

City of Capitola

City Council Meeting Agenda

Thursday, October 08, 2026 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan

Vice Mayor: Gerry Jensen

Council Members: Joe Clarke, Melinda Orbach, Susan Westman

Closed Session – 5:00 PM

Closed Sessions are not open to the public and held only on specific topics allowed by State Law (noticed below). An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the Open Session Meeting.

- i. Conference with Real Property Negotiators (Gov't Code § 54956.8)
Property: Capitola Wharf, 1400 Wharf Road, Capitola, CA 95010
Negotiator: Rudy Escalante, Interim City Manager
Negotiating Parties: TDD, LLC dba Capitola Boat and Bait
Under Negotiation: Lease Terms
- ii. CONFERENCE WITH LEGAL COUNSEL—LIABILITY CLAIMS (Gov. Code § 54956.95)
Claim Against the City of Capitola
Claimant: Kieran Patrick Ganly
- iii. Closed Session discussion pursuant to Government Code section 54957(b)(1): Public Employment (City Manager)

Regular Meeting of the Capitola City Council – 6 PM

1. Roll Call and Pledge of Allegiance

Council Members Joe Clarke, Melinda Orbach, Susan Westman, Vice Mayor Gerry Jensen, and Mayor Margaux Morgan

2. Additions and Deletions to the Agenda

- A. Item 9A - Correspondence Received
- B. Item 9B - Correspondence Received
- C. Item 8B - Correspondence Received

3. Presentations

Presentations are limited to eight minutes.

- A. Proclamation Recognizing October 1 through October 8 as "Week Without Driving 2026"
- B. Presentation from the Capitola/Soquel Chamber of Commerce

- C. Presentation from Save Our Shores regarding Offshore Oil Drilling

4. Report on Closed Session

5. Additional Materials

Additional information related to an agenda item on this agenda and submitted to the City after distribution of the agenda packet pursuant to Government Code §54957.5. All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Council Meeting will be distributed to Councilmembers to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Councilmembers, nor be read by them prior to consideration of an item.

6. Oral Communications by Members of the Public

*Oral Communications allows time for members of the Public to address the City Council on any “Consent Item” on tonight’s agenda, or on any topic within the jurisdiction of the City that is not on the “General Government/Public Hearings” section of the Agenda. Members of the public may speak for up to three minutes, unless otherwise specified by the Mayor. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. **A maximum of 30 minutes** is set aside for Oral Communications.*

7. Staff / City Council Comments

Comments are limited to three minutes.

8. Consent Items

All items listed as “Consent Items” will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government. Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.

A. City Council Meeting Minutes

Recommended Action: Approve minutes from the special meetings on September 22 and September 28, 2026, and the regular meeting on September 24, 2026.

B. Jade Street Park Restroom Renovation Change Orders

Recommended Action: Ratify Change Order 2 with CWS Construction Group, Inc. in the amount of \$103,010.60; approve Change Order 3 in an amount not to exceed \$8,546.58; and authorize the City Manager to execute Change Order 3, bringing the construction contract to a total not to exceed \$624,329.97.

C. Notice of Completion for Reposa Avenue

Recommended Action: 1) Accept as complete the 2026 Reposa Avenue Pavement Rehabilitation Project completed by Betz Works Inc. at a final cost of \$151,000; 2) authorize the City Clerk to file and record a Notice of Completion; and 3) authorize the release of the contract retention \$6,800 as prescribed in the construction agreement.

D. Parking Rates

Recommended Action: Conduct a second reading and adopt an ordinance of the City of Capitola amending Municipal Code Section 10.38.010 and finding that adoption of the ordinance is exempt from CEQA.

E. Budget Amendment – California Voting Rights Act

Recommended Action: Adopt a resolution amending the Fiscal Year 2026-27 General Fund budget to appropriate \$35,000 from the General Fund Contingency Reserve to fund reimbursement costs associated with the City's transition from an at-large election system to a district-based election system pursuant to the California Voting Rights Act of 2001 (CVRA).

- E.** Amend FY 2026-27 City Fee Schedule to Adopt City Parking Lot Electric Vehicle Charging Fees
Recommended Action: Adopt a resolution amending the fee schedule for Fiscal Year (FY) 2026-27.

- G.** Liability Claim

Recommended Action: Deny liability claim from Kieran Patrick Ganly.

9. General Government / Public Hearings

All items listed in “General Government / Public Hearings” are intended to provide an opportunity for public discussion of each item listed. The following procedure pertains to each General Government item: 1) Staff explanation; 2) Council questions; 3) Public comment; 4) Council deliberation; 5) Decision.

- A.** Consideration and Potential Adoption of Resolution Accepting Coastal Commission Recommendation for Local Coastal Program Amendments

Recommended Action: Adopt a resolution accepting the California Coastal Commission's recommendations for the Cliff Drive Resiliency Project's Local Coastal Program Amendments.

- B.** 41st Avenue, Clares Street, and Capitola Road Corridor Plan

Recommended Action: Adopt a resolution adopting the 41st Avenue, Clares Street, and Capitola Road Corridor Plan.

10. Adjournment

The next regularly scheduled City Council meeting is on October 22, 2026, at 6:00 PM.

How to View the Meeting

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010.

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel

How to Provide Comments to the City Council

Members of the public may provide public comments to the City Council in-person during the meeting. If you are unable to attend in-person, please email your comments to citycouncil@cityofcapitola.gov and they will be included as a part of the record for the meeting.

Notice regarding City Council: The City Council meets on the 2nd and 4th Thursday of each month at 6:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City's website and at Capitola City Hall prior to the meeting. Need more information? Contact the City Clerk's office at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda

packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the City Clerk's office at least 24 hours in advance of the meeting at 831-475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a cityclerk@cityofcapitola.gov.

Televised Meetings: City Council meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed "Live" on the City's website by clicking on the Home Page link "Meeting Agendas/Videos." Archived meetings can be viewed from the website at any time.



Outlook

LCP agenda item

From John Mulry <jxmuly@icloud.com>**Date** Fri 10/2/2026 3:17 PM**To** City Council <citycouncil@cityofcapitola.gov>; City Clerk <cityclerk@cityofcapitola.gov>

We need to do an LCP for the entire coast of the city not just 800 feet on cliff drive. That we don't already have one is ridiculous. They are planning on building jetties to bring sand in for the RTC trail. We can do that too for places like Depot Hill. We need to take the stolen public land from the coastal properties owners and reopen the Depot Hill coastal trail. It doesn't have to be expensive like the Grand Ave proposal. We can do this quick and cheap.

We just need councillors who favor community over second home owners to take immediate action.

JM



LCP Approval Recommended - Item 9A Oct. 8, 2026

From Leslie Nielsen <lpbeach21@gmail.com>

Date Sat 10/3/2026 9:40 AM

To City Council <citycouncil@cityofcapitola.gov>; r.escalante@ci.capitola.ca <r.escalante@ci.capitola.ca>

Cc Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>; Graeven, Rainey@Coastal <Rainey.Graeven@coastal.ca.gov>; Ford, Kiana@Coastal <kiana.ford@coastal.ca.gov>; Herlihy, Katie <kherlihy@cityofcapitola.gov>

Mayor Morgan, Council, and City Manager,

I support prompt acceptance of the Coastal Commission's modifications and certification of the LCP as proposed in the October 8, 2026 agenda item 9A.

