the Coalition to staff.

ChangeLab Solutions provided guidance to address smoke free opportunities in order to assist local jurisdictions to address both tobacco and the legalization of cannabis for adult use. Although legal, cannabis use is limited to the same regulated prohibitions as smoking tobacco (Health and Safety Codes Sections 11362.3 and 11362.79). ChangeLab Solutions, a non-profit organization, has provided legal information and a sample draft ordinance (Attachment 1).

Smoke free multi-unit housing is a possible policy initiative to help address health inequities and to limit exposure to secondhand smoke in multi-unit residences (apartment buildings, condominium complexes, senior housing, long-term health care facilities, and single-resident occupancy hotels) by creating non-smoking living environments in multi-unit residences. By adopting laws eliminating exposure to secondhand smoke in multi-unit housing, communities can ensure that smoke free living is not a luxury, but an option available to all, regardless of economic means, race, or ethnicity. According the report by ChangeLab Solutions, nearly two-thirds of residents of multi-unit housing in California are people of color, and nearly half of all multi-unit housing residents in California are low-income or below the poverty level.

The following provides brief bullet-point lists describing some of the pros, cons, and notable points for adopting a smoke free ordinance based on the material developed by ChangeLab Solutions:

### **Pros:**

- Limits exposure to secondhand smoke by:
  - Restricting smoking in the indoor and outdoor common areas of all types (parks, dining patios, and public events) of multi-unit residences, with the option to create designated outdoor smoking areas that meet specific criteria;
  - Prohibiting smoking inside all units of multi-unit residences, multi-unit defined as a property containing two or more residential units, including apartments and condominiums; and
  - Providing robust enforcement mechanisms, including no-smoking lease terms and options for private individuals and organizations to enforce the smoke-free housing provisions.
- Expands the nuisance law to include nonconsensual exposure to “smoke,” (also the violation of the ordinance is considered an additional nuisance).

### **Cons:**

- Developing an optional, not mandatory, designated outdoor smoking area that meet specific criteria could increase costs for project development costs and rent prices. Some suggested standards include:
  - Minimum 25 feet distance of buffer zones



- Maximum 10% of total unenclosed area
- Clearly marked perimeter/identified signs
- Cannot conflict with other existing laws
- There are an unknown number of current smoking units of multi-unit residences, including apartments and condominiums, and therefore may have an unknown financial impact. Could potentially limit the number of living places available to smokers.
- A new ordinance is not needed as there are private means to achieve the same end already available to owners and renters:
  - Lease agreements (enforced by landlords)
  - Private individuals, legal entities, or organizations acting for the interests of itself, its members, or the general public (enforced through a conditional judgement or an injunction, may sue to recover such actual or statutory damages proven)
  - Ordinances are enforced by local government i.e., peace officer or code enforcement and will further tap already stretched resources.

**Notable Points About the Model Ordinance:**

- Very broad and customizable sample-draft ordinance to fit the community’s needs.
- Could address the few remaining exemptions in California’s Labor Code section 6404.5, which prohibits smoking in most—but not all—indoor places of employment.
- There are no legal restrictions that would prevent adoption of this ordinance.
- Only applies within city limits.
- Flexibility to determine effective date.
- Flexibility to determine if applicable to existing, new, or all units.
- Flexibility to include/exclude technical legal provision of law enforcement.
- Recommends appropriate notice to landlords/tenants.
- Recommends a maximum of \$100 fine for first infraction (See Cal. Gov. Code Sec. 36900).
- Recommends a maximum of a \$1,000 fine, per violation, for civil suit filed by the City (See Cal. Gov. Code Sec. 36901).

Staff feels that it is important to note a few other items as part of the discussion.

1. Current law allows property owners to put no-smoking clauses in lease agreements and may cancel a lease when the lessee violates a condition of the lease.
2. Enforcement of the no-smoking laws by police would be a low priority compared to other policing services and requests. The Chief of Police believes that it would not be that great of a burden for officers to respond to these calls for service and investigate them as needed. Chief Griffin is already looking into standard forms that could be used, much like child endangerment forms already used, to make investigations easier and more fluent for officers in the field. This is mainly for the Crime Free Multi-Housing Program that the police department is looking at reimplementing this year. In the event that a higher priority call comes out while investigating a violation of this ordinance the officer would respond to the higher priority call and then come back to investigate the complaint.



These investigations would culminate in either citations or reports forwarded to the District Attorney for review.

3. As we have worked through other ordinances with the City Council, there seems to be a general consensus to try to reduce barriers to uses and opportunities and to not create additional administrative action items for staff when there are private means of achieving a goal.

Staff would appreciate some feedback from the City Council on whether or not a policy ought to be put in place or not, and how that policy ought to look.

## **ATTACHMENTS**

1. ChangeLab Solutions, 2018. Smoke-free Housing Ordinance. A Model California Ordinance Regulating Smoking in Multi-unit Residences (with Annotations). Revised June 2018.



**ChangeLab Solutions**

Law & policy innovation for the common good.

# Smokefree Housing Ordinance

## A Model California Ordinance Regulating Smoking in Multiunit Residences

(with Annotations)

Revised June 2018  
(Originally issued April 2005)

Developed by ChangeLab Solutions

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*ChangeLab Solutions is a nonprofit organization that provides legal information on matters relating to public health. The legal information provided in this document does not constitute legal advice or legal representation. For legal advice, readers should consult a lawyer in their state.*

## INTRODUCTION

ChangeLab Solutions developed this Model Ordinance to help California cities and counties limit exposure to secondhand smoke in multiunit residences such as apartment buildings, condominium complexes, senior housing, and single-resident occupancy hotels. By creating nonsmoking living environments in multiunit residences, communities can provide an opportunity for everyone to live smokefree.

Smokefree multiunit housing is an important policy initiative to address health inequities in communities of color and low-income populations. Nearly two-thirds of residents of multiunit housing are people of color, and nearly half of all multiunit housing residents are low-income or below the poverty level. By adopting laws eliminating exposure to secondhand smoke in people's homes, communities can ensure that smokefree living is not a luxury, but an option available to all, regardless of economic means, race, or ethnicity.

This Model Ordinance is very broad and can be used to limit smoking in *all* types of multiunit dwelling places, from hotels to long-term health care facilities to apartments and condominiums. The Model Ordinance's comprehensive design limits exposure to secondhand smoke by:

- Restricting smoking in the indoor and outdoor common areas of all types of multiunit residences, with the option to create designated outdoor smoking areas that meet specific criteria;
- Prohibiting smoking inside all units of multiunit residences, including apartments and condominiums; and
- Providing robust enforcement mechanisms, including no-smoking lease terms and options for private individuals and organizations to enforce the smokefree housing provisions.

This 2018 edition of the Model Ordinance will help local jurisdictions address a significant change in state law—the legalization of cannabis for adult use. Although it is now legal to smoke cannabis, state law limits where one can smoke or ingest it. Specifically, cannabis cannot be smoked or ingested in public places, or smoked anywhere smoking tobacco is prohibited—whether by state or local law. Thus, the Model Ordinance regulates cannabis smoking—indoors and out—wherever tobacco smoking is prohibited.

The Model Ordinance also includes limitations on the use of electronic smoking devices in multiunit housing. Since 2015, the Model Ordinance has included electronic smoking devices within its definition of “Tobacco Products.” State law recently expanded its definition of



tobacco products specifically to incorporate electronic smoking devices (eg, e-cigarettes). Having this broad definition ensures that the use of electronic smoking devices is regulated in the same manner as conventional tobacco products.

The Model Ordinance offers a variety of options. In some instances, blanks (eg, [ \_\_\_\_ ] ) prompt you to customize the language to fit your community's needs. In other cases, the ordinance offers you a choice of options (eg, [ choice one / choice two ] ). Some of the ordinance options are followed by a comment that describes the provisions in more detail. Some degree of customization is always necessary to make sure the ordinance is consistent with a community's existing laws. Your city attorney or county counsel will likely be the best person to check this for you.

ChangeLab Solutions also has developed a Comprehensive Smokefree Places Ordinance to: (i) create smokefree outdoor areas, such as parks, dining patios, and public events, and (ii) address the few remaining exemptions in California's Labor Code section 6404.5, which prohibits smoking in most—but not all—indoor places of employment.

While this Ordinance is not written specifically for communities with rent control laws, there are no legal restrictions that would prevent those cities from adopting a smokefree housing law. However, it is recommended that, in such jurisdictions, the city attorney and rent control board be included in selecting and adopting the specific provisions for a smokefree housing law.

If you have questions about how to adapt ChangeLab Solutions' ordinances for your community, please contact ChangeLab Solutions through our website at [www.changelabsolutions.org/tobaccoquestions](http://www.changelabsolutions.org/tobaccoquestions). The model ordinances and other tobacco control resources can be found on our website at [www.changelabsolutions.org/tobacco-control](http://www.changelabsolutions.org/tobacco-control).



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AN ORDINANCE OF THE [ CITY / COUNTY OF \_\_\_\_ ]  
PROHIBITING SMOKING IN AND AROUND MULTIUNIT  
RESIDENCES AND AMENDING THE [ \_\_\_\_ ] MUNICIPAL CODE

The [ City Council / County Board of Supervisors ] of the [ City / County of \_\_\_\_ ] does  
ordain as follows:

**SECTION I.** [ See **Appendix A: Findings** ]

**COMMENT:** The findings section is part of the ordinance and legislative record, but it usually does not become codified in the municipal code. An ordinance based on this Model Ordinance should include findings of fact—data, statistics, relevant epidemiological information, for instance—that support the purposes of this ordinance, as well as any legal precedent that directly supports the ordinance. In addition to serving an educational purpose and building support for the ordinance, the findings can also serve a legal purpose. If the ordinance is challenged in court, the findings are an admissible record of the factual determinations made by the legislative body when considering the ordinance. Courts will generally defer to legislative determinations of factual issues, which often influence legal conclusions. A list of findings supporting this Model Ordinance appears in “Appendix A: Findings” on page 26. Jurisdictions may select findings from that list to insert here, along with additional findings on local or regional conditions, outcomes, and issues that help make the case for the law.

**SECTION II.** [ Article / Section ] of the [ City / County of \_\_\_\_ ] Municipal Code is hereby amended to read as follows:

**Sec. [ \_\_\_\_ (\*1) ]. DEFINITIONS.** For the purposes of this [ article / chapter ] the following definitions shall govern unless the context clearly requires otherwise:

- (a) “Adjacent Unenclosed Property” means any Unenclosed Area of property, publicly or privately owned, that abuts a Multiunit Residence, but does not include property containing detached single-family homes.

**COMMENT:** This definition is used to describe the reach of nonsmoking “buffer zones” around Multiunit Residences. It defines where Smoking is prohibited when buffer zones reach beyond the property lines of the Multiunit Residence and extend onto neighboring property (see Section \*4 “Nonsmoking Buffer Zones”).

- (b) “Cannabis” has the meaning set forth in California Business and Professions Code section 26001, as that section may be amended from time to time.

- (c) “Common Area” means every Enclosed Area and every Unenclosed Area of a





Multiunit Residence that residents of more than one Unit are entitled to enter or use, including, but not limited to, halls, pathways, lobbies, courtyards, elevators, stairs, community rooms, playgrounds, gym facilities, swimming pools, parking garages, parking lots, grassy or landscaped areas, restrooms, laundry rooms, cooking areas, and eating areas.

**COMMENT:** California Labor Code section 6404.5 (the state smokefree workplace law) prohibits Smoking in indoor Common Areas if the Multiunit Residence has employees, such as maintenance workers, property managers, or others who work in those areas.

The definition of Common Areas in the Model Ordinance does not include balconies, patios, or decks associated with individual Units because these are not shared areas. Balconies, patios, and decks are included in the definition of Unit.

(d) “Enclosed Area” means an area in which outside air cannot circulate freely to all parts of the area, and includes an area that has

(1) any type of overhead cover, whether or not that cover includes vents or other openings, and at least three (3) walls or other vertical constraints to airflow, including, but not limited to, vegetation of any height, whether or not those boundaries include vents or other openings; or

(2) four (4) walls or other vertical constraints to airflow, regardless of composition, including, but not limited to, vegetation, that exceed six (6) feet in height, whether or not those boundaries include vents or other openings.

(e) “Landlord” means any Person or agent of a Person who owns, manages, or is otherwise legally responsible for a Unit in a Multiunit Residence that is leased to a residential tenant. For purposes of this ordinance, a tenant who sublets their Unit (eg, a sublessor) is not a Landlord.

**COMMENT:** The municipal code may already contain a definition of “Landlord.” If so, the definition provided here can be omitted, although sublessors should specifically be excluded.

(f) “Multiunit Residence” means property containing two (2) or more Units, including, but not limited to, apartment buildings, condominium complexes, senior and assisted living facilities, and long-term health care facilities. [ Multiunit Residences do not include the following:

(1) a hotel or motel that meets the requirements of California Civil Code section



1940(b)(2);

(2) a mobile home park;

(3) a campground;

(4) a marina or port;

(5) a single-family home, except if used as a health care facility subject to licensing requirements; and

(6) a single-family home with a detached or attached in-law or second unit permitted pursuant to California Government Code sections 65852.1, 65852.150, 65852.2 or an ordinance of the [ City / County ] adopted pursuant to those sections, except if the single-family home or in-law/second Unit is used as a health care facility subject to licensing requirements. ]

**COMMENT:** This definition is intended to be used in conjunction with the definition of Unit in this Model Ordinance, which makes clear that this term is limited to dwelling spaces.

Because the definition of Unit in this ordinance is very broad and includes all types of dwelling places—from rooms in a hotel to tents at a campground—a community may want to limit the types of dwelling places covered by the smokefree housing ordinance. The optional language provides examples of the types of exceptions communities are likely to consider. Hotels and motels are included in the list of optional exemptions because many communities regulate Smoking in these facilities using a smokefree workplace ordinance, but there is no legal reason hotels and motels could not be made completely smokefree using this Model Ordinance. Single-family residences are suggested as an exemption, because the definition of Unit in this ordinance includes individual bedrooms in a single-family home. Thus, a two-bedroom free-standing house would be a Multiunit Residence per the definitions in this ordinance, unless the exemption is included.