The staff report was well drafted with a transparent chronology of how we got here and specifically what the two Coastal Commission recommended changes involve. The changes are largely a restatement of what we already have, and do not allow overrides of other coastal act requirements.

This is a required step before obtaining permits for the Cliff Drive Resiliency Project, which is 1½ years past the CSW project plan deliverable documented in the October 2023 work plan. Cliff Drive is a critical coastal access corridor. The emergency project to improve it needs to be a priority for the City. The bluff side design for this project needs to be fully developed with a coordinated bluff-protection alternative that expressly evaluates the continuous coastal system with endpoint and adjacent-property risks identified and mitigated.

I also understand that the complete-street and multimodal policies in the LCP do not themselves determine the ultimate transportation configuration of the Cliff Drive Resiliency Project. As those policies are implemented, I ask the City to ensure that they are construed and harmonized with Municipal Code Chapter 8.72, as expressly required by Section 8.72.060.

Regards,

Leslie Nielsen



Subject: Support for Agenda Item 9A – Cliff Drive LCP Amendments

From Kevin Maguire <kmaguire831@gmail.com>

Date Tue 10/6/2026 5:04 PM

To Gerry Jensen <gjensen@cityofcapitola.gov>; Margaux Morgan <mmorgan@cityofcapitola.gov>; Melinda Orbach <morbach@cityofcapitola.gov>; Clarke, Joe <jclarke@cityofcapitola.gov>; Westman, Susan <swestman@cityofcapitola.gov>; City Clerk <cityclerk@cityofcapitola.gov>

Subject: Support for Agenda Item 9A – Cliff Drive LCP Amendments

Mayor Morgan, Councilmembers, and City Manager,

I am writing in support of accepting the California Coastal Commission's recommended modifications to the Cliff Drive Local Coastal Program amendments under Agenda Item 9A.

The City has already spent considerable time developing and reviewing these amendments. The Planning Commission reviewed them in 2025, the City Council unanimously advanced the LCP amendments in January 2026, and the Coastal Commission certified them in July subject to two suggested modifications.

I believe the two Coastal Commission modifications improve the language and provide important clarification without preventing the City from moving forward with a future Cliff Drive resiliency project.

In particular, removing the phrase "**notwithstanding other LCP provisions**" is important. As the staff report explains, that language could have been interpreted to allow Policy VII-12 to prevail over conflicting LCP provisions. Removing it makes clear that a future Cliff Drive resiliency project must be evaluated consistently with the LCP as a whole.

Similarly, the modification concerning coastal armoring does not prohibit armoring along Cliff Drive. Rather, it clarifies that armoring may be allowed when it complies with the applicable provisions of the LCP. Any future project will still require a Coastal Development Permit and the necessary findings of consistency.

For those reasons, I support accepting the Coastal Commission's modifications now and completing the LCP certification process.

I am also concerned about creating unnecessary additional delay. The City's report states that accepting the modifications will allow the LCP amendments to become effective following the required notification from the Coastal Commission Executive Director. The City also currently has funding available for Cliff Drive improvements, including armoring, and staff has noted that moving the LCP process forward could allow the Coastal Development Permit to be considered before that funding expires. Pasted text Pasted text

Cliff Drive is an important coastal access corridor, and the deteriorating bluff conditions deserve ti attention. Completing this LCP step allows the City to move into the project-design and permitting phase where the actual alternatives, engineering, coastal protection, public access, and transportation configuration can be fully evaluated.

I also want to emphasize my understanding that adoption of these LCP amendments does **not** by itself determine the final transportation configuration of Cliff Drive. Those decisions will occur as the resiliency project is developed and permitted.

As that work proceeds, I ask the City to ensure that any complete-street, bicycle, pedestrian, or multimodal policies are implemented consistently with all applicable provisions of the Capitola Municipal Code, including Chapter 8.72. Accepting the LCP should not be interpreted as resolving those future project-level questions or authorizing a transportation alternative that would otherwise conflict with applicable City law.

There will be an appropriate time to debate the specific Cliff Drive alternatives. In my view, this agenda item is about completing the LCP process and preserving the City's ability to move the resiliency project forward.

I respectfully encourage the Council to accept the Coastal Commission's recommended modifications and complete certification of the LCP amendments without introducing additional amendments that would restart or unnecessarily prolong the certification process.

Thank you for your consideration and for continuing to move the Cliff Drive Resiliency Project forward.

Regards,

Kevin Maguire



Outlook

41st Ave

From Bill Gray <graybil@gmail.com>**Date** Tue 10/6/2026 6:39 PM**To** City Council <citycouncil@cityofcapitola.gov>

The article in the Sentinal was really a joke -- talking about "extensive " outreach, of which there was none. There are few ways to accomplish the objectives of slowing traffic and making 41st a more livable street: reduce speed limits and limit traffic lanes. PLEASE DO THAT. An added niceity would be to get rid of neon signage and convert parking to green space.



10/8/2026 Council Meeting - PULL Consent item 8 B: Jade Street Park Restroom Renovation Change Orders

From Kevin Maguire <kmaguire831@gmail.com>

Date Sun 10/4/2026 9:05 PM

To Kahn, Jessica <jkahn@cityofcapitola.gov>; City Clerk <cityclerk@cityofcapitola.gov>; Goldstein, Jamie <jgoldstein@cityofcapitola.gov>; Gerry Jensen <gjensen@cityofcapitola.gov>; Clarke, Joe <jclarke@cityofcapitola.gov>; Margaux Morgan <mmorgan@cityofcapitola.gov>; Melinda Orbach <morbach@cityofcapitola.gov>; Westman, Susan <swestman@cityofcapitola.gov>; Woodmansee, Chloe <cwoodmansee@cityofcapitola.gov>; REscalante@cityofcapitola.gov <REscalante@cityofcapitola.gov>

Dear Councilmembers, City Manager, Public Works Director Kahn, and City Clerk,

I have been reviewing the October 8 agenda item regarding the Jade Street Park Restroom Renovation change orders, particularly the request for Council to ratify Change Order #2 for \$103,010.60.

I support completing necessary improvements to Jade Street Park. My concern is not whether legitimate unforeseen conditions occurred during construction, but whether the City's approval and change-order procedures were followed and whether Council had an opportunity to exercise its approval authority at the appropriate time.

The City's staff report states that:

- The original CWS construction contract was \$484,000.
- Change Order #1 was \$28,772.79.
- Change Order #2 was \$103,010.60.
- CO1 and CO2 increased the contract by a cumulative \$131,783.39.
- Both change orders have already been executed.
- CO2 requires Council ratification because the cumulative changes exceeded the \$50,000 Council approval threshold.
- Construction is now complete, although final inspections and project closeout remain pending.

The supporting documents indicate that CWS signed CO2 on July 22 and the Public Works Director approved it on July 23. Yet Council is not being asked to ratify this \$103,010.60 change order until October 8, after construction has been completed.

This raises several questions that I respectfully request be answered before Council acts on the ratification:

1. **What specific City policy, ordinance, contract provision, or previously delegated Council authority allowed Change Order #2 to be executed in July when it caused cumulative**

change orders to exceed the \$50,000 Council approval threshold?

Item 2 C.