Note that the definition of Multiunit Residence without any exemptions includes the following types of dwelling places: apartments, condominium projects, townhomes, stock cooperatives, and co-housing; affordable housing (for seniors, disabled tenants, Section 8, etc.); long-term health care facilities, assisted living facilities, hospitals, and family support facilities; hotels, motels, single-room occupancy (“SRO”) facilities, dormitories, and homeless shelters; mobile home parks, campgrounds, marinas, and ports; as well as single-family homes and single-family homes with an in-law unit.



The U.S. Department of Housing and Urban Development requires public housing agencies to adopt a policy prohibiting Smoking in all indoor areas, including residential units, and outside spaces within 25 feet of indoor areas by July 31, 2018.

- (g) “New Unit” means a Unit that is issued a [ certificate of occupancy / final inspection ] after [ *insert effective date of ordinance* ] [ and any Unit that is let for residential use for the first time after [ *insert effective date of ordinance* ].

**COMMENT:** This definition is used to differentiate between Units that are already built and occupied when the ordinance is adopted and Units constructed afterward. The distinction is important because, under this ordinance, all Units built after the ordinance is adopted are required to be nonsmoking as soon as they are deemed ready for occupancy. However, Smoking may be allowed in existing Units for a period of time after the effective date of the ordinance (the implementation period) to allow Landlords and tenants time to become aware of and comply with the new ordinance.

The *certificate of occupancy or final inspection* is an easy way to distinguish between existing and New Units. Alternatively, a community could distinguish between Units for which land use entitlements have or have not been issued or Units that have or have not been occupied by a tenant for the first time.

To include existing housing that may become available to the rental market after the ordinance is adopted, such as an in-law cottage that has not been rented previously, add the optional clause at the end of the definition.

Note that the term “New Unit” is a subset of “Unit,” so whenever the term Unit is used in the ordinance, it includes all New Units.

- (h) “Nonsmoking Area” means any Enclosed Area or Unenclosed Area in which Smoking is prohibited by
- (1) this [ chapter / article ] or other law;
  - (2) binding agreement relating to the ownership, occupancy, or use of real property; or
  - (3) a Person with legal control over the area.
- (i) “Person” means any natural person, partnership, cooperative association, corporation, personal representative, receiver, trustee, assignee, or any other legal entity, including government agencies.





**COMMENT:** The municipal code may contain a definition of “Person.” Review any existing definition of “Person” in the municipal code to determine whether to include this definition in your ordinance.

- (j) “Smoke” means the gases, particles, or vapors released into the air as a result of combustion, electrical ignition, or vaporization when the apparent or usual purpose of the combustion, electrical ignition, or vaporization is human inhalation of the byproducts, except when the combusting or vaporizing material contains no tobacco or nicotine *and* the purpose of inhalation is solely olfactory, such as, for example, smoke from incense. The term “Smoke” includes, but is not limited to, tobacco smoke, vapors from an electronic device, and Cannabis smoke.

**COMMENT:** Proposition 64 was a 2016 ballot initiative that legalized the use of Cannabis for persons aged 21 years or older. Like many ballot initiatives, Proposition 64 created ambiguities in its interpretation and implementation. Some interpretations regarding the regulation of Cannabis use at the local level may carry legal risk. Communities should consult with their city attorney or county counsel to determine the best course of action for their jurisdiction. Please contact ChangeLab Solutions for more information about the regulation of Cannabis in local smokefree ordinances.

**COMMENT:** This is a definition that differs from the common understanding of what “smoke” is. For example, smoke from a fireplace or a barbecue grill is not “Smoke” for the purposes of this ordinance because the smoke generated by those activities is not produced for the purpose of inhalation. The limitation placed on “Smoke” by this definition is important to prevent unintended consequences, such as inadvertently prohibiting the burning of incense or use of barbecue grills.

At the same time, this definition is designed to be broad enough to cover any emissions released into the air as a result of combustion or heating, so long as the purpose of the combustion or heating is to inhale the byproduct, as discussed above. By clarifying that the term “Smoke” applies not just to solid particles but also to vapor and gas, this definition covers the vapor emitted by electronic smoking devices, such as electronic cigarettes, electronic hookahs, etc.

- (k) “Smoking” means inhaling, exhaling, burning, or carrying any lighted, heated, or ignited cigar, cigarette, cigarillo, pipe, hookah, electronic device, or any other device that delivers nicotine or other substances to a person.
- (l) “Unenclosed Area” means any area that is not an Enclosed Area.
- (m) “Unit” means a personal dwelling space, even one lacking cooking facilities or private plumbing facilities, and includes any associated exclusive-use Enclosed





Area or Unenclosed Area, such as a private balcony, porch, deck, or patio. “Unit” includes, without limitation, an apartment; a condominium; a townhouse; a room in a senior facility; a room in a long-term health care facility, assisted living facility, or hospital; a room in a hotel or motel; a dormitory room; a room in a single-room occupancy (“SRO”) facility; a room in a homeless shelter; a mobile home; a camper vehicle or tent; a single-family home; and an in-law or second unit. Unit includes, without limitation, a New Unit.

**COMMENT:** This definition is intentionally broad. It is designed to capture all conceivable “dwelling spaces,” as the examples illustrate. However, due to the design of this Model Ordinance, any limitations on the types of housing covered by the ordinance should be added to the defined term “Multiunit Residence,” *not* to the definition of “Unit.” For example, some “mobile homes” in mobile home parks may be included in this definition and even cited in the examples, but “mobile homes” can be specifically excluded from the ordinance under the definition of “Multiunit Residence.”

**Sec. [ \_\_\_\_ (\*2) ]. SMOKING RESTRICTIONS IN NEW AND EXISTING UNITS OF MULTIUNIT RESIDENCES.**

(a) As provided in subsections (1) and (2), Smoking is prohibited in all Units of a Multiunit Residence, including any associated exclusive-use Enclosed Areas or Unenclosed Areas, such as a private balcony, porch, deck, or patio.

(1) Smoking in a New Unit of a Multiunit Residence, on or after [ *insert effective date of ordinance* ], is a violation of this [ article / chapter ].

(2) Smoking in a Unit of a Multiunit Residence that is not a New Unit, on or after [ *insert effective date of ordinance* + 1 year ], is a violation of this [ article / chapter ].

**COMMENT:** The Smoking restrictions in existing Units become effective a year after the ordinance is adopted to allow time for people to become familiar with the new law and take the necessary steps to comply with it.

Implementing a smokefree housing law by using a reasonable phase-in period, followed by a specific date on which everyone is required to abide by the law, is generally perceived to be the most equitable approach. This strategy balances public health needs against the potential inconvenience the ordinance puts on people who smoke and those who must implement the new policy. A 12-month phase-in period takes into account both the potential legal rights of tenants under existing rental agreements and the legal authority of Landlords to modify those agreements, as this ordinance requires.

Sec. [ \_\_\_\_ (\*3) ]. **NO SMOKING PERMITTED IN COMMON AREAS EXCEPT IN DESIGNATED SMOKING AREAS.**

**COMMENT:** If your municipal code already has Smoking restrictions, it may contain a provision for smokefree Common Areas of multiunit housing. Review the code and make any necessary modification to existing definitions and/or operative provisions to ensure consistency with new ordinance language.

Note: California Labor Code section 6404.5 (the state smokefree workplace law) already prohibits Smoking in indoor Common Areas if the Multiunit Residence has employees, such as maintenance workers, property managers, or others, who work in those areas.

- (a) Smoking in a Common Area, on or after [ *insert effective date of ordinance* ], other than in a designated Smoking area established pursuant to subsection (b), is a violation of this [ article / chapter ].
- (b) A Person with legal control over a Common Area, such as a Landlord or homeowners' association, may designate a portion of the Common Area as a designated Smoking area provided the designated Smoking area complies with paragraph (c) below at all times.

**COMMENT:** Establishing a designated Smoking area is *optional*, not mandatory. While a designated Smoking area is convenient for people to use for Smoking, a Landlord or homeowners' association may decide not to create a designated Smoking area. In this case, a Person may go off site to smoke, or remain on the property and use a smokeless tobacco product or an FDA-approved nicotine replacement therapy (eg, nicotine gum or nicotine patch). More information on these nicotine replacement products can be found through the California Smokers' Helpline ([www.nobutts.org](http://www.nobutts.org) or 1-800-no-butts).

Should a designated Smoking area be created, the following criteria are highly recommended.

- (c) A designated Smoking area:
- (1) Must be an Unenclosed Area;
  - (2) Must be at least twenty-five (25) feet from Unenclosed Areas primarily used by children and Unenclosed Areas with improvements that facilitate physical activity including, for example, playgrounds, tennis courts, swimming pools, and school campuses;



- (3) Must be located at least twenty-five (25) feet from any Nonsmoking Area. The location of Nonsmoking Areas may change due to the new enactment of a law, execution of an agreement, or other event that affects the area's nonsmoking designation. If an event occurs that changes a Nonsmoking Area, a Person with legal control over a designated Smoking area located less than twenty-five (25) feet from that Nonsmoking Area must modify, relocate, or eliminate that designated Smoking area so as to maintain compliance with the requirements of this subsection (c). In the case of a Nonsmoking Area on a neighboring property established by private agreement or designation and not by this [ chapter / article ] or other law, it shall not be a violation of this [ chapter / article ] for a Person with legal control over the property to designate a Smoking area within twenty-five (25) feet of the Nonsmoking Area unless that Person has actual knowledge of, or a reasonable person would know of, the private agreement or designation;

**COMMENT:** This clause limits where a designated Smoking area can be located in order to prevent drifting Smoke from entering neighboring property. It includes areas designated as nonsmoking either by law or by a neighboring business or homeowner by contract or private designation.

In some communities, it may be difficult to designate a Smoking area twenty-five (25) feet away from a Nonsmoking Area (eg, where neighboring buildings are close together or when there are limited Unenclosed Areas on site). In this case, a community may reduce the distance requirement.

Another option is to remove the specific distance requirement. To do so, replace the first sentence of subsection (c)(2) "*Must be located at least twenty-five (25) feet from any Nonsmoking Area*" with "*Must be located so that Smoke does not drift into an Enclosed Nonsmoking Area. Should complaints be received, the designated Smoking area must be relocated or removed.*" In addition, the reference to twenty-five (25) feet in the second to last sentence of (c)(2) "*...within twenty-five (25) feet of ...*" should be replaced with "*near.*"

- (4) Must be no more than [ ten percent (10%) ] of the total Unenclosed Area of the Multiunit Residence for which it is designated;
- (5) Must have a clearly marked perimeter;
- (6) Must be identified by conspicuous signs; and
- (7) Must not overlap with any Enclosed or Unenclosed Area where Smoking is prohibited by this [ chapter / article ] or other law.





- (d) No Person with legal control over a Common Area in which Smoking is prohibited by this [ chapter / article ] or other law shall knowingly permit the presence of ashtrays, ashcans, or other receptacles designed for or primarily used for disposal of Smoking waste within the area.

Sec. [ \_\_\_\_ (\*4) ]. NONSMOKING BUFFER ZONES.

- (a) Smoking is prohibited in Adjacent Unenclosed Property located within twenty-five (25) feet in any direction of any doorway, window, opening, or other vent into an Enclosed Area of a Multiunit Residence.

**COMMENT:** To create the most comprehensive smokefree buffer zone around Multiunit Residences, include this section. Subsection (a) creates a smokefree buffer zone that extends to Unenclosed Areas on *neighboring* property that is within 25 feet of any doorway, window, etc. of the Multiunit Residence. This comprehensive provision can be fine-tuned. By using a version of the “Adjacent Unenclosed Property” definition to exempt certain types of neighboring property, such as property containing detached single-family homes, a community can still prohibit Smoking on other private property, such as bar patios or parking lots. If this section is not included in your community’s ordinance, the defined term “Adjacent Unenclosed Property” in Section \*1 should be deleted.

- [(b) Subsection (a) above does not apply to a Person who is Smoking in the restricted buffer zone area while actively passing on the way to another destination. ]

**COMMENT:** This optional exemption for a passerby who is Smoking (eg, Smoking while walking or driving by) is a common component of entryway Smoking bans. Without this exemption, a Person who is Smoking in a buffer zone while passing through it would be in violation of the law.

Sec. [ \_\_\_\_ (\*5) ]. REQUIRED AND IMPLIED LEASE TERMS FOR ALL NEW AND EXISTING UNITS IN MULTIUNIT RESIDENCES.

**COMMENT:** This section requires that Smoking restrictions be included in a lease for the rental of a Unit in any type of Multiunit Residence (eg, an apartment building, condominium complex, or single-room occupancy facility). Note that the term “Unit” includes the defined term “New Unit,” so whenever the term Unit is used in the ordinance, it includes *all* Units, both existing and new.

By including these provisions in lease agreements, Smoking becomes a violation of both the lease and the local ordinance. Thus, Landlords may enforce the Smoking lease terms just like any other condition in the rental agreement, such as common provisions regarding noise, use of laundry facilities, and damage to Common Areas. Further, by including the “third-party beneficiary”



provision, other residents of the Multiunit Residence can enforce a lease's Smoking restrictions.

In addition to the lease restrictions, Smoking is unlawful under the ordinance (see Section \*2 "Smoking Restrictions in New and Existing Units of Multiunit Residences") and local government may enforce the Smoking restrictions pursuant to the law (see Section \*8 "Penalties and Enforcement").

- (a) Every lease or other rental agreement for the occupancy of a Unit in a Multiunit Residence, entered into, renewed, or continued month to month after [ *insert effective date of ordinance* ], shall include the provisions set forth in subsection (b) below on the earliest possible date allowable by law.

**COMMENT:** This provision calls for the Landlord to amend a rental agreement at the first opportunity. It is also designed to provide tenants with adequate legal notice of the pending change in their lease terms. The overall objective is to insert the new terms into every lease as soon as legally allowable, which will generally be within one year after the effective date of the ordinance (because most standard residential leases are for one year). For multi-year leases, these terms should be added as soon as legally possible when the lease renews.