2. If exceeding \$50,000 requires Council approval, **at what point was Council approval required**—before the additional work was authorized, before the change order was executed, or only through ratification after the work was completed?
3. Was a Field Order, Work Change Directive, Construction Change Directive, emergency authorization, or other written authorization issued allowing the contractor to proceed with the plumbing revisions before CO2 was formally executed? If so, please identify and provide that authorization, including the date, amount, and person who approved it.
4. For the approximately \$78,458.82 plumbing portion of CO2, **when did the additional work actually begin and when was the City first contractually committed to paying for it?** Supporting records appear to show plumbing-related expenditures occurring in April, while the associated contractor proposal was submitted later and CO2 was not formally executed until July.
5. The plumbing proposal appears to have originally been approximately \$93,189.76 and was ultimately incorporated into CO2 at \$78,458.82. Please explain the approximately \$14,731 reduction and provide the documentation supporting the negotiated final amount.
6. **Why was CO2 not brought to Council promptly after it was executed on July 23?** If Council ratification was required because the \$50,000 threshold had been exceeded, why was Council approval not requested in July or August rather than October, after construction had been completed and the facility opened?
7. Please also clarify the City's total General Fund contribution to the broader Jade Street Park and Community Center improvements. City budget documents appear to identify at least \$2.125 million in General Fund appropriations between the Community Center and Jade Street Park Universal Design project. What is the total amount of General Fund money ultimately appropriated and expended on the combined improvements, including contingencies and change orders?

I am not alleging that the work was unauthorized. There may be a valid contractual mechanism or previously delegated authority that explains the sequence. If so, providing that information should resolve these questions.

However, I am concerned about Council being asked to ratify a six-figure change order months after it was executed and after the underlying construction has already been completed, particularly when the staff report itself states that Council approval is required because the cumulative changes exceeded \$50,000.

Ratification should not simply become the mechanism by which Council approves expenditures after the City has already become obligated to pay them. If Council approval is intended to provide fiscal oversight above a certain threshold, I believe Council and the public should understand when that approval was supposed to occur and what authority allowed the work and contractual commitment to proceed beforehand.

I respectfully ask Council to consider continuing the ratification of Change Order #2 until the applicable authority and authorization timeline are clearly explained and the supporting documentation is made available.

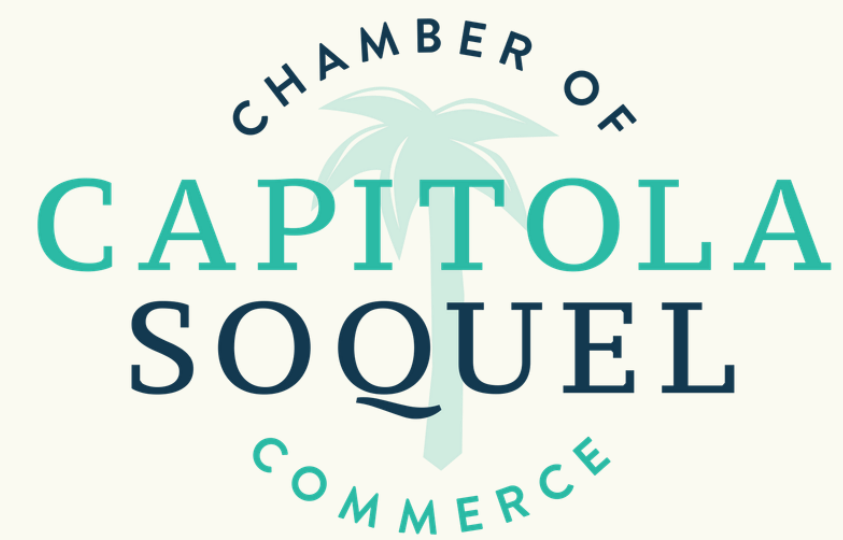
I would also appreciate the City Clerk including this correspondence in the public record for the October 8 agenda item.

Thank you for your consideration and for providing clarification before Council takes action.

Best,

Kevin Maguire

City of Capitola Citizen



1

NEW BRANDING + WEBSITE

2

2026 CAPITOLA ART & WINE
FESTIVAL

3

AEDS - CAPITOLA POLICE
DEPARTMENT

4

HALLOWEEN PARADE

5

RIBBON CUTTINGS



Events ▾ About ▾ Visit ▾ Member Center ▾ Member Directory Contact Us

Item 3 B.



Member Directory



Events



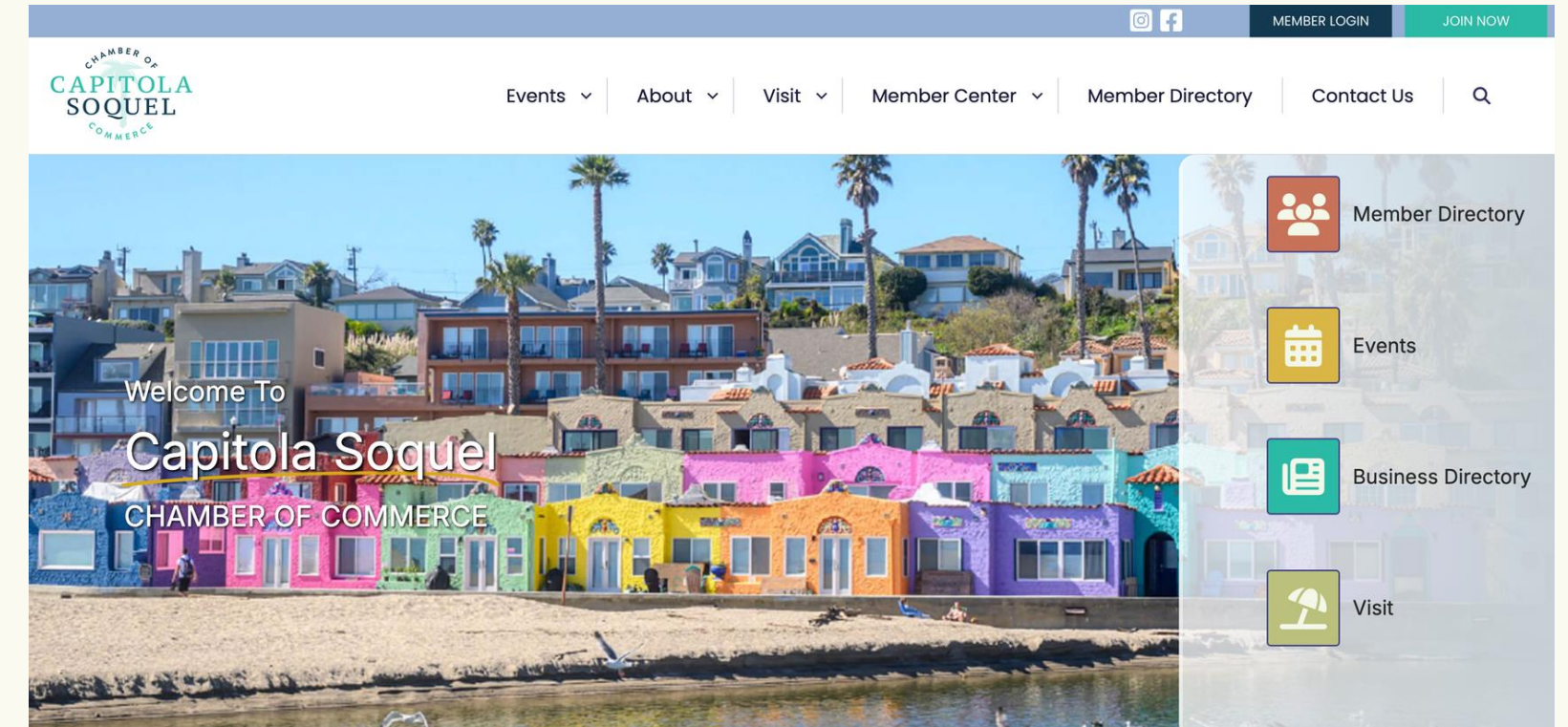
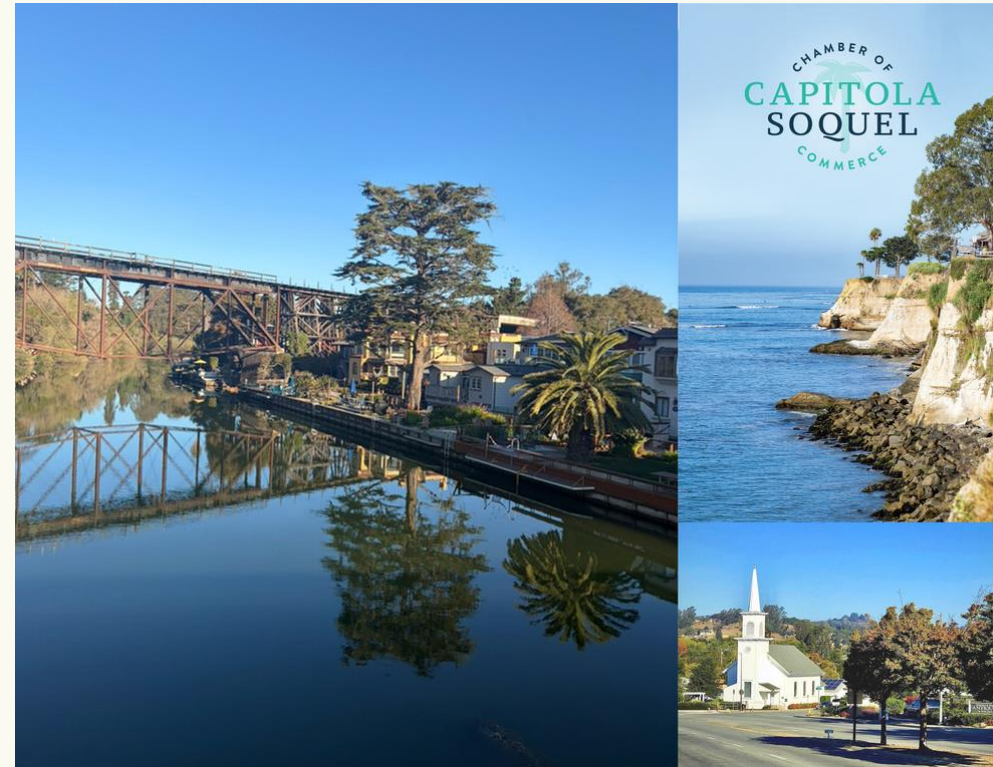
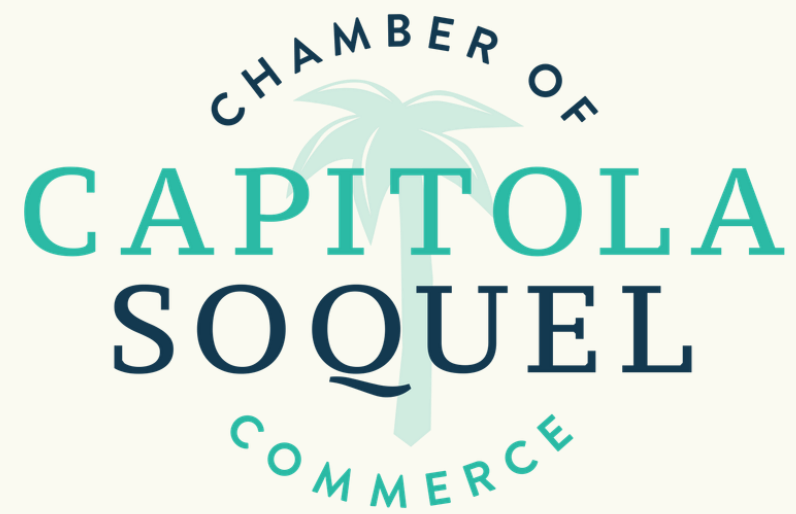
Business Directory



Visit



NEW BRANDING & WEBSITE



UPDATED LOGO & BRAND REFRESH

We're introducing new tools, a refreshed member experience, and a creative brand offshoot that will help us tell our community's story in a more modern and meaningful way. These ideas are designed to make us stronger, more inclusive, and better equipped for the next chapter of growth

NEW WEBSITE

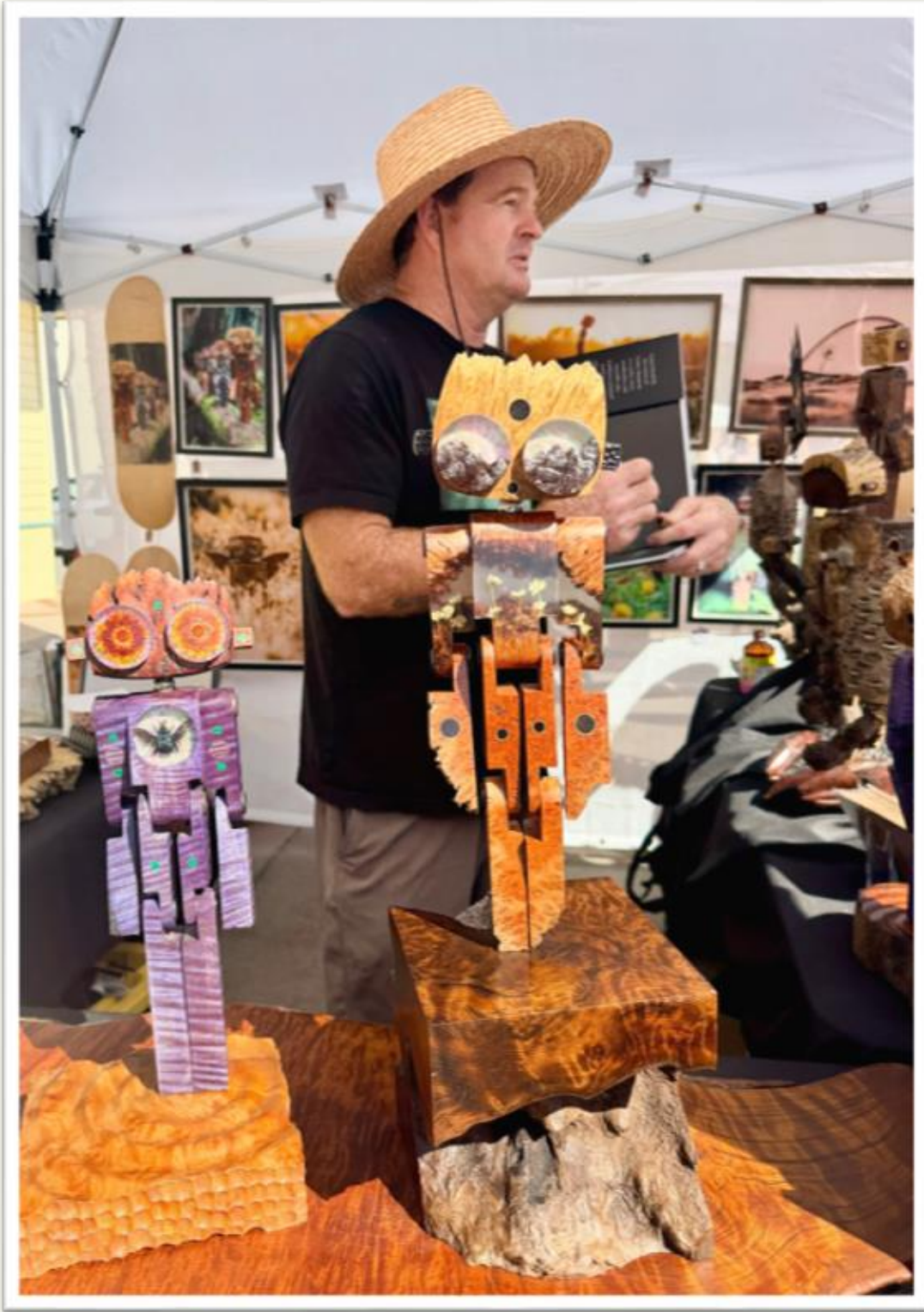
- Updated Member Directory
- New communication tools to strengthen relationships with members and community