- (b) Every lease or other rental agreement for the occupancy of a Unit in a Multiunit Residence, entered into, renewed, or continued month to month after [ *insert effective date of ordinance* ], shall be amended to include the following provisions:

**COMMENT:** The following subsections contain an explicit directive regarding the *legal effect* the required clause must achieve, followed by sample language to implement the directive. Because leases vary in terms, format, and language, it is not possible to provide verbatim wording that can be easily dropped into any lease. These requirements provide a Landlord with necessary flexibility to conform an existing lease while using terms consistent with the rest of the lease. In many cases, a Landlord can use the sample language provided with minimal changes. Members of the California Apartment Association may be able to use the Association's Rental Lease Addendum for Tobacco and Smoke-Free Areas.

- (1) A clause providing that as of [ *insert effective date of ordinance* ], it is a material breach of the agreement to knowingly or intentionally allow, or engage in, Smoking in the Unit, including exclusive-use areas such as balconies, porches, or patios.

**SAMPLE LANGUAGE:** "It is a material breach of this agreement for tenant to engage in smoking in the unit or exclusive use areas such as balconies, porches, or patios as of [ *insert effective date of ordinance* ]. Moreover, it is a material breach of





this agreement for tenant to knowingly or intentionally allow any other person subject to the control of the tenant to engage in smoking in the unit or exclusive use areas such as balconies, porches, or patios as of [ *insert effective date of ordinance* ].”

- (2) A clause providing that it is a material breach of the agreement for tenant to knowingly and intentionally allow, or engage in, Smoking in any Common Area of the Multiunit Residence other than a designated Smoking area.

**SAMPLE LANGUAGE:** “It is a material breach of this agreement for tenant to engage in smoking in any common area of the property, except in an outdoor designated smoking area, if one exists. In addition, it is a material breach of this agreement for tenant to knowingly or intentionally allow any other person subject to the control of the tenant to engage in smoking in any common area of the property, except in an outdoor designated smoking area, if one exists.”

- (3) A clause providing that it is a material breach of the agreement for tenant to violate any law regulating Smoking while anywhere on the property, or to knowingly and intentionally allow any other Person subject to the control of the tenant to engage in such behavior.

**SAMPLE LANGUAGE:** “It is a material breach of this agreement for tenant to violate any law regulating smoking while anywhere on the property. Moreover, it is a material breach of this agreement for tenant to knowingly or intentionally allow any other person subject to the control of the tenant to violate any law regulating smoking while anywhere on the property.”

- (4) A clause expressly conveying third-party beneficiary status to all occupants of the Multiunit Residence as to the Smoking provisions of the lease or other rental agreement.

**SAMPLE LANGUAGE:** “Other occupants of the property are express third-party beneficiaries of those provisions in this agreement regarding smoking. As such, other occupants of the property may enforce such provisions by any lawful means, including by bringing a civil action in a court of law.”

**COMMENT:** Declaring other residents third-party beneficiaries grants people living in the Multiunit Residence limited rights to enforce the Smoking restrictions in leases. Without the declaration, other residents usually lack the legal right to enforce the lease terms (because they are not a “party” to the agreement), and the power to enforce the terms of the lease rests solely with the Landlord.





- (c) Whether or not a Landlord complies with subsections (a) and (b) above, the clauses required by those subsections shall be implied and incorporated by law into every agreement to which subsections (a) or (b) apply and shall become effective as of the earliest possible date on which the Landlord could have made the insertions pursuant to subsections (a) or (b).

**COMMENT:** This is a back-up provision to ensure that the Smoking-related terms are included by law, even if the Landlord fails to comply with subsections (a) or (b).

- (d) A tenant who breaches, or knowingly and intentionally allows any other Person subject to the control of the tenant to breach, a Smoking provision of a lease or other rental agreement for the occupancy of a Unit in a Multiunit Residence shall be liable for the breach to (i) the Landlord; and (ii) any occupant of the Multiunit Residence who is exposed to Smoke or who suffers damages as a result of the breach. A Landlord shall not be liable to any Person for a tenant's breach of Smoking regulations if the Landlord has fully complied with this section.

**COMMENT:** This provision provides other tenants legal standing to seek damages or possibly an injunction against someone Smoking in violation of a lease term. It also explicitly states a Landlord does not have additional liability beyond this ordinance if they are in compliance.

There are two additional enforcement mechanisms in this ordinance:

Section \*8 "Penalties and Enforcement" provides for traditional enforcement by local government officials. It also contains an optional "private enforcement" provision that grants *any* member of the public the right to enforce the ordinance. Thus, a Landlord, a tenant, or a member of the public could bring a lawsuit to enforce the ordinance in either Superior Court or small claims court if the optional language is included.

- (e) Failure to enforce any Smoking provision required by this [ article / chapter ] shall not affect the right to enforce such provision in the future, nor shall a waiver of any breach constitute a waiver of any subsequent breach or a waiver of the provision itself.

**COMMENT:** This is a technical legal provision designed to prevent a court from inferring a permanent waiver of a Smoking-related provision from a pattern of lax enforcement.



Sec. [ \_\_\_\_ (\*6) ]. NOTICE AND SIGNAGE REQUIREMENTS.

(a) Every Landlord shall deliver the following, on or before [ *insert effective date of ordinance + 6 months* ], to each Unit of a Multiunit Residence:

(1) a written notice clearly stating:

(i) all Units are designated nonsmoking Units and Smoking is illegal in a Unit, including any associated exclusive-use Enclosed Area or Unenclosed Area, such as a private balcony, porch, deck, or patio, as of [ *insert effective date of ordinance + 1 year* ]; and

(ii) Smoking in all Common Areas [ , except for specifically designated Smoking areas, ] is a violation of this [ chapter / article ] as of [ *insert effective date of ordinance* ].

(2) a copy of this [ article / chapter ].

**COMMENT:** This subsection describes the information Landlords must give to residents of Multiunit Residences to notify them of the new Smoking restrictions.

A copy of this ordinance must accompany the notice of the smokefree housing law so that residents may assess for themselves their full rights and obligations. Alternatively, Landlords can provide residents a summary of their rights and obligations under the law instead of (or in addition to) a copy of the ordinance itself. If this approach is adopted, steps should be taken to ensure the accuracy and appropriateness of any summary, as summaries are inherently incomplete. The city/county may also want to send information directly to renters about the new smokefree housing law.

Your community may want to provide additional recommendations or guidelines for implementing the smokefree housing law. These could include holding a tenant or building meeting to discuss the new policy and/or hosting cessation classes for residents of Multiunit Residences. If your community has residents who have limited English proficiency, notices regarding the smokefree housing policy could be translated. Because smaller housing providers/managers may not have the resources to do this, the city/county could develop sample translated notices.

Communities may want additional provisions to involve tenants and Landlords with implementation and enforcement of the law. These could include such things as requiring tenants to inform visitors about the no Smoking requirements; requiring tenants to tell Landlords promptly about drifting Smoke; and/or requiring Landlords to take reasonable steps to enforce the no Smoking provisions. Should your community wish to add these types of provisions, please contact ChangeLab Solutions for assistance.



- (b) As of [ *insert effective date of ordinance* ], every Landlord shall provide prospective tenants with written notice clearly stating that:
- (1) Smoking is prohibited in Units, including any associated exclusive-use Enclosed Area or Unenclosed Area, such as, for example, a private balcony, porch, deck, or patio, as of [ *insert effective date of ordinance* ]; and
  - (2) Smoking is prohibited in all Common Areas [ , except for specifically designated Smoking areas, ] as of [ *insert effective date of ordinance* ].
- (c) As of [ *insert effective date of ordinance* ], every seller of a Unit in a Multiunit Residence shall provide prospective buyers with written notice clearly stating that:
- (1) Smoking is prohibited in Units, including any associated exclusive-use Enclosed Area or Unenclosed Area, such as, for example, a private balcony, porch, deck, or patio, as of [ *insert effective date of ordinance* ]; and
  - (2) Smoking is prohibited in all Common Areas [ , except for specifically designated Smoking areas, ] as of [ *insert effective date of ordinance* ].
- (d) The Person or Persons with legal control over Common Areas shall post clear and unambiguous “No Smoking” signs in sufficient numbers and locations in Common Areas where Smoking is prohibited by this [ article / chapter ] or other law. [ In addition, the Person or Persons with legal control over the Multiunit Residence shall post signs in sufficient numbers and locations in the Multiunit Residence to indicate that Smoking is prohibited in all Units. ] The Person or Persons with legal control over the Common Areas shall maintain such signs. The absence of signs shall not be a defense to a violation of any provision of this [ article / chapter ]. “No Smoking” signs are not required inside or on doorways of Units [ , except for hotels or motels which meet the criteria listed in California Civil Code section 1940, subdivision (b)(2) ].

**COMMENT:** If your community excludes hotels and motels from the definition of Multiunit Residences (Section \*1 Definitions), then do not include the optional underlined text in the last sentence.

- (e) No Person with legal control over any Nonsmoking Area shall permit Smoking in the Nonsmoking Area, except as provided in Section [ \_\_\_\_ (\*3) ].

Sec. [ \_\_\_\_ (\*7) ]. NUISANCE; OTHER

- (a) The provisions of this [ article / chapter ] are restrictive only and establish no new rights for a Person who engages in Smoking. Notwithstanding (i) any provision of this [ article / chapter ] or of this Code, (ii) any failure by any Person to restrict Smoking under this [ article / chapter ], or (iii) any explicit or implicit provision of this Code that allows Smoking in any place, nothing in this Code shall be interpreted to limit any Person's legal rights under other laws with regard to Smoking, including, for example, rights in nuisance, trespass, property damage, and personal injury or other legal or equitable principles.

**COMMENT:** The subsection spells out that the intent of this ordinance is to create new smokefree areas and enhance the right of nonsmokers to smokefree environments. This ordinance does not provide smokers with any "safe harbors" from existing laws that might already impose potential liability for Smoking.

Subsection (a) *does not* expand traditional nuisance law in any way, and should generally be included in all ordinances based on this model. Subsection (b) below expands traditional nuisance law by designating nonconsensual exposure to Smoke as a nuisance.

- (b) For all purposes within the jurisdiction of the [ City / County of \_\_\_\_ ], nonconsensual exposure to Smoke [ occurring on or drifting into residential property ] is a nuisance, and the uninvited presence of Smoke on [ residential ] property is a nuisance.

**COMMENT:** The declaration in subsection (b) that Smoke is a nuisance extends far beyond the residential context, unless limited by including the optional language in brackets. Once Smoke is declared a nuisance, nuisance abatement laws can be used to address Smoke around doorways, at businesses, in public venues, and anywhere else it may occur. However, declaring Smoke a nuisance is particularly helpful in the housing context because it eliminates the need to prove that some particular level of exposure has occurred and that such exposure is an unjustified intrusion or hazard.

California Government Code section 38771 explicitly authorizes cities to declare nuisances by ordinance. Counties may declare a nuisance pursuant to the broad police power set forth in the California Constitution, article XI, section 7.

- (c) Pursuant to California state law, Health and Safety Code sections 11362.3 and 11362.79, Smoking Cannabis is prohibited wherever Smoking tobacco is prohibited.





(d) Notwithstanding any provision to the contrary, nothing in this ordinance shall be interpreted to restrict or otherwise regulate the use of a drug, device, or combination product authorized for sale by the United States Food and Drug Administration, as those terms are defined in the Federal Food, Drug, and Cosmetic Act.

Sec. [ \_\_\_\_ (\*8) ]. PENALTIES AND ENFORCEMENT.

(a) The remedies provided by this [ article / chapter ] are cumulative and in addition to any other remedies available at law or in equity.

**COMMENT:** The following provisions are designed to offer a variety of options to the jurisdiction and the enforcing agency. Jurisdictions may choose to include some or all of these options. Once the ordinance is enacted, the enforcing agency will have the discretion to choose which enforcement tools to use in any given case. As a practical matter, all of these enforcement options would not be applied in a single case, although multiple remedies might be used against a particularly egregious violator over time.

(b) Every instance of Smoking in violation of this [ article / chapter ] is an infraction subject to a [ one hundred dollar (\$100) ] fine. Enforcement of this chapter shall be the responsibility of [ \_\_\_\_ ]. In addition, any peace officer or code enforcement official may enforce this chapter.

**COMMENT:** This subsection establishes the penalty for Smoking where it is prohibited. The fine amount can be modified but cannot exceed \$100 for a first infraction. (See California Government Code section 36900.) It is separated from the main enforcement provision that follows so that law enforcement officers can simply write a ticket for illegal Smoking.

This provision also designates a primary enforcement agency, which is recommended, but remains flexible by permitting any enforcement agency to enforce the law.

(c) Violations of this [ article / chapter ] are subject to a civil action brought by the [ City / County of \_\_\_\_ ], punishable by a civil fine not less than [ two hundred fifty dollars (\$250) ] and not exceeding [ one thousand dollars (\$1,000) ] per violation.

**COMMENT:** This provision provides civil fines for violating the ordinance. It requires that a traditional civil suit be filed by the city or county (possibly in small claims court). The fine amounts can be adjusted but cannot exceed \$1,000 per violation. (See California Government Code section 36901.)





(d) No Person shall intimidate, harass, or otherwise retaliate against any Person who seeks compliance with this [ article / chapter ]. Moreover, no Person shall intentionally or recklessly expose another Person to Smoke in response to that Person’s effort to achieve compliance with this [ article / chapter ]. Violation of this subsection shall constitute a misdemeanor.

(e) Causing, permitting, aiding, or abetting a violation of any provision of this [ article / chapter ] shall constitute a violation of this [ article / chapter ].

**COMMENT:** This is standard language that is typically included in a city or county code and may be omitted if duplicative of existing code provisions.

(f) Any violation of this [ article / chapter ] is hereby declared to be a public nuisance.

**COMMENT:** By expressly declaring that a violation of this ordinance is a nuisance, this provision allows enforcement of the ordinance by the city or county via the administrative nuisance abatement procedures commonly found in municipal codes.

Note that this declaration merely says that *violating* the ordinance qualifies as a nuisance (eg, when Smoking in a Nonsmoking Area, the *violation* is the nuisance, not the *Smoke*). It is not the same thing as a local ordinance declaring Smoke a nuisance. Please see Section \*7(b) for the declaration that nonconsensual exposure to secondhand Smoke is a nuisance.

(g) In addition to other remedies provided by this [ article / chapter ] or otherwise available at law or in equity, any violation of this [ article / chapter ] may be remedied by a civil action brought by the [ City Attorney / County Counsel ], including, without limitation, administrative or judicial nuisance abatement proceedings, civil code enforcement proceedings, and suits for injunctive relief.

**COMMENT:** It is common to provide that the local government’s lawyers may go to court to seek injunctions and other penalties in addition to fines. The express provision for injunctive relief lowers the showing required to obtain a preliminary or permanent injunction as described in *IT Corp. v. County of Imperial*, 35 Cal.3d 63 (1983).

A public agency should think carefully about the nuisance abatement procedure it chooses in enforcing this ordinance after it is adopted. A local government may provide for treble damages for the second or subsequent nuisance abatement judgment within a two-year period, as long as the ordinance is enacted pursuant to Government Code section 38773.7. Treble damages are not available, however, under the alternative nuisance abatement procedures in Government Code section 38773.1 and Health & Safety Code section 17980. Government Code section 38773.5 establishes a procedure for nuisance abatement where the cost of the abatement can be collected via the





property tax roll as a special assessment against the property on which the violation occurs.

[ (h) Any Person, including a legal entity or organization acting for the interests of itself, its members, or the general public, may bring a civil action to enforce this [ article / chapter ] by way of a conditional judgment or an injunction to prevent future such violations and may sue to recover such actual or statutory damages as he or she may prove. ]

**COMMENT:** In order to get an injunction, a plaintiff would have to sue in Superior Court, generally with the assistance of an attorney. A plaintiff, however, could seek a conditional judgment in small claims court and represent him/herself. Note that the difference between an injunction and a conditional judgment is that an injunction directly orders the defendant to do something (or to refrain from doing something). A conditional judgment, however, gives the defendant a choice between fulfilling certain conditions (eg, ceasing the illegal conduct) or suffering a different judgment (eg, paying monetary damages). (See 1 *Consumer Law Sourcebook: Small Claims Court Laws and Procedures* (California Department of Consumer Affairs 2005.)) A conditional judgment could serve as an alternative to damages, or it could be in addition to damages. For example, a small claims court could order some monetary damages along with a conditional judgment giving the defendant a choice between stopping the violations or paying even more money.

[ (i) Except as otherwise provided, enforcement of this [ article / chapter ] is at the sole discretion of the [ City / County of \_\_\_\_\_ ]. Nothing in this [ article / chapter ] shall create a right of action in any Person against the [ City / County of \_\_\_\_\_ ] or its agents to compel public enforcement of this [ article / chapter ] against private parties. ]

**COMMENT:** This is an optional provision, which makes clear that a city or county cannot be liable to any Person for failure to enforce the Smoking restrictions in this ordinance.

### SECTION III. CONSTRUCTION, SEVERABILITY.

It is the intent of the [ City Council / Board of Supervisors ] of the [ City / County ] of [ \_\_\_\_\_ ] to supplement applicable state and federal law and not to duplicate or contradict such law and this Ordinance shall be construed consistently with that intention. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, or its application to any Person or circumstance, is for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining sections, subsections, subdivisions, paragraphs, sentences,



clauses, or phrases of this Ordinance, or its application to any other person or circumstance. The [ City Council / Board of Supervisors ] of the [ City / County ] of [ \_\_\_\_ ] hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases hereof be declared invalid or unenforceable.

**COMMENT:** This is standard language. Often this “boilerplate” is found at the end of an ordinance, but its location is immaterial.



## APPENDIX A: FINDINGS

WHEREAS, tobacco use causes death and disease and continues to be an urgent public health threat, as evidenced by the following:

- The World Health Organization (WHO) estimates that tobacco kills up to half of its users, amounting to more than 7 million deaths each year worldwide,<sup>1</sup> including nearly half a million people who die prematurely from smoking in the United States alone;<sup>2</sup>
- Tobacco use can cause disease in nearly all organs of the body and is responsible for 87% of lung cancer deaths, 32% of coronary heart disease deaths, and 79% of all chronic obstructive pulmonary disease cases, in the United States;<sup>3</sup>
- 5.6 million of today's Americans who are younger than 18 are projected to die prematurely from a smoking-related illness;<sup>4</sup> and
- The economic damage attributable to smoking and exposure to secondhand smoke in the United States has climbed to almost \$300 billion annually.<sup>5</sup>

WHEREAS, tobacco use is the number one cause of preventable death in California<sup>6</sup> and continues to be an urgent public health issue, as evidenced by the following:

- 40,000 California adults die from smoking annually;<sup>7</sup>
- Smoking costs California \$13.3 billion in direct health care expenses, \$3.6 billion in Medicaid costs caused by smoking, and \$10.4 billion in smoking-caused productivity losses;<sup>8</sup>
- More than 25% of all adult cancer deaths in California are attributable to smoking;<sup>9</sup> and
- **[ insert local tobacco toll data if available. ]**

WHEREAS, significant disparities in tobacco use exist in California which create barriers to health equity,<sup>10</sup> as evidenced by the following:

- African American (20%), Asian (15.6%), Hispanic (15.0%), and American Indian/Alaska Native (36.2%) males all report a higher smoking prevalence than White, Non-Hispanic males (14.8%);<sup>11</sup>
- More than half of low socioeconomic status American Indian/Alaska Native Californians smoke, the highest smoking prevalence among all populations;<sup>12</sup>



- Smoking prevalence increased among high school–age African American youth from 2002 to 2012 while rates decreased for high school–age youth overall, and for all other race/ethnicity groups;<sup>13</sup>
- Californians with the highest levels of educational attainment and annual household income have the lowest smoking rates;<sup>14</sup>
- Those who identify as bisexual, compared with heterosexual, gay/lesbian/homosexual, not sexual, celibate, or other, smoke at rates disproportional to their representation in California;<sup>15</sup>
- Those who rent their homes, compared with those who own their homes or have other arrangements, smoke at rates disproportional to their representation in California;<sup>16</sup>
- A 2014 report noted that those who reported they likely experienced psychological distress in the preceding year smoked at rates disproportional to their representation in California;<sup>17</sup> and
- **[ insert local data if available. ]**

WHEREAS, secondhand smoke has repeatedly been identified as a health hazard, as evidenced by the following:

- The U.S. Surgeon General concluded that there is no risk-free level of exposure to secondhand smoke;<sup>18</sup>
- The California Air Resources Board categorized secondhand smoke as a toxic air contaminant, along with most toxic automotive and industrial air pollutants, for which there is no safe level of exposure;<sup>19,20</sup>
- The California Environmental Protection Agency (EPA) included secondhand smoke on the Proposition 65 list of chemicals known to the state of California to cause cancer, birth defects, and other reproductive harm;<sup>21</sup>
- The American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) recommends that multiunit housing be free from secondhand smoke, cannabis smoke, and aerosol from electronic smoking devices;<sup>22</sup>
- The American Heart Association has recommended all adults and children be protected from smoking in multiunit housing;<sup>23</sup>

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WHEREAS, exposure to secondhand smoke causes death and disease, as evidenced by the following:



- Since 1964, approximately 2.5 million nonsmokers have died from health problems caused by exposure to secondhand smoke;<sup>24</sup>
- Secondhand smoke was responsible for an estimated 34,000 heart disease–related and 7,300 lung cancer–related deaths among adult nonsmokers each year during 2005-2009 in the United States;<sup>25</sup>
- Exposure to secondhand smoke increases the risk of coronary heart disease by about 25% to 30%<sup>26</sup> and increases the risk of stroke by 20% to 30%;<sup>27</sup>
- Secondhand smoke kills more than 400 infants every year;<sup>28</sup>

WHEREAS, electronic smoking device aerosol may be considered a health hazard, as evidenced by the following:

- Research has found at least ten chemicals known to the State of California to cause cancer, birth defects, or other reproductive harm,<sup>29,30,31,32</sup> such as formaldehyde, acetaldehyde, lead, nickel, and toluene;<sup>33,34,35</sup>
- Electronic smoking device aerosol is not harmless water vapor as it contains varying concentrations of particles and chemicals with some studies finding particle sizes and nicotine concentrations similar to, or even exceeding, conventional cigarette smoke;<sup>36</sup>
- Evidence continues to build that exposure to electronic smoking device aerosol, including secondhand exposure, has immediate impacts on the human respiratory and cardiovascular systems, and thus likely poses a risk to human health;-  
37,38,39,40,41,42,43,44,45,46
- Given the increasing prevalence of electronic smoking device use, especially among youth and young adults, widespread nicotine exposure resulting in addiction and other harmful consequences is a serious concern;<sup>47</sup>
- A number of health authorities, including the U.S. surgeon general, ASHRAE, and State of California’s Tobacco Education and Research Oversight Committee (TEROC) all support inclusion of electronic smoking devices in regulations of smoking and other tobacco product use.<sup>48,49,50</sup>

WHEREAS, secondhand cannabis smoke has been identified as a health hazard, as evidenced by the following:

- The California EPA included cannabis smoke on the Proposition 65 list of chemicals known to the state of California to cause cancer;<sup>51,52</sup>
- Cannabis smoke contains at least 33 known carcinogens;<sup>53</sup>
- In one study, exposure to cannabis smoke in an unventilated setting resulted in detectible levels of cannabinoids in non-smoker participants’ blood and urine, and participants experienced minor increases in heart rate and impaired cognitive performance;<sup>54</sup> and





- A recent systematic review of the literature concluded that secondhand exposure to cannabis smoke leads to cannabinoid metabolites in bodily fluids and individuals experiencing self-reported psychoactive effects.<sup>55</sup>

WHEREAS, nonsmokers who live in multiunit dwellings can be exposed to neighbors' secondhand smoke, as evidenced by the following:

- Several peer-reviewed studies on drifting secondhand smoke in multiunit housing have confirmed that secondhand smoke can and does transfer between units,<sup>45,46</sup> seeping into smokefree areas from areas where smoking occurs;<sup>56</sup>
- Residents of multiunit housing have higher levels of cotinine (a biomarker for nicotine) in their blood and saliva than those living in detached houses;<sup>57</sup>
- Twelve peer-reviewed journal articles have found that between 26% and 64% of residents of multiunit housing report secondhand smoke drifting into their home;<sup>58</sup>
- Surveys have found that 65% to 90% of multiunit housing residents who experience secondhand smoke in their home are bothered by it;<sup>59</sup>
- Between 44% and 46.2% of Californians living in multiunit housing with personal smokefree home policies are exposed to secondhand smoke in their home;<sup>60</sup>

WHEREAS, harmful residues from tobacco smoke can be absorbed by and cling to virtually all indoor surfaces long after smoking has stopped and then be emitted back into the air, making this "thirdhand smoke" a potential health hazard, as evidenced by the following:

- Thirdhand smoke contains carcinogenic materials that accumulate over time, presenting a health hazard long after the initial smoke is gone;<sup>61</sup>
- A study found that thirdhand smoke remains months after nonsmokers have moved into units where smokers previously lived;<sup>62</sup>
- Human exposure to these thirdhand smoke carcinogens can occur through inhalation, ingestion, or skin absorption through contact with carpeting, furnishings, or clothing;<sup>63</sup>
- Thirdhand smoke potentially poses the greatest danger to infants and toddlers, who crawl on rugs and furnishings and place household items in their mouths;<sup>64</sup>
- Nonsmoking people who are exposed to thirdhand smoke have significantly higher nicotine and cotinine levels than those who have not been exposed to thirdhand smoke;<sup>65</sup>
- Research has shown that thirdhand smoke damages human cellular DNA;<sup>66</sup>

WHEREAS, smoking is a leading cause of fire-related injury and death,<sup>67</sup> and contributes to health inequities, as evidenced by the following:

- In 2014, U.S. fire departments responded to an estimated 17,200 smoking-related





structure fires, which resulted in an estimated 1,140 injuries, 570 deaths, and \$426 million in direct property damage;<sup>68</sup>

- In 2014, smoking materials caused 5% of reported home fires, 21% of home fire deaths, 10% of home fire injuries, and 6% of the direct property damage from home fires;<sup>69</sup>
- African-American males and American-Indian males have the highest mortality rate among fire-related deaths; African Americans accounted for 21% of all fire-related deaths in 2015, but made up only 13% of the U.S. population;<sup>70</sup>
- Elderly people 85 or older have the highest fire death rate (39.5%),<sup>71</sup> and the risk of dying from smoking-related fires increases with age;<sup>72</sup>
- **[Insert local fire data, if available]**

WHEREAS, 32% of Californians (or 11.8 million people) live in multiunit housing,<sup>73</sup> which accounts for one-seventh of the total multiunit housing population in the country;<sup>74</sup>

WHEREAS, the Surgeon General has concluded that eliminating smoking in indoor spaces is the only way to fully protect nonsmokers from secondhand smoke exposure; and that separating smokers from nonsmokers, cleaning the air, and ventilating buildings cannot completely prevent secondhand smoke exposure;<sup>66,67</sup>

WHEREAS, smoke-free housing policies resulted in a roughly 8% reduction in self-reported exposure to secondhand smoke exposure for racially and ethnically diverse seniors living in low-income multiunit housing properties;<sup>75</sup>

WHEREAS, several studies have confirmed that smokefree multiunit housing policies are the most effective method to reduce secondhand smoke exposure in multiunit housing;<sup>69,70</sup>

WHEREAS, secondhand smoke exposure in multiunit housing contributes to tobacco-related health inequities. For example, in California, when compared with adults who live in single family homes, adults who live in multiunit housing are more likely to be:

- People of color (63% of residents of multiunit homes versus 49.6% of residents of single family homes);<sup>76</sup>
- Lower-income or below the poverty line (46.8% versus 27%);<sup>77</sup>
- Lacking a high school diploma (21.4% versus 14.8%);<sup>78</sup>
- Current smokers (17.5% versus 13.2%);<sup>79</sup> as well as

- Uninsured (23.4% versus 14.2%);<sup>80</sup>

WHEREAS, secondhand smoke in multiunit housing is a significant threat to the health and safety of California children, as evidenced by the following:

- About a quarter of those who live in multiunit housing (25.2%) are under the age of 18;<sup>81</sup>
- The home is the primary source of secondhand smoke for children;<sup>82</sup>
- 56.4% of youth living in apartment units in which no one smokes have elevated blood cotinine levels above 0.05 ng/mL, indicating they have been exposed to potentially dangerous levels of secondhand smoke;<sup>78,79</sup>
- Children who live in apartments have mean cotinine levels that are 45% higher than cotinine levels in children who live in detached homes;<sup>80,81</sup>

WHEREAS, a majority of multiunit housing residents, including a large portion of smokers, support smokefree policies in multiunit residences,<sup>83</sup> as evidenced by the following:

- 73.7% of United States adults surveyed favor smokefree public housing;<sup>84</sup>
- 61% of Californians surveyed favor limiting smoking inside apartment units and 69% would support limiting smoking in outdoor common areas of apartment buildings;<sup>85</sup>
- 85.5% of Hispanic residents in Los Angeles County would favor a rule in their buildings that banned smoking in all areas;<sup>86</sup>
- **[Insert local support data, if available]**

WHEREAS, there are significant savings from adopting a smokefree multiunit housing policy, as evidenced by the following:

- HUD's smokefree public housing policy is estimated to produce an annual savings of 4 to 8 million dollars a year for public housing authorities in renovation-related costs;<sup>87</sup>
- Multiunit housing property owners in California would save \$18.1 million in renovation expenses each year;<sup>88</sup>

WHEREAS, in 2016 the United States Department of Housing and Urban Development issued a final rule requiring all public housing agencies to adopt smokefree policies to protect residents from secondhand smoke exposure effective February 2017;<sup>89</sup>

WHEREAS, children, low-income tenants of public housing, and members of racial and ethnic minority groups are disproportionately exposed to secondhand smoke; and smokefree housing policies have shown potential to reduce exposure in these populations;<sup>90</sup>

WHEREAS, California state law allows local governments to adopt ordinances that permit residential rental agreements to prohibit smoking tobacco products within rental units;<sup>91</sup>

WHEREAS, at least 90 California cities and counties have adopted smokefree multiunit housing ordinances,<sup>92</sup> and at least 51 of these jurisdictions have restricted smoking in at least 75% of units;<sup>93</sup>

WHEREAS, there is no Constitutional right to smoke;<sup>94</sup>

WHEREAS, California law declares that anything which is injurious to health or obstructs the free use of property, so as to interfere with the comfortable enjoyment of life or property, is a nuisance;<sup>95</sup>

WHEREAS, local governments have broad latitude to declare nuisances and are not constrained by prior definitions of nuisance;<sup>95,96,97</sup>

NOW THEREFORE, it is the intent of the [ City Council / County Board of Supervisors ] in enacting this ordinance, to provide for the public health, safety, and welfare by discouraging the inherently dangerous behavior of smoking around nontobacco users; by protecting children from exposure to smoking where they live and play; and by protecting the public from nonconsensual exposure to secondhand smoke in and around their homes.



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## CITY COUNCIL AGENDA REPORT

**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: JON OLSON, CITY ENGINEER  
MARTHA D. RICE, CITY ATTORNEY**

**DATE: APRIL 6, 2020**

**SUBJECT: SMALL WIRELESS FACILITIES ORDINANCE INTRODUCTION**

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### **RECOMMENDATION**

- Hear staff report
- Receive public comment
- Waive full reading, read by title only, and introduce Ordinance No. 821, An Ordinance of the City Council of the City of Crescent City Amending Title 12, Streets, Sidewalks and Public Places, of the Crescent City Municipal Code by Adding Chapter 12.44, Small Wireless Facilities

### **BACKGROUND**

The Federal Telecommunications Act of 1996 preempts and declares invalid all state and local rules that restrict entry or limit competition in both local and long-distance telephone service, including wireless telecommunications. The global wireless telecommunications industry is starting to install small wireless facilities (SWF) primarily in the public right-of-way. SWFs are designed to accommodate “5G” technology. Local governments may only regulate aesthetic aspects of telecommunications facilities and are not allowed to regulate based upon environmental or health concerns. The FCC has ruled that local governments may impose aesthetic requirements upon SWFs so long as they are: (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance. To provide for the regulation of small wireless sites within city limits consistent with recently adopted Federal regulations, city staff, at the direction of the City Council, drafted an ordinance to guide siting of small wireless facilities in the public right-of-way.

### **ITEM ANALYSIS**

Below is a summary of the proposed ordinance’s major features:

- Preference for small cell sites on streetlight poles and exclude other infrastructure such as wooden utility poles and buildings.

- Utilize existing streetlight pole location and design whenever possible.
- Small cell site facility design requires stealth design guidelines including matching the colors of the mountable items to the site pole.
- Facility equipment should be undergrounded whenever possible.
- Requires 150 feet spacing between each small cell site.
- Small cell site permit approval should be at a staff level review
- Appeals would go before the Planning Commission/City Council

The guidelines contained in the Ordinance for regulating small cell facility sites are based on direction received from the Planning Commission at its January- March meetings. Staff developed a draft ordinance and additional standard conditions of approval for SWF permit for City Council review and feedback. At the March 16, 2020 City Council Meeting, the City Council directed staff to bring back an ordinance for the Council to consider for adoption consistent with the draft documents presented at the meeting. Generally, the ordinance establishes the city's regulations for small cell site facilities. It provides guidance for what structures are appropriate for small cell facility siting and what stealth measures should be used to ensure that the facility appropriately fits into the city's streetscape.

The standard conditions of approval language focuses on the City's expectations of the applicant in managing the proposed cell facility site. Items such as graffiti abatement, ongoing upkeep of the facility, construction considerations, and site abandonment are topics the Planning Commission requested staff address.

### **FISCAL ANALYSIS**

There will be minimal impacts to finance. The permits are proposed to be issued at staff level.

- What are the fees for small cell sites?
  - \$270 per year per site to cover use of our ROW with an annual CPI escalation.
  - Standard building permit and plan check fees would also apply.

### **STRATEGIC PLAN ASSESSMENT**

This action supports Strategic Plan goal 1 support quality services, community safety, and health to enhance the quality of life and experience of our residents and visitors.

### **ATTACHMENTS**

1. Ord. 821 Small Wireless Facilities Ordinance
2. Standard Conditions of Approval for SWF Permit

Staff review:

CM: EA



## ORDINANCE NO. 820

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESCENT CITY AMENDING TITLE 12, STREETS, SIDEWALKS AND PUBLIC PLACES, OF THE CRESCENT CITY MUNICIPAL CODE BY ADDING CHAPTER 12.44, SMALL WIRELESS FACILITIES

**WHEREAS**, the Federal Telecommunications Act of 1996 preempts and declares invalid all state and local rules that restrict entry or limit competition in both local and long-distance telephone service, including wireless telecommunications; and

**WHEREAS**, the global wireless telecommunications industry is starting to install small wireless facilities (SWF) primarily in the public right-of-way to accommodate “5G” technology; and

**WHEREAS**, the FCC has ruled that local governments may impose aesthetic requirements upon SWF’s so long as they are (1) reasonable, (2) no more burdensome than those applied to other types of infrastructure deployments, and (3) objective and published in advance.

**NOW, THEREFORE, the City Council of the City of Crescent City, State of California, hereby ordains:**

**SECTION 1. RECITALS.** The City Council finds the above recitals to be true and correct and are incorporated herein as if set forth in full.

**SECTION 2. CODE AMENDMENTS.** The City Council hereby amends Title 12, Streets, Sidewalks and Public Places, of the Crescent City Municipal Code, by adding Chapter 12.44, Small Wireless Facilities, as follows:

#### **12.44 SMALL WIRELESS FACILITIES**

##### **12.44.010 Purpose.**

The purpose of this chapter is to establish design and siting guidelines and engineering design standards for small wireless facilities located in the public right-of-way and within utility easements on public and private property in order to regulate the design and placement of this infrastructure. These design and siting guidelines provide objective aesthetic design and siting requirements that all small wireless facilities installed within the public right-of-way and utility easements over public and private properties must meet for approval by the City.

##### **12.44.020 Findings.**

The City Council finds that the reasonably regulated and orderly deployment of small wireless facilities in the public right-of-way is desirable as the unregulated or disorderly deployment represents a threat to the health, welfare, and safety of the community; and that the regulation of small wireless facilities are necessary to protect and preserve the aesthetic character of the community and to ensure that all wireless telecommunications facilities are installed using the least intrusive means possible.

#### **12.44.030 Application.**

This chapter applies only small wireless facilities (“SWF”) as defined in 47 C.F.R. § 1.6002(1).

#### **12.44.040 Definitions.**

The abbreviations, phrases, terms and words used in this chapter will have the meanings assigned to them in this section unless context indicates otherwise. In the event that any definition assigned to any phrase, term or word in this section conflicts with any federal- or state-mandated definition, the federal- or state-mandated definition will control.

- A. “Accessory equipment” means any and all on-site equipment other than the antenna(s) associated with a wireless facility, which includes, but is not limited to, power supply units, cables and wiring, generators, fans, air conditioning units, electrical panels, equipment cabinets, pedestals, meters, vaults, splice boxes and surface location markers.
- B. “Antenna” means that specific device for transmitting and/or receiving radio frequency or other signals for purposes of wireless telecommunications services. “Antenna” is specific to the antenna portion of the SWF.
- C. “Small wireless facility” or “SWF” means the same as defined by the FCC in 47 C.F.R. Section 1.6002(l), as may be amended.
- D. “Support structure” means the streetlight or freestanding pole upon which the small wireless facility is located.
- E. “Transmission equipment” means the same as defined by the FCC in 47 C.F.R. Section 1.6100(b)(8), as may be amended.

#### **12.44.050 Permit required for installation of small wireless facilities.**

- A. *Small Wireless Facility Permit.* A small wireless facility permit issued by the City Engineer pursuant to this chapter is required for the installation of any SWF in the City within the public rights-of-way or within utility easements upon private property.
- B. *Administration.* The City Engineer is responsible for administering this chapter and establishing rules and regulations for this purpose. When necessary to carry out these responsibilities, the City Engineer may designate and authorize a representative to act on the City Engineer’s behalf. The responsibilities of the City Engineer include the following:
  - 1. Interpret the provisions of this chapter.
  - 2. Develop and implement standards governing the placement and modification of SWF’s consistent with the requirements of this chapter.
  - 3. Develop and implement acceptable design, location and development standards for SWF’s.
  - 4. Develop forms and procedures for submission of applications for placement or modification of SWF’s, and proposed changes to any support structure consistent with this chapter.
  - 5. Review permit applications for compliance with this chapter and all rules and regulations promulgated hereunder.
  - 6. Determine if a proposed SWF and site comply with this chapter, the Crescent City Municipal Code, and any applicable State and Federal Laws.
  - 7. Inspect the SWF prior to, during, and post construction for compliance with this chapter.
  - 8. Subject to appeal as provided herein, determine whether to approve, approve with conditions, or deny an application for SWF permit.
  - 9. Take such other steps as may be required to timely act upon applications for placement



of SWF's, including entering into agreements to mutually extend the time for action on an application.

#### **12.44.060 Application requirements.**

- A. *Application Review.* The City Engineer will review and act upon application materials in a manner consistent with any timeframes provided in controlling state or federal law, including valid regulations and orders promulgated by the FCC.
- B. *Application contents.* Applications must be filed along with all required fees, information, and materials as required by the City Engineer.
- C. *Application fees and deposits.* The City Engineer may begin processing the application only after all required fees have been paid. Failure to the application fee will be a basis for denial of an application.
- D. *Refunds and withdrawals.* Application fees cover City costs for public hearings, mailings, staff and consultant time, and the other activities involved in reviewing and processing applications. Consequently, the City will not refund fees for a denied application. In the case of an application withdrawal, the City Engineer may authorize a partial refund of a deposit account based upon the prorated costs to date and the status of the application at the time of withdrawal.
- E. *Applications deemed withdrawn.*
  - 1. *Response required.* If an applicant does not pay the required fees or provide information requested in writing by the City within seven days following the date of written City notification, the application will automatically expire and be deemed withdrawn without any further action by the city.
  - 2. *Resubmittal.* After the expiration or withdrawal of an application, future City consideration will require the submittal of a new complete application and associated filing fees.

#### **12.44.070 Appeals.**

- A. The denial of an application may be appealed by the applicant within ten days following the date of the decision. The appeal must be in writing on a form prescribed by the Planning Commission and filed with the secretary of the Planning Commission. The appeal must specifically describe the error or abuse of discretion that resulted in an adverse decision as well as what part of the decision was not supported by evidence in the record.
- B. A hearing will be scheduled for the next regular meeting of the Planning Commission that is at least 10 days but no more than 45 days from the date of receipt of the appeal. During the hearing, the applicant may make its presentation and present to the Planning Commission the site drawings and structural renderings and all other data which was presented to staff, together with its arguments on said appeal.
- C. If the Planning Commission grants the appeal, the Commission shall order the secretary of the Planning Commission to sign the SWF permit and submit one copy to the applicant and one copy to the Planning Department.
- D. If the Planning Commission denies the appeal, the applicant may appeal the decision to the City Council by submitting said appeal to the City Clerk within ten days following the date of

the decision of the Planning Commission. The procedures and process set forth in paragraphs A and B will be followed for appeals to the City Council. If the City Council grants the appeal, the Council shall order the City Clerk to sign the SWF permit and submit one copy to the applicant, one copy to the Planning Commission, and one copy to the Planning Department.