2026 CAPITOLA ART AND WINE FESTIVAL



Item 3 B.





AEDS CAPITOLA POLICE DEPARTMENT

2026 Contributions

- Every patrol vehicle in the Capitola Police Department's fleet is now equipped with an automated external defibrillator (AED), thanks to a donation coordinated by Six Minutes to Live: Santa Cruz.
- Half of the AEDs were donated directly by Avive, while the remaining units were funded by the Capitola-Soquel Chamber of Commerce.



HALLOWEEN PARADE

SUNDAY, OCTOBER 25th

2:00pm - 3:00pm

- Parade begins promptly at 2pm. Parade will be led by a Central Fire Engine with music from the Soquel High Senior Band. Parade will head down Capitola Avenue, wind through Capitola Village to the Esplanade, ending at Esplanade Park where trick-or-treat bags will be waiting.
- Line up at 1:30pm in the lower Beach & Village Parking Lot 2 behind Capitola Police Department. Parade begins at 2pm.



HALLOWEEN PARADE



RIBBON CUTTINGS



RIBBON CUTTINGS



CASALEGNO'S
COUNTRY STORE
— EST. 1929 —



OPENING WEEKEND
CELEBRATION!
OCTOBER 9-11

144

SPECIAL OPENING HOURS

FRIDAY 10/9
8 AM - 6 PM

SATURDAY 10/10
8 AM - 6 PM

SUNDAY 10/11
8 AM - 4 PM

SATURDAY 10/10

10:00 AM
RIBBON CUTTING
*with the Capitola-Soquel
Chamber of Commerce*

10:30 AM - 1:00 PM
LIVE ITALIAN
MANDOLIN MUSIC

10

COME CELEBRATE WITH US!

22

CHAMBER OF
CAPITOLA
SOQUEL
COMMERCE

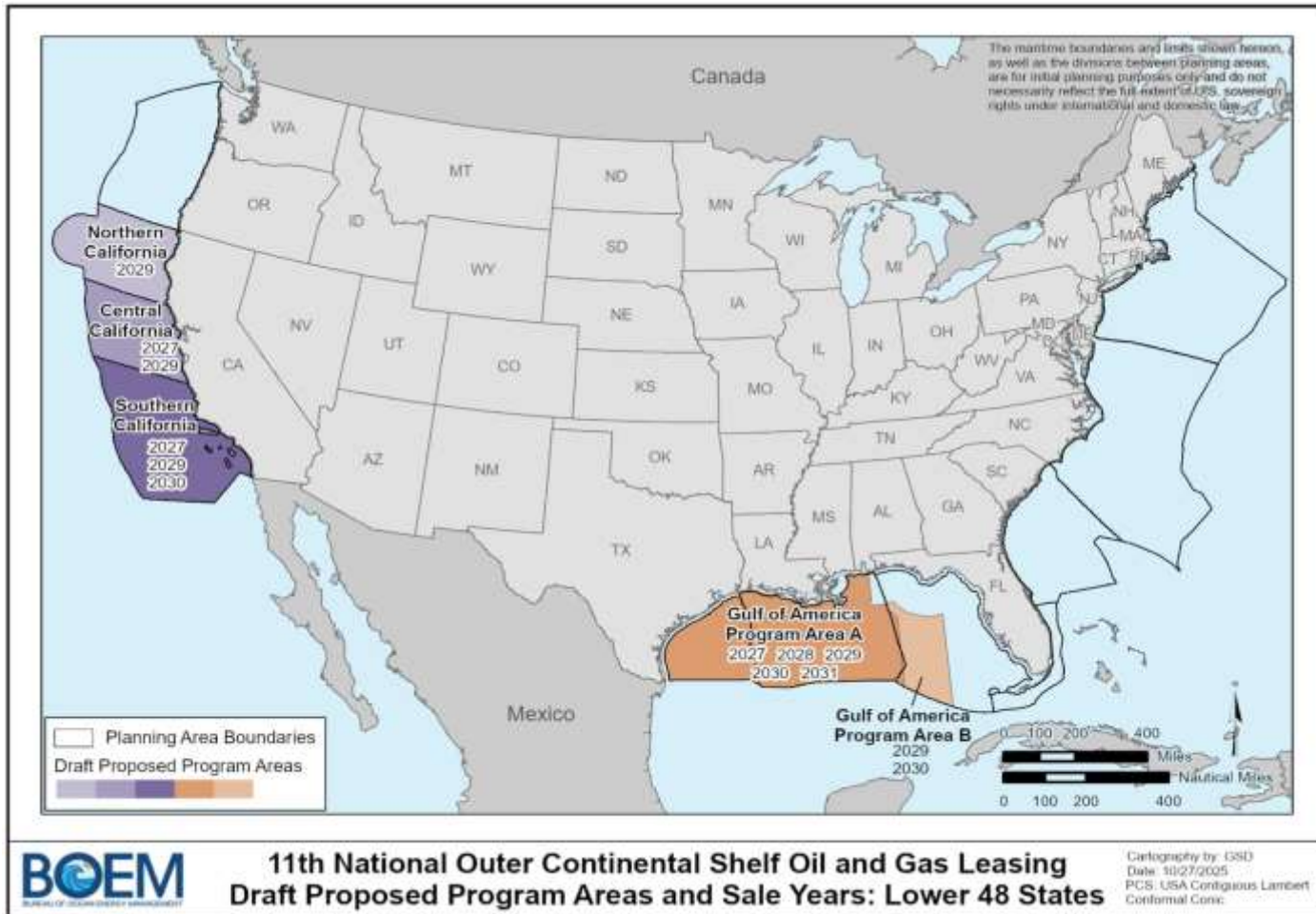
Thank You

Defending against offshore oil drilling and deep-sea mining along the California coast: Central Coast leadership