**12.44.080 Support structures for small wireless facilities.**

- A. Two types of small wireless facilities are permitted within the public right-of-way and within utility easements on public and private properties. The types include: (1) placement on streetlights; and (2) new freestanding poles.
- B. When evaluating compliance with this chapter, whether any one or more preferred support structures are technically feasible and potentially available will be considered. All applicants for small wireless facilities must propose new SWF on support structures within the public right-of-way according to the following preferences, ordered from most preferred to least preferred:
  - 1. Existing or replacement streetlight;
  - 2. New streetlights;
  - 3. New freestanding poles.

**12.44.090 Siting guidelines for all small wireless facilities.**

- A. Small wireless facilities must not be located in front of business windows, primary walkways, primary entrances or exits, or in such a way that it would impede delivery to the building.
- B. Small wireless facilities should be located near shared property lines between two adjacent lots as much as possible or along a secondary rear property street frontage.
- C. Mid-block locations are preferred instead of at more visible corners and street intersections, except if the location is proposed on traffic control signal poles.
- D. New poles should be located in the parkway strip whenever possible and in alignment with existing trees, utility poles, and streetlights.
- E. New poles should be an approximately equal distance between trees when possible, with a minimum of 15 feet separation such that no proposed disturbance will occur within the critical root zone of any tree.
- F. Small wireless facilities should be no closer than 150 feet away, radially, from another Small wireless facility.
- G. Arterial streets are more preferable to local streets for the placement of small wireless facilities.

**12.44.100 Engineering design standards for all small wireless facilities.**

The following engineering design standards apply to all small wireless facilities:

- A. Separation of service should be provided by installing all-new electrical conduit(s) or utilizing existing empty conduit(s) with conduit owner's expressed consent in writing.
- B. A disconnect switch should be mounted on the pole. The bottom of the disconnect switch should measure 10 feet above grade.



- C. All the equipment, including the shroud, should be mounted to provide seven feet of clearance from the ground.
- D. For proposed facilities on a streetlight, a hand hole should be provided at the top of the pole to maintain fiber and electrical service for streetlights and future attachments.
- E. Pole foundation calculations should be prepared and stamped by a California professionally licensed engineer and should be provided to City for review. Pole foundation calculations should account for all new and existing pole attachments and the pole.
- F. Pole structural calculations, including seismic loads, showing the load impacts of the SWF on City streetlight and traffic control signal poles should be prepared and stamped by a California professionally licensed engineer and should be provided to the City for review.
- G. Design wind velocity should be 115 mph minimum per TIA-222 rev G, CBC-current edition, ASCE 7, as amended from time to time for local conditions.
- H. Other reasonable requirements of the City Engineer consistent with this Chapter.

**12.44.110 Design guidelines for all small wireless facilities.**

To ensure visual impacts are minimized, small wireless facilities are required comply with the following design guidelines:

- A. Installations should conceal to the maximum extent feasible with design elements and techniques that mimic or blend with the underlying support structure, surrounding environment and adjacent uses with regard to appearance, size, and location.
- B. All equipment and antenna should be shrouded and where possible located behind any street signs located on the pole.
- C. Only one SWF is permitted per support structure.
- D. A minimum distance of 150 feet is required between small wireless facilities.
- E. Installations should be located on poles that are located outside of the driveway and intersection sightlines. Installations should be located on poles that are located as close as feasible to shared property lines between two adjacent lots and not directly in front of residences and businesses.
- F. Equipment should be located entirely on the pole in a vertical arrangement. Exterior mounted accessory equipment should be within a single arrangement not to exceed 9 cubic feet in volume (exclusive of the concealing elements like shrouding). Required meters and disconnect switches that are infeasible to be shrouded for safety and/or accessibility reasons are excluded from this shrouding guideline.
- G. All accessory equipment must be designed to not be visible to the maximum extent possible. When evaluating compliance with this section, the City Engineer will consider whether other more preferred designs are technically feasible and other more appropriate sites potentially available. All applicants for a SWF permit must propose accessory equipment designs according to the following preferences, ordered from most preferred to least preferred:

1. Underground installation;

2. Pole-mounted installation (equipment should be located within poles whenever possible);
  3. Ground-mounted installation:
    - i. Ground-mounted installation of equipment will not be permitted, unless: (a) the applicant demonstrates that pole-mounted or underground accessory equipment is not technically feasible and that no other site options reasonably exist that would support a SWF, or (b) the City specifically finds that ground-mounted installation of equipment would be more aesthetically desirable and consistent with the objectives of these guidelines than underground or pole-mounted installation of accessory equipment.
    - ii. Ground-mounted equipment may only be permitted in locations that do not obstruct pedestrian or vehicular traffic and if the City Engineer finds that the above-ground equipment would not unreasonably interfere with the public's ability to use the right-of-way for uses that include without limitation travel, social, expressive uses and/or aesthetic values.
    - iii. The City Engineer may condition approval based on new or enhanced landscaping to conceal ground-mounted equipment.
- H. All cables, wires and other connectors should be routed through conduits within poles whenever possible, and all external conduits, conduit attachments, cables, wires, and other connectors must be concealed from public view.
- I. All SWF must include signage that accurately identifies the equipment owner/operator, the site name or identification number and a toll-free number to the owner/operator's network operations center. SWF may not bear any other signage or advertisements unless expressly approved by the City, required by law or recommended under existing and future FCC or other United States governmental agencies for compliance with radio frequency emissions regulations. Radio frequency notification signs should be placed where appropriate, and not at pedestrian eye level unless required by the FCC or other regulatory agencies.
- J. Ground-mounted electric meters are prohibited.
- K. Wireless facilities and all accessory equipment and transmission equipment must comply with all noise regulations and must not exceed, either individually or cumulatively, the applicable noise level standards in Crescent City Municipal Code.
- L. Pole heights must be minimized and in no case may the maximum height of any facilities exceed 35 feet. Pole height is measured from the top of the foundation, which should be flush with the ground, to the top of the pole or top of the antenna, whichever is greater.
- M. Small wireless facilities are required to incorporate reasonable and appropriate site security measures, such as locks and anti-climbing devices, to prevent unauthorized access, theft or vandalism. All SWF must be constructed from graffiti-resistant materials. The City Engineer may require additional concealment elements as the City Engineer finds necessary to blend the security measures and other improvements into the natural and/or built environment. The City Engineer will not approve barbed wire, razor ribbon, electrified fences or any similar security measures.
- N. Wireless facilities must not interfere with access to a fire hydrant, fire station, fire escape, water valve, underground vault, valve housing structure or any other public health or safety facility.
- O. No person may install, use or maintain any facilities (in whole or in part) that rest upon, in or over



any public right-of-way, when such installation, use or maintenance: (1) endangers or is reasonably likely to endanger the safety of persons or property, or (2) when such site or location is used for public utility purposes, public transportation purposes or other governmental use, or (3) when such facilities unreasonably interfere with or unreasonably impede the flow of pedestrian or vehicular traffic, including any legally parked or stopped vehicle, ingress into or egress from any residence or place of business, use of poles, posts, traffic signs or signals, hydrants, mailboxes, permitted sidewalk dining, permitted street furniture and/or other objects permitted at or near the location where the wireless facilities are located.

#### **12.44.120 Design guidelines specific to small wireless facilities installed on streetlights.**

An applicant proposing to attach to a streetlight in the public right of way must comply with the following design standards:

- A. Equipment should be painted, treated or finished to match existing streetlight pole aesthetics and materials in finish and color that are in the immediate vicinity of the proposed pole(s).
- B. The antenna should be mounted at the top of the streetlight pole where the arm extends from the pole where feasible.
- C. The top of the antenna if top-mounted should be no higher than 48 inches above the top of the existing pole.
- D. All antennas should be shrouded. Antenna shroud should have an outer diameter of 15 inches or less and measure no more than five cubic feet in size. The shroud should be no more than 4 feet tall, including antenna, radio head, mounting bracket, and all other hardware necessary for a complete installation.
- E. Antenna shroud should be no more than 30 percent greater in diameter than the streetlight it is attached to and the transition between the pole and the shroud should be tapered.
- F. All cables, wires, and other connectors should be hidden within the base and shaft of the streetlight. Where this is not feasible, the equipment should be installed in an underground vault.

#### **12.44.130 Design guidelines specific to small wireless facilities installed on new poles.**

- A. New poles are only permitted if: (i) the applicant demonstrates that above-ground support structures near the project site either do not exist or are not reasonably available to the applicant; or (ii) the City specifically finds that a new, non-replacement support structure would be more aesthetically desirable and consistent with the objectives of these guidelines than installations on existing structures near the project site.
- B. Pole material and finishes should match the existing materials of the City standard streetlight poles.
- C. Poles should be functioning streetlights and designed to resemble existing standalone streetlights in the vicinity.
- D. When technically feasible, all antennas and associated equipment must fit within the diameter of the poles with no exterior wires or conduit. If all antennas and equipment cannot fit within the pole for technical reasons, then the installation will be subject to the standards above.

- E. Antennas should be mounted on the top of the pole.
- F. Relocated poles will be subject to guidelines in this section and their respective pole type section.

[END CODE TEXT AMENDMENT]

**SECTION 3. SEVERABILITY.** If any part of this Ordinance is held to be invalid or inapplicable to any situation by a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Ordinance or the applicability of this Ordinance to other situations.

**SECTION 4. CEQA FINDINGS.** This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA Guidelines, and has been found to be exempt pursuant to Section 15061(b)(3) (general rule) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance will have a significant effect on the environment.

**SECTION 5. EFFECTIVE DATE & PUBLICATION.** This Ordinance will become effective 30 days after the date of its adoption. The City Clerk shall cause this ordinance to be published in a newspaper of general circulation in Del Norte County once within 15 days of its adoption in accordance with the requirements of Government Code Section 36933.

**INTRODUCED** at a meeting of the City Council of the City of Crescent City held on \_\_\_\_\_.

**PASSED AND ADOPTED** by the City Council of the City of Crescent City at a regular meeting of the City Council held this \_\_\_\_\_ day of \_\_\_\_\_, by the following polled vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

\_\_\_\_\_  
Blake Inscore, Mayor

ATTEST:

\_\_\_\_\_  
Robin Patch, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Martha D. Rice, City Attorney



**SMALL WIRELESS FACILITY PERMIT  
STANDARD CONDITIONS OF APPROVAL**

In addition to all other conditions adopted by the City Engineer, all small wireless facility permits, whether approved by the City or deemed approved by the operation of law, will be automatically subject to these standard conditions. The City Engineer (or the Planning Commission / City Council on appeal) will have discretion to modify or amend these conditions on a case-by-case basis as may be necessary or appropriate under the circumstances to protect public health and safety or allow for the proper operation of the approved facility consistent with the goals and applicable provisions of the Crescent City Municipal Code. All small wireless facilities, whether approved by the City or deemed approved or deemed granted by the law will be automatically subject to the following standard conditions of approval:

1. *Permit Term.* This permit will automatically expire 20 years and one day from its issuance if a new permit has not been applied for in writing at least 120 days prior to permit expiration, except when California Government Code § 65964(b), as may be amended or superseded in the future, authorizes Crescent City ("City") to establish a shorter term for public safety or substantial land use reasons. Any other permits or approvals issued in connection with any collocation, modification or other change to this wireless facility, which includes without limitation any permits or other approvals deemed granted or deemed approved under federal or state law, will not extend this term limit unless expressly provided otherwise in such permit or approval or required under federal or state law. Facilities with expired permits will be deemed abandoned.
  2. *Compliance with Approved Plans.* Before the Public Works Department issues any encroachment permit and/or other ministerial permits required to commence construction in connection with the small wireless facility permit, the Permittee must incorporate this permit, all conditions associated with this permit and the approved photo simulations into the project plans (the "Approved Plans"). The Permittee must construct, install and operate the wireless facility in substantial compliance with the Approved Plans. Any alterations, modifications or other changes to the Approved Plans, whether requested by the Permittee or required by other departments or public agencies with jurisdiction over the wireless facility, must be submitted in a written request subject to the City Engineer's prior review and approval, who may refer the request to the Planning Commission / City Council if either board approved the small wireless facility permit and the City Engineer finds that the requested alteration, modification or other change substantially deviates from the Approved Plans or implicates a significant or substantial land-use concern.
  3. *Post-Installation Certification.* Within 60 calendar days after the Permittee commences full, unattended operations of a small wireless facility approved or deemed-approved under Chapter 12.44 of the Crescent City Municipal Code, the Permittee must provide the Engineer with documentation reasonably acceptable to the Engineer that the wireless facility has been installed and/or constructed in substantial compliance with the Approved Plans. Subject to the City Engineer's discretion, such documentation may include, but is not be limited to, as-built drawings, site surveys, GIS data, and site photographs.
  4. *Timing of Installation.* The installation and construction authorized by a small wireless facility permit must begin within one (1) year after its approval, or it will expire without further action by the City. The installation and construction authorized by a small wireless facility permit must conclude, including any necessary post-installation repairs and/or restoration to the right-of-way and/or public utility easement, within thirty (30) days following the day construction commenced.
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5. *Maintenance Obligations; Vandalism.* The Permittee must keep the site, which includes without limitation any and all improvements, equipment, structures, access routes, fences, and landscape features, in a neat, clean and safe condition in accordance with the Approved Plans and all conditions in the small wireless facilities permit. The Permittee must keep the site area free from all litter and debris at all times. The Permittee is required to remove and remediate any graffiti on the facility within 24 hours of being notified of its appearance. This condition also gives the City of Crescent City authority to have the graffiti painted over or otherwise removed for the permittee. If the graffiti is not removed within 24 hours of being notified, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the cost of the graffiti removal.
6. *Compliance with Laws.* The Permittee must maintain compliance at all times with all federal, state and local statutes, regulations, orders or other rules that carry the force of law ("Laws") applicable to the Permittee, the subject property, the small wireless facility or any use or activities in connection with the use authorized in this permit, which includes without limitation any Laws applicable to human exposure to radiofrequency ("RF") emissions. The Permittee expressly acknowledges and agrees that this obligation is intended to be broadly construed and that no other specific requirements in these conditions are intended to reduce, relieve or otherwise lessen the Permittee's obligations to maintain compliance with all Laws. In the event that the City fails to timely notice, prompt or enforce compliance with any applicable provision in the Crescent City Municipal Code, any permit, any permit condition or any applicable law or regulation, the Permittee will not be relieved from its obligation to comply in all respects with all applicable provisions in the Crescent City Municipal Code, any permit, any permit condition or any applicable law or regulation.
7. *RF Exposure Compliance.* All facilities must comply with all standards and regulations of the Federal Communications Commission ("FCC") and any other state or federal government agency with the authority to regulate RF exposure standards. After transmitter and antenna system optimization, but prior to unattended operations of the facility, the Permittee or its representative must conduct on-site post-installation RF emissions testing to demonstrate actual compliance with the FCC OET Bulletin 65 RF emissions safety rules for general population/uncontrolled RF exposure in all sectors. For this testing, the transmitter must be operating at maximum operating power, and the testing is to occur outwards to a distance where the RF emissions no longer exceed the uncontrolled/general population limit. Testing results must be submitted to the City Engineer.
8. *Adverse Impacts on Other Properties.* The Permittee must use all reasonable efforts to avoid any and all undue or unnecessary adverse impacts on nearby properties that may arise from the Permittee's or its authorized personnel's construction, installation, operation, modification, maintenance, repair, removal and/or other activities at the site. The Permittee must not perform or cause others to perform any construction, installation, operation, modification, maintenance, repair, removal or other work that involves heavy equipment or machines except during normal construction work hours authorized by the Crescent City Municipal Code. The restricted work hours in this condition will not prohibit any work required to prevent actual, immediate harm to property, persons, or any work during an emergency declared by the City. The Engineer or the Engineer's designee may issue a stop work notice during work for any activities that violate this condition.
9. *Backup Power; Generators.* The Permittee may operate backup power generators only during (a) commercial power outages or (b) for maintenance purposes during normal construction hours in accordance with the Crescent City Municipal Code. The City Engineer may approve a temporary power source and/or generator in connection with initial construction, major repairs or in the event



of an emergency. The Permittee may not operate any permanent backup generators located in the public right-of-way or public utility easement.

10. *Inspections; Emergencies.* The Permittee expressly acknowledges and agrees that the City's officers, officials, staff or other designees may enter onto the site and inspect the improvements and equipment upon reasonable prior notice to the Permittee, or at any time during an emergency. The City's officers, officials, staff or other designees may, but will not be obligated to, enter onto the site area without prior notice to support, repair, disable or remove any improvements or equipment in emergencies or when such improvements or equipment threatens actual, imminent harm to property or persons. The Permittee, if present, may observe the City's officers, officials, staff or other designees while any such inspection or emergency access occurs.
11. *Permittee's Contact Information.* The Permittee must furnish the Engineer with accurate and up-to-date contact information for a person responsible for the small wireless facility, which includes without limitation such person's full name, title, direct telephone number, mailing address, and email address. The Permittee is required to keep such contact information up-to-date at all times and immediately provide the City Engineer with updated contact information in the event that either the responsible person or such person's contact information changes.
12. *Indemnification.* The Permittee shall defend, indemnify and hold harmless the City, City Council, and City boards, commissions, agents, officers, officials, employees and volunteers from any and all (1) damages, liabilities, injuries, losses, costs and expenses and from any and all claims, demands, lawsuits, writs and other actions or proceedings ("Claims") brought against the City Council, and City boards, commissions, agents, officers, officials, employees and volunteers to challenge, attack, seek to modify, set aside, void or annul the City's approval of the small wireless facility permit, and (2) other claims of any kind or form, whether for personal injury, death or property damage, that arise from or in connection with the Permittee's or its agents', directors', officers', employees', contractors', subcontractors', licensees', or customers' acts or omissions in connection with the permit or the small wireless facility. In the event the City becomes aware of any Claims, the City will use best efforts to promptly notify the Permittee and will reasonably cooperate in the defense. The Permittee expressly acknowledges and agrees that the City will have the right to approve, which approval may not be unreasonably withheld, the legal counsel providing the City's defense, and the property owner and/or Permittee (as applicable) must promptly reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. The Permittee expressly acknowledges and agrees that the Permittee's indemnification obligations under this condition are a material consideration that motivates the City to approve this permit and that such indemnification obligations will survive the expiration or revocation of the small wireless facility permit.
13. *Performance Bond.* Before the Public Works Department issues any encroachment permit and/or other ministerial permits required to commence construction in connection with the small wireless facility permit, the Permittee must post a performance bond from a surety and in a form acceptable to the City Engineer in an amount reasonably necessary to cover the cost to remove the improvements and restore all affected areas based on a written estimate from a qualified contractor with experience in wireless facilities removal. The written estimate must include the cost to remove all equipment and other improvements, which includes without limitation all antennas, radios, batteries, generators, utilities, cabinets, mounts, brackets, hardware, cables, wires, conduits, structures, shelters, towers, poles, footings, and foundations, whether above ground or below ground, constructed or installed in connection with the wireless facility, plus the cost to completely restore any areas affected by the removal work to a standard compliant with applicable laws. In

establishing or adjusting the bond amount required under this condition, and in accordance with California Government Code §65964(a), the City Engineer may take into consideration any information provided by the Permittee regarding the cost to remove the small wireless facility to a standard compliant with applicable laws. The performance bond must expressly survive the duration of the small wireless facility permit term to the extent required to effectuate a complete removal of the subject wireless facility in accordance with this condition.

14. *Recall to Planning Commission; Permit Revocation.* The City Engineer may recall the small wireless facility permit for review at any time due to complaints about noncompliance with applicable laws or any approval conditions attached to this permit. At a duly noticed public hearing and in accordance with all applicable laws, the Planning Commission may revoke the small wireless facility permit or amend these conditions as the Planning Commission deems necessary or appropriate to correct any such noncompliance.
15. *Record Retention.* The Permittee must maintain complete and accurate copies of all permits and other regulatory approvals issued in connection with the small wireless facility, which includes without limitation this approval, the approved plans and photo simulations incorporated into this approval, all conditions associated with this approval and any ministerial permits or approvals issued in connection with this approval. In the event that the Permittee does not maintain such records as required in this condition, any ambiguities or uncertainties that would be resolved through an inspection of the missing records will be construed against the Permittee. The Permittee may keep electronic records; provided, however, that hard copies or electronic records kept in the City's regular files will control over any conflicts between such City-controlled copies or records and the Permittee's electronic copies, and complete originals will control over all other copies in any form.
16. *Undergrounded Utilities.* In the event that other public utilities or cable television operators in the public right-of-way underground their facilities where the Permittee's wireless facility is located, the Permittee must underground its equipment except the antennas and antenna supports. Such undergrounding shall occur at the Permittee's sole cost and expense, except as reimbursed pursuant to law.
17. *Electric Meter Removal.* In the event that the commercial electric utility provider adopts or changes its rules obviating the need for a separate or ground-mounted electric meter and enclosure, the Permittee on its own initiative and at its sole cost and expense shall apply to the City for permission to remove the separate or ground-mounted electric meter and enclosure and restore the affected area to its original condition.
18. *Rearrangement and Relocation.* The Permittee acknowledges that the City, in its sole discretion and at any time, may: (1) change any street grade, width or location; (2) add, remove or otherwise change any improvements in, on, under or along any street owned by the City or any other public agency, which includes without limitation any sewers, storm drains, conduits, pipes, vaults, boxes, cabinets, poles and utility systems for gas, water, electric or telecommunications; and/or (3) perform any other work deemed necessary, useful or desirable by the City (collectively, "City Work"). The City reserves the right to do any and all City Work without any admission on its part that the City would not have such rights without the express reservation in the small wireless facility permit. In the event that the City Engineer determines that any City Work will require the Permittee's facility to be rearranged and/or relocated, the Permittee must, at its sole cost and expense, do or cause to be done all things necessary to accomplish such rearrangement and/or relocation. If the Permittee fails or refuses to either permanently or temporarily rearrange and/or relocate the Permittee's facility within a reasonable time after the Engineer's notice, the City may (but will not be obligated to) cause the rearrangement or relocation to be performed at the



Permittee's sole cost and expense. The City may exercise its rights to rearrange or relocate the Permittee's facility without prior notice to Permittee when the City Engineer determines that the City Work is immediately necessary to protect public health or safety. The Permittee will be required to reimburse the City for all costs and expenses in connection with such work within 10 days after a written demand for reimbursement and reasonable documentation to support such costs is provided. In addition, the Permittee must indemnify, defend and hold the City, its agents, officers, officials, employees and volunteers harmless from and against any claims in connection with rearranging or relocating the Permittee's facility, or turning on or off any water, oil, gas, electricity or other utility service in connection with the Permittee's facility.

19. *Damage to Public Property.* The Permittee must promptly restore the surface or subsurface of the right-of-way or public property and/or repair or replace the surface, subsurface, and/or public improvement thereon, therein, or thereunder, in as good a condition as before in accordance with applicable laws, normal wear and tear excepted, reasonably satisfactory to the City Engineer for damage or disturbance caused by the small wireless facilities. If Permittee does not repair the damage or disturbance as just described, then City will have the option, upon fifteen (15) days prior written notice to Permittee, to perform or cause to be performed such reasonable and necessary work on behalf of Permittee and to charge Permittee for the actual and reasonable costs incurred by the City at City's standard rates.

a. Exception. If the damage or disturbance caused by the small wireless facilities present a public safety or hazardous concern as deemed by the City Manager, Fire Chief, Police Chief, City Engineer, or designee, the City reserves the right to make repairs immediately and to charge Permittee for all actual and reasonable costs incurred by the City. The City will have the right to disable, alter, relocate, sever, disrupt, remove, tear out, dig-up, or otherwise damage small wireless facilities of the Permittee. The City must inform the Permittee of any actions taken and the Permittee must remove its equipment. Notwithstanding the above, before any such actions are taken, the City must notify the Permittee to give notice of the emergency or immediate hazard or dangerous condition.

i. In the event of an action taken by City, neither the City nor any agent, contractor, or employee of the City will be liable to Permittee or its Contractors or its customers or other third parties for any harm so caused to them by the reasonable actions of the City or its agents, contractors, or employees in responding to such public hazard or dangerous condition. When practical and if possible, City will consult with Permittee in advance to assess the necessity of such actions and to minimize, to the extent practicable under the circumstances, damage to and disruption of either the public property involved or the wireless facilities involved. Following notice from the City, Permittee must reasonably cooperate with the City, at no expense to City, to remedy the hazard and secure the route area.

ii. In the event of an emergency discovered by the Permittee, Permittee must notify the City immediately.

20. *Public Emergency Disruption.* In the event of a public emergency, the City will have the right to immediately perform, without prior written notice to Permittee, reasonable and necessary work on behalf of Permittee to repair and return public property to a safe and satisfactory condition in accordance with applicable laws, normal wear and tear excepted, reasonably satisfactory to the City Engineer. The City must provide written notice to the Permittee of the repairs as soon as practicable after the work has begun. Permittee agrees that any severed City-owned conduit and/or fiber must be completely repaired or replaced to the nearest splice point. If the City needs to perform any part

of the necessary repairs, relocation, and/or removal work, it will be entitled to seek payment for such actual and reasonable repairs, relocation, and/or removal costs from Permittee and may draw upon a performance bond and/or deposit in full or partial satisfaction of such costs, if payment is not made by Permittee. The City Engineer or their designee will have the authority to designate a public emergency.

21. *Landscaping*. The Permittee must replace any landscape features damaged or displaced by the construction, installation, operation, maintenance or other work performed by the Permittee or at the Permittee's direction on or about the site. In the event that any trees are damaged or displaced, the Permittee must hire and pay for a licensed arborist to select, plant and maintain replacement landscaping in an appropriate location for the species. Only ISA Certified workers under the supervision of a licensed arborist may be used to install the replacement tree(s). The box size and other standards for any replacement trees will be subject to the City Engineer 's approval in consultation with the licensed arborist. The Permittee will, at all times, be responsible to maintain any replacement landscape features.
22. *Demand for Payment*. Upon the receipt of a demand for payment by City, Permittee is required to promptly reimburse City for actual and reasonable costs. Failure to pay within thirty (30) days of the demand for payment will entitle the City to draw upon the performance bond and/or deposit.
23. *Encroachment Permit General Conditions*. Encroachment Permits must be obtained by the Permittee. The Permittee must comply with Crescent City's Encroachment Permit General and Special Conditions.
24. *Building Permit Requirement*. A building permit must be obtained by the Permittee pursuant to Crescent City Municipal Code Title 15 for small wireless facilities within utility easements in public and private properties.
25. *Public Noticing*. All residences and/or businesses impacted by project construction are to be notified in writing at least 48 hours in advance describing work schedule, including dates, time frames, and on-site project manager name and cell phone number prior to commencing work.
26. *Traffic Control*. Traffic control must conform to the requirements of the most current edition of the California Manual on Uniform Traffic Control Devices published by Caltrans. Traffic control must also be in conformance with Caltrans' Standard Plans for Traffic Control.
27. *Traffic Control Plans ("TCPs")*. Site-specific TCP's are required to be submitted for review a minimum of ten (10) business days prior to the scheduled start date. TCP's must be signed by California licensed traffic engineer.
28. *Underground Service Alert (USA)*. Forty-eight (48) hours before commencing work, the Permittee must contact Underground Service Alert (USA) at 1-800-227-2600 to verify elevations and locations of all existing utilities.
29. *Private Sewer Laterals and Water Services*. The permittee is to take precautions to locate and protect private sewer laterals and water services from damage during construction. In the event any water or sewer service damage is discovered, the Permittee must immediately contact the City's Public Works Department to coordinate the repair work. The Permittee will be required to reimburse the City for all costs and expenses in connection with damage repair work within 10 days after a written demand for reimbursement and reasonable documentation to support such costs is provided. If new facilities are being installed by the boring method the Permittee is also required to video inspect any water, sewer, and storm mains that are crossed by their facilities as part of this project, a copy of this video is to be provided to the City.