Capitola City Council

Save Our Shores: October 8, 2026

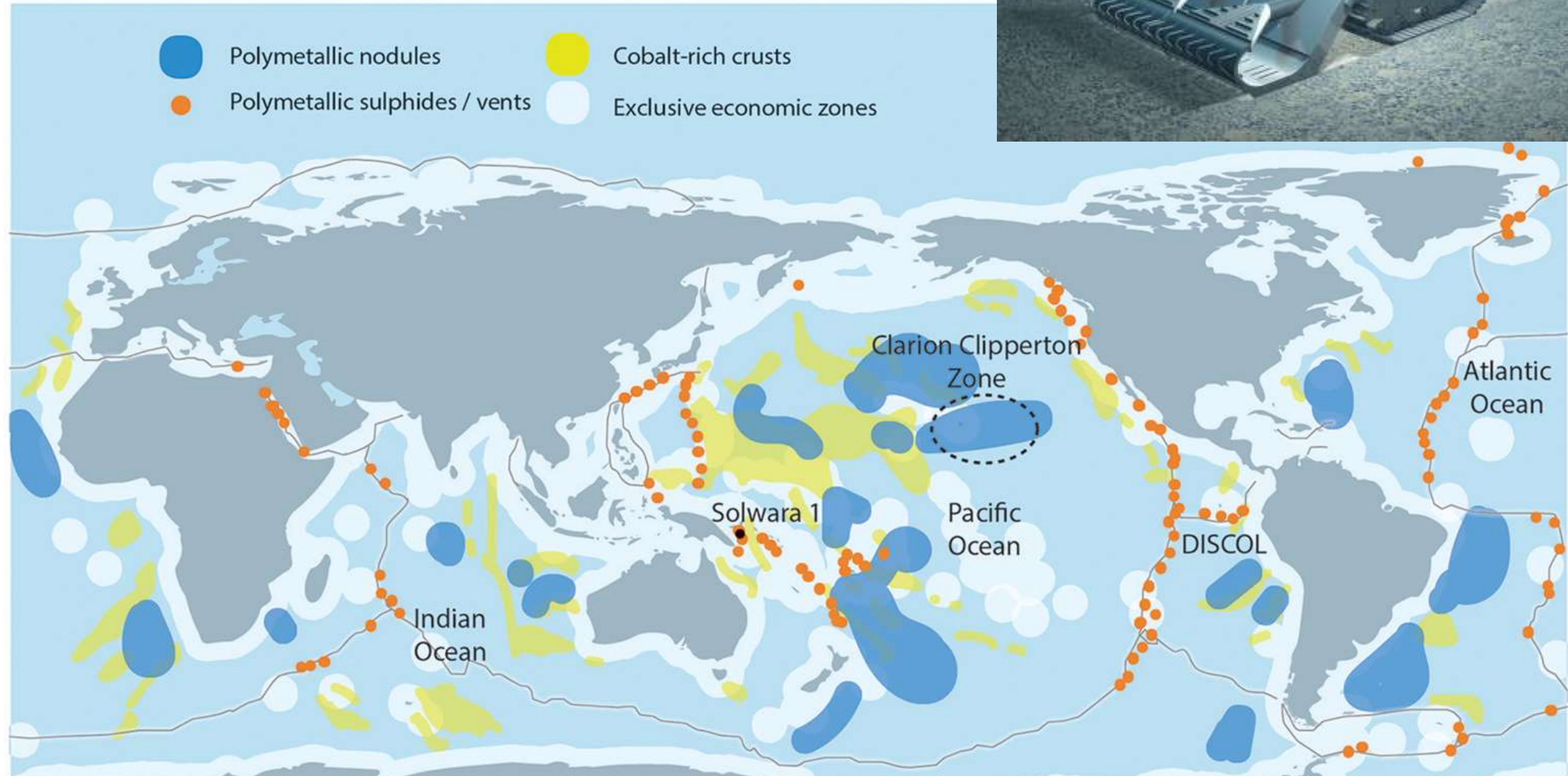
The renewed threat of offshore oil drilling: 6 California lease sales



An emerging threat: deep-sea mining

E.O. 14285 & DSHMRA (1980)

Item 3 C.



Potential Consequences

- Threat of oil spills
- Harm to marine life
- Increased air pollution
- Accelerated climate change
- Industrialization of our coastline



Item 3 C.



Central Coast Leadership: Onshore Ordinances

- Threat of oil drilling off our coast in the 1980's was very real.
- In November 1985, **82% of Santa Cruz City voters approved Measure A**, to require that any land use changes to allow onshore facilities for offshore oil and gas development be subject to a vote of the people
- Voters directed the city “use its resources” to spread the idea.
- Save Our Shores was awarded a contract to encourage other coastal communities to pass similar laws: Dan Haifley traveled the CA coast to meet with community groups and government bodies
- In June 1986, **78% of Santa Cruz County voters approved Measure A.**

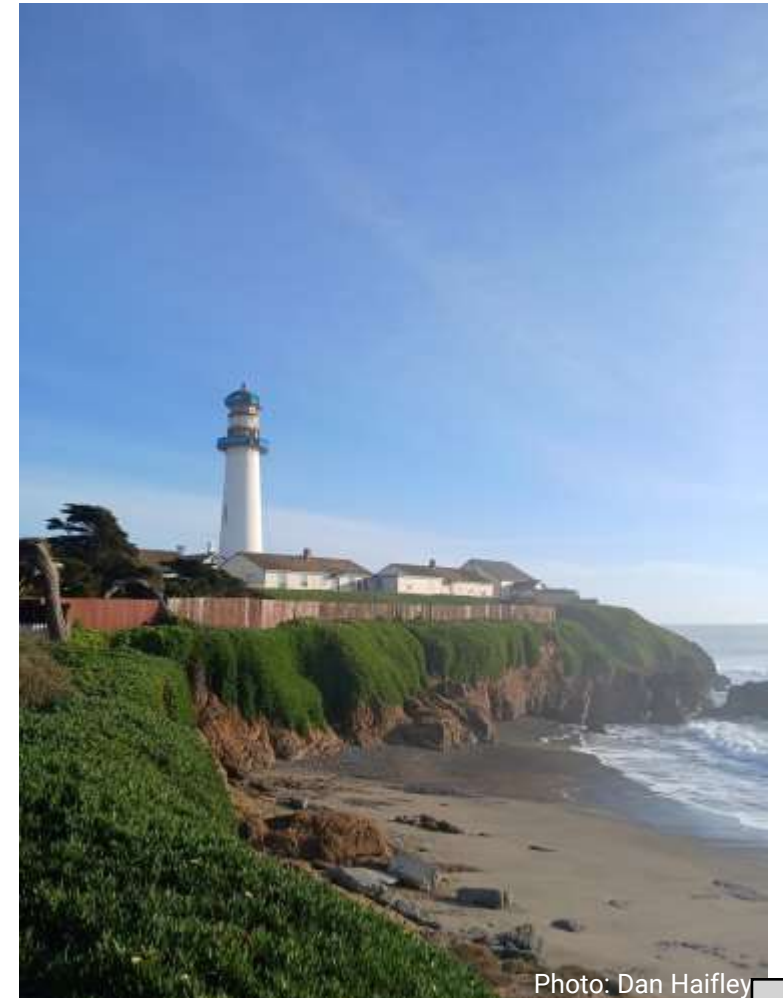


Photo: Dan Haifley

After 40 years, it is time to fortify the Blue Wall

- Strengthen legal defensibility of existing ordinances.
- Broaden scope to include emerging threat of seabed mining.
- Add ordinances to jurisdictions where they do not exist.



Start with Santa Cruz City and County

1. Review case law and revise original “legal memo” from 2019
2. Update 2019 ‘model ordinance’ to address DSM
3. Legal review found that model ordinance IS a legal exercise of local government authority
4. Incorporate Santa Cruz City and County specifics to tailor to our local issues



Stanford
Law School

Major elements of 2026 revised Santa Cruz ordinances

- **Voter approval still required:** for any new or expanded onshore facility supporting offshore oil, gas, or deep-sea mining
- **Protects core coastal assets:** coastal ecosystems, tourism economy, fisheries, and public health
- **Targets key infrastructure:** transport, storage, processing, and waste facilities tied to offshore extraction
- **Legally durable approach:** not an outright ban; strong alignment with state & federal law; does not affect current facilities

SC City and County (Unanimous) Approval

June 9, 2026



MAYOR FRED KEELEY



RENEE GOLDER



SUSIE O'HARA



SONJA BRUNNER



VICE MAYOR SHEBREH
KALANTARI-JOHNSON



SCOTT NEWSOME



GABRIELA TRIGUEIRO



Manu Koenig
1st District



Kimberly De
Serpa
2nd District



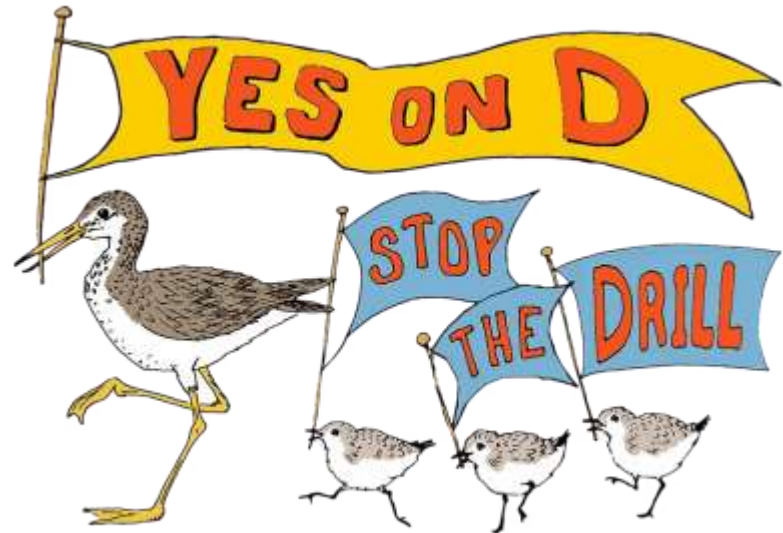
Justin Cummings
3rd District



Felipe Hernandez
4th District

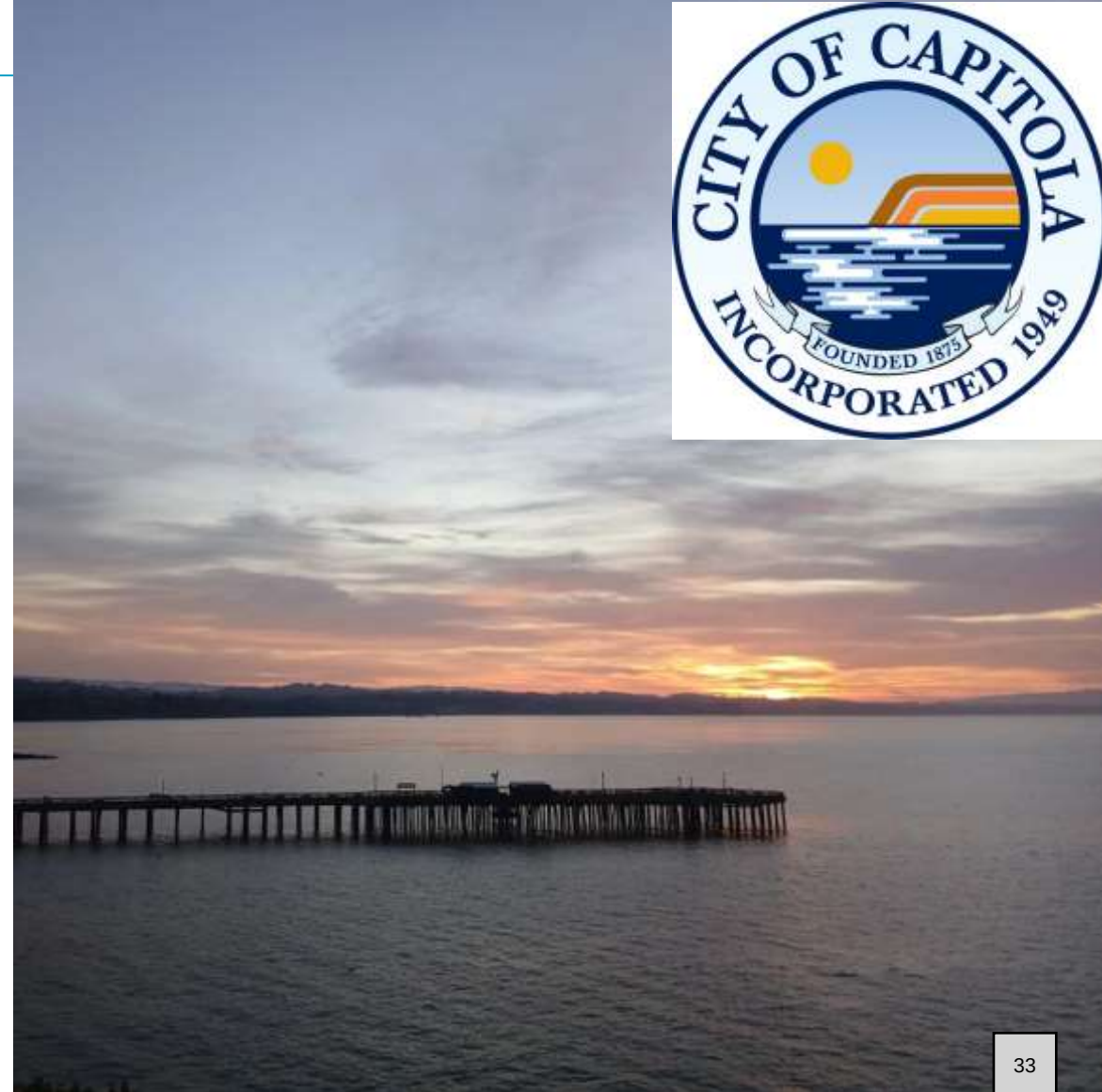


Monica Martinez
5th District



City of Capitola ordinance

- Approved Ordinance 632 5-0 in April 1987
- Chapter 17.96 prohibits development of onshore support facilities for oil and gas
- Opportunity for Capitola City Council to develop and approve a parallel ordinance on deep-sea mining to ban onshore support facilities



Summary

- The threats of oil and DSM are real – and moving quickly
- Local onshore ordinances across California have protected the coast but they need to be strengthened and modernized to meet the moment
- Capitola was a leader in this fight more than 40 years ago and it can do so again
- Opportunity for Capitola to join other coastal jurisdictions in California to ensure voters get to decide on the future of the California coast



Thank You



Capitola City Council

Agenda Report

Meeting: September 24, 2026

From: City Manager Department

Subject: City Council Meeting Minutes



Recommended Action: Approve minutes from the special meetings on September 22 and September 28, 2026, and the regular meeting on September 24, 2026.