30. *Commencement of Operations.* The operation of the approved small wireless facility must commence no later than one (1) month after the completion of the installation, or the wireless facility permit will expire without further action by the City.
31. *Noninterference.* The Permittee must not move, alter, temporarily relocate, change, or interfere with any existing structure, improvement, or property without the prior consent of the owner of that structure, improvement, or property. No structure, improvement, or property owned by the City may be moved to accommodate a permitted activity or encroachment unless the City determines that such movement will not adversely affect the City or any surrounding businesses or residents, and the Permittee pays all costs and expenses related to the relocation of the City's structure, improvement, or property. Prior to commencement of any work pursuant to a small wireless facility permit, the Permittee must provide the City with documentation establishing to the City's satisfaction that the Permittee has the legal right to use or interfere with any other structure, improvement, or property within the public right-of-way or public utility easement to be affected by Permittee's facilities.
32. *No Right, Title, or Interest.* The permission granted by a small wireless facility permit shall not, in any event, constitute an easement on or an encumbrance against the public right-of-way or public utility easement. No right, title, or interest (including franchise interest) in the public right-of-way or public utility easement, or any part thereof, may vest or accrue in Permittee by reason of a small wireless facility permit or the issuance of any other permit or exercise of any privilege given thereby.
33. *Agreement with City.* If not already completed, Permittee must enter into the appropriate agreement with the City, as determined by the City, prior to constructing, attaching, or operating a facility on municipal infrastructure. This permit is not a substitute for such an agreement.
34. *Abandonment.* If a facility is not operated for a continuous period of six months, the wireless facility permit and any other permit or approval therefor will be deemed abandoned and terminated automatically, unless before the end of the six-month period (i) the approval authority has determined that the small wireless facility has resumed operations, or (ii) the City has received an application to transfer the small wireless facility permit to another service provider. No later than ninety (90) days from the date the small wireless facility is determined to have ceased operation or the Permittee has notified the approval authority of its intent to vacate the site, the Permittee must remove all equipment and improvements associated with the use and restore the site to its original condition to the satisfaction of the City Engineer. The Permittee must provide written verification of the removal of the facilities within thirty (30) days of the date the removal is completed. If the facility is not removed within thirty (30) days after the permit has been discontinued pursuant to this subsection, the site will be deemed to be a nuisance, and the City may cause the facility to be removed at Permittee's expense or by calling any bond or other financial assurance to pay for its removal. If there are two (2) or more users of a single facility or support structure, then this provision will only apply to the specific elements or parts thereof that were abandoned but will not be effective for the entirety thereof until all users cease use thereof.
35. *Attorney's Fees.* In the event, the City determines that it is necessary to take legal action to enforce any of these conditions or to revoke the small wireless facility permit, and such legal action is taken, the Permittee will be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved unless the City should otherwise agree with Permittee to waive said fees or any part thereof. If the Permittee prevails in the enforcement proceeding, then Permittee will be entitled to an award of reasonable attorney's fees.

36. *No Waiver of Standing.* The City's grant of a permit for a small wireless facility request does not waive, and may not be construed to waive, any standing by the City to challenge any FCC orders or rules related to small wireless facilities, or any modification to those FCC orders or rules.



## CITY COUNCIL AGENDA REPORT

**TO: MAYOR INSCORE AND MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**BY: JON OLSON, CITY ENGINEER**

**DATE: APRIL 6, 2020**

**SUBJECT: PARKING AND OCCUPYING RECREATIONAL VEHICLES IN RESIDENTIAL ZONES**

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### RECOMMENDATION

- Hear staff report
- Receive public comment
- Provide additional input on development of RV parking in residential zones
- Direct staff to develop a parking and occupying recreational vehicles in residential zones ordinance for Council consideration

### BACKGROUND

The City Council previously directed staff to expand on Recreational Vehicle (RV) use through the development of a RV long-term parking ordinance on private property (for numerous reasons, not limited to: displacements due to disasters, mishaps, financial hardships, domestic violence, housings shortage etc.). This policy should be separate from the oversized vehicle parking regulations outlined in Chapter 12.40 "PARKING REGULATIONS" of the municipal code.

The Planning Commission has discussed the permitting of RV parking and use on private property within City limits during the December 2019 through February 2020 meetings. At the March 12, 2020 planning commission meeting the Commission recommended that the City Council adopt the Parking and Occupying Recreational Vehicles in Residential Zones Ordinance.

### ITEM ANALYSIS

Below is a summary of the proposed ordinance's major features:

- **Purpose**
  - RV long-term and short-term use on residential properties
  - Also addresses RV parking on property and partially in the ROW

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- **Residential Parking Areas**
    - In R-1, R-2, R-3, and R-P residential zones, RVs will be allowed to be used as a residence.
    - For each subject parcel, one RV may be stored or used as a residence.
  
  - **Placement and Yards**
    - Parked RV's not being used as a residence may encumber a portion of the sidewalk provided sufficient accessibility is maintained in the sidewalk ROW
    - RV's must meet the front yard setback for long-term use > 90days.
    - Five-foot clearance is required on all sides of the RV.
  
  - **Permitting**
    - Short-term permits will be issued over the counter, allowing 0-90 days.
      - Subject to conditions
        - Proper electrical cords and breakers
        - Proper sanitation/dumping
        - Keeping site and area clean
        - other contention set by staff
        - follow all safety regulation
        - follow all State regulations
    - Long-term permits, 91-365 days will be allowed by use permit.
      - Use permits will be conditioned on the following:
        - permanent installation of water service
        - permanent installation of sewer service
        - permanent installation of electrical service
        - architectural review (screening could be required)
        - site plan review
        - gravel, concrete, or other hard parking surface
        - property owner permission to install
        - building/construction permits
  
  - **Standards**
    - This ordinance only applies to RV's
    - Fees for water and sewer service are set by ordinance following a Prop 218 process
  
  - **Coverings**
    - no temporary coverings are allowed
    - permanent structures are permitted
    - fitted covers are allowed
  
  - **Violation**
    - Violations of the ordinance will result in fines and/or cancelation of the permit
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**FISCAL ANALYSIS**

There will be minimal impacts to finance as no new process needs to be implemented. All permitting and planning fees are already built into the process. Some minor revenue will be generated for the water and sewer funds by allowing this new use.

**STRATEGIC PLAN ASSESSMENT**

This action supports Strategic Plan goal 1 support quality services, community safety, and health to enhance the quality of life and experience of our residents and visitors.

**ATTACHMENTS**

Draft Ordinance for Parking and Occupying Recreational Vehicles in Residential Zones

Staff review:

  
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CM

**Crescent City Municipal Code**  
**DRAFT Chapter 17.55 Parking and Occupying Recreational Vehicles in Residential Zones**

**17.55.010 Purpose.**

The purpose of this chapter is to clearly define what is considered a recreational vehicle; to identify locations and standards for storage of recreational vehicles in residential zones; to identify requirements for temporary parking and use of recreational vehicles in order to protect the integrity, value and character of residential neighborhoods and to address public health and safety concerns.

**17.55.020 Definitions.**

For the purposes of this chapter, the following words and phrases have the following meanings:

“Residential parking area” means all property located within the city designed as zones R-1, R-2, R-3, RP in Title 17 of this Code.

“Residential use” means to use as a place of shelter to live in.

“Recreational vehicle” means a vehicle with or without motive power, designed or utilized for camping, sleeping, eating or resting and for carrying persons or property on its own structure, whether being drawn by motor power or other means and includes, but is not limited to, travel trailers, campers, motorhomes, campervans, truck campers, or tent trailers.

**17.55.030 Residential parking areas.**

All property within the city designated as a “residential parking area” specifically allows the parking of a recreational vehicle as defined in this chapter on private property pursuant to the requirements contained in this chapter; provided that no more than one recreational vehicle may be occupied for residential use, parked, or otherwise stored on a single parcel of private property at any one time.

**17.55.040 Location restrictions.**

The parking of a recreational vehicle in a residential parking area must comply with the following location restrictions:

- A. The recreational vehicle shall be parked so as not to impede passage on a sidewalk for accessibility purposes and may not be parked within the restricted sight zone on a corner lot as set forth in Section 17.08.080.
- B. The recreational vehicle must not be placed for long-term use within the front yard setback of the parcel’s zoning setback.
- C. The recreational vehicle may encroach into the side yard setback so long as a five-foot-wide emergency access path around all sides of the recreational vehicle is maintained at all times.
- D. The recreational vehicle will not be considered, or counted, as part of the lot coverage percentage calculations.
- E. Any recreational vehicle being occupied for residential use must be located outside of the boundaries of any recorded easements.
- F. Any recreational vehicle with a long-term residential use permit must be parked upon gravel or other hard surface and must be parked more than ten feet from the street curb face.

**17.55.050 Permit required for residential use.**

The residential use of a recreational vehicle in a residential parking area requires a permit. Such permits must meet the following standards:

- A. Application, and permit fees, must be submitted to and approved by Planning Department staff.
- B. Permit approval is subject to Site Plan & Architectural/Design Review Approval as set forth in Section 17.46.010.
- C. The City Engineer may impose additional conditions as needed to ensure compliance with regulations and to reduce adverse impacts to surrounding neighborhood properties.

**17.55.060 Permit duration.**

All residential use of recreational vehicles permits must be issued as either a short-term permit or a long-term permit.

- A. A short-term permit can be issued by Planning Department staff, allowing up to 90 days of residential use within a calendar year. All sections except 17.55.050 and 17.55.070 apply to short-term use.
- B. A long-term permit can only be issued by the Planning Commission, allowing up to a full calendar year of residential use. The issuance of the long-term permit is subject to the Use Permit process set forth in Chapter 17.54.

**17.55.070 Recreational vehicle standards.**

All recreational vehicles for residential use must, prior to occupancy, meet the following standards:

- A. The property owner or the property owner's authorized agent must obtain all City permits for any recreational vehicle that is hooked-up to utilities.
- B. Any water, sewage drain, electrical, fuel supply or other utility connection and installation must conform to State and local regulations. Fees for water and sewer hook-ups and service will be as set by ordinance or resolution of the city council.
- C. Every recreational vehicle must have an operable smoke detector. If an internal combustion generator powers the recreational vehicle, and such generator is incorporated into or within 10' of the qualified recreational vehicle, a minimum of one carbon monoxide monitor/alarm is also required.
- D. The recreational vehicle must have current DMV registration at all times.
- E. The recreational vehicle must be structurally sound and protect its occupants against the elements.

**17.55.080 Coverings.**

No temporary coverings such as tarps or cloth screens are permitted to be placed over, upon, or around the recreational vehicle. Fitted covers and permanent canopies are permitted and may be used so long as they are specifically designed for a recreational vehicle. All fitted covers and permanent canopies must be maintained in good condition. Permanent canopies are structures which are permanently affixed to the ground and must comply with all applicable building codes and the city's municipal code.



**17.55.090 Prohibited activities.**

Permits for the residential use of recreational vehicles under this chapter may be revoked for any of the following:

- A. If a code enforcement officer, building official/inspectors, or any other city official finds an unsafe or blighted condition that is not corrected within one week of the posting of written notice on the recreational vehicle detailing the unsafe or blighted condition.
- B. If the county health department deems the recreational vehicle a hazard to the health or safety of individuals residing within the recreational vehicle, city staff is authorized to immediately revoke the permit for residential use.
- C. Failure to comply with this or any other City ordinance or provision of the municipal code.
- D. Displaying a fraudulent, forged, altered, or counterfeit recreational vehicle permit or permit number with the intent to avoid compliance with this chapter.

**17.55.100 Permit revocation notice and hearing.**

A. Short-term permits. Upon determination of Planning Department staff that cause exists for the revocation of a short-term permit issued pursuant to this Chapter, the City must give written notice to the permit holder that he or she has 5 days to appeal the decision to revoke the permit or the decision to revoke the permit will become final. The notice must be both mailed to the permit holder first-class, postage prepaid and posted on the recreational vehicle. Any appeal must be in writing and set forth the reasons why the permit should not be revoked. The appeal must be received by the City Clerk prior to the expiration of the 5-day notice period. The City Manager will review the appeal and issue a decision to either uphold or reverse the decision to revoke the permit. The City Manager's decision will be final and effective 5 days after mailing of the final decision by first-class mail, postage prepaid to the permit holder.

B. Long-term permits. The procedure for the revocation of the long-term permit will be the same as for the revocation of any use permit issued under Title 17 of the municipal code.

**17.55.110 Mobile home parks exempt.**

Recreational vehicles parked in a mobile home park with a valid use permit are exempt from the provisions of this Chapter.

**17.55.120 Enforcement and penalties.**

Each and every day that a violation of this chapter occurs constitutes a separate and distinct violation. Each violation is subject to an administrative citation as set forth in Chapter 1.24 of the municipal code. In addition, any violation of this chapter may be prosecuted as misdemeanor, which is punishable by a fine of not more than one thousand dollars. The city attorney or district attorney will have the authority to prosecute any violation of this section as an infraction in the interests of justice. An infraction is punishable by (1) a fine not exceeding one hundred dollars for a first violation; (2) a fine not exceeding two hundred dollars for a second violation; (3) a fine not exceeding five hundred dollars for each additional violation of this provision.





## CITY COUNCIL AGENDA REPORT

**TO: MEMBERS OF THE CITY COUNCIL**

**FROM: ERIC WIER, CITY MANAGER**

**DATE: APRIL 6, 2020**

**SUBJECT: COVID-19 EMERGENCY DISCUSSION INCLUDING POOL, PARKS, SPECIAL EVENTS CLOSURES**

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### RECOMMENDATION

- Hear staff report
- Receive public comment
- Provide direction as necessary and appropriate

### BACKGROUND

Due to the COVID-19 global pandemic we are currently facing, the City Council declared a local health emergency on March 16, 2020. For the health and safety of the community multiple City facilities including the Multiple City Offices, Pool, Cultural Center, and Playgrounds have been closed to the Public and all special events have been cancelled.

As this situation is changing day by day, this item will be a verbal report from the City Manager to highlight actions taken regarding the City's response to the Covid-19 and receive direction from Council as necessary and appropriate.

### ATTACHMENTS

None