Background: Attached for City Council review and approval are the draft minutes from the special meetings on September 22 and September 28, 2026, and the regular meeting on September 24, 2026.

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government

Attachments:

1. Special Meeting 9/22/2026
2. Special Meeting 9/28/2026
3. Regular Meeting 9/10/2026

Report Prepared By: Lesley Milton, Interim City Clerk

Approved By: Rudy Escalante, Interim City Manager

City of Capitola

City Council Special Meeting Minutes

Tuesday, September 22, 2026 – 12:30 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan

Vice Mayor: Gerry Jensen

Council Members: Joe Clarke, Melinda Orbach, Susan Westman

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 12:30 PM. In attendance: Council Members, Orbach. Westman, Vice Mayor Jensen, and Mayor Morgan. Absent: Council Member Clarke

2. Closed Session

- i. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Govt. Code § 54957(b)):
City Council's Performance Evaluation of the City Manager

3. Report on Closed Session - *The City Council met and discussed one item on the Closed Session agenda. No reportable action was taken.*

4. Adjournment

The meeting adjourned at 12:57 PM. The next regularly scheduled City Council meeting is on September 24, at 6:00 PM.

Margaux Morgan, Mayor

ATTEST:

Lesley Milton, Interim City Clerk

City of Capitola

City Council Meeting Minutes

Thursday, September 24, 2026 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan

Vice Mayor: Gerry Jensen

Council Members: Joe Clarke, Melinda Orbach, Susan Westman

Closed Session – 5 PM

- i. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2), (e)(1)
(one matter)
- ii. PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code Section 54957(b)(1)
Title: Interim City Manager

Regular Meeting of the Capitola City Council – 6 PM

1. **Roll Call and Pledge of Allegiance** - *The regular meeting was called to order at 6:00 PM. In attendance: Council Members Orbach, Westman, Vice Mayor Jensen, and Mayor Morgan. Absent: Council Member Clarke.*
2. **Additions and Deletions to the Agenda** – *City Manager Goldstein requested removing item 8B from consideration.*
3. **Presentations**
 - A. Proclamation honoring retiring City Manager Jamie Goldstein for his 18 years of service to the City of Capitola
Mayor Morgan presented the proclamation to retiring City Manager Goldstein. The City Council thanked Mr. Goldstein for his years of service to the City and the Community.
Mayor Morgan invited comments from the public:
 - Linda Smith on behalf of Mike Termini
 - Speaker
 - Nicole Coburn, County CEO
 - Kristen Brown
 - Alana Martinez
 - Yvette Brooks (Former Council Member)
 - Robert Shaw, 3CE
 - Speaker
 - Amethyst Uchida, Regional 911 center
 - Scott Turnbull, Superintendent of SUESD
 - Ed Bottorf (Former City Council Member)
 - Speaker

City Manager responded to the comments and expressed appreciation and indicated it had been a privilege to serve. City Council Members provided comments of gratitude for Jaime's years of service.

4. Report on Closed Session

The City Attorney announced the Council has selected Rudy Escalante to serve as the Interim City Manager and that there would be a Special meeting on Monday September 28th 10:30 to approve the contract.

5. Additional Materials

1. Item 6 - – 2 emails received after publication of the agenda packet
2. Item 8B - – 5 emails received after publication of the agenda packet
3. Item 9B - – 1 email received after publication of the agenda packet
4. Item 9E - – 3 emails received after publication of the agenda packet

6. Oral Communications by Members of the Public

- Speaker
- Speaker
- Goren Klepic
- Paula Bradley
- Lonna Blodget & Robert Blodget
- Speaker

7. Staff / City Council Comments

- Police Chief Ryan provided comments in appreciation of City Manager Goldstein.
- Council Member Orbach announced the upcoming Week Without Driving and noted that on Clean Air Day fares on the bus will be free. Acknowledge parents and families that have provided written comments regarding the need for a shade structure at Treasure Cove.
- Council Member Westman questioned previous conversations about not charging for parking during Christmas and asked it be agendaized. City Manager Goldstein spoke to process that the BIA should request it and the city processes the request.

8. Consent Items

A. City Council Meeting Minutes

Recommended Action: Approve minutes from the regular meeting on September 10, 2026.

Action: Approved

B. Escalona Drive Right-of-Way Vacation, Parcel Creation, and Reservation of Easements; and Coastal Development Permit

Recommended Action: Adopt a resolution: 1) vacating a portion of the Escalona Drive right-of-way, approving creation of a parcel, and reserving a public open space easement and a public access easement over the parcel; and 2) authorizing the City Manager to execute and record all documents necessary to effectuate these actions, subject to minor modifications approved by the City Manager, City Engineer, and City Attorney and approve a Coastal Development Permit to allow the parcel creation.

Action: Removed from consideration

C. Citywide Municipal Code Amendments to Chapters 9 and 17 (Zoning) Second Reading of Ordinance

Recommended Action: Conduct a second reading and adopt an ordinance amending Capitola Municipal Code Title 17 (Zoning) to repeal and replace Chapter 17.88: Incentives for Community Benefits, relocate existing village hotel incentives to Chapter 17.90: Incentives for a Village Hotel with Community Benefits, amend Chapter 17.74: Accessory Dwelling Units, Repeal Chapter 9.08: Tattoo Establishments, make related amendments for Body Art Studios to Chapter 17.20: Mixed Use, Chapter 17.24: Commercial and Industrial Zoning Districts, Chapter 17.96: Supplemental Regulations, and Chapter 17.160 Glossary, and finding that adoption of the ordinance is exempt from CEQA.

Action: Adopted Ordinance 1078

Public Comment:

- None

Motion to approve the Consent Agenda items 8A and 8C:

Council Member Orbach

Second: Vice Mayor Jensen

Voting Yea: Council Members Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

Voting No: None

Absent: Clarke

9. General Government / Public Hearings

A. Conduit financing for 1098 38th Avenue Affordable Housing Project: Capitola Manor Apartments
Recommended Action: 1) Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the “Code”); 2) Adopt the resolution approving the issuance of the Bonds by the CMFA for the benefit of MidPen Housing Corporation, a California nonprofit public benefit corporation (the “Developer”), on behalf of MP Rail Trail Associates, L.P., a California limited partnership (the “Borrower”), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following).

Action: Approved Resolution 4509

Administrative Services Director Malburg provided the staff report.

Public Comment:

- None

Motion to Adopt resolution 4509 approving the issuance of the Bonds by the CMFA for the benefit of MidPen Housing Corporation, a California nonprofit public benefit corporation (the “Developer”), on behalf of MP Rail Trail Associates, L.P., a California limited partnership (the “Borrower”), to provide for the financing of the Project

Moved By: Council Member Orbach

Second: Council Member Jensen

Voting Yea: Council Members Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

Voting No: None

Absent: Clarke

B. Parking Rates Increase and Coastal Development Permit

Recommended Action: Approve a Coastal Development Permit for parking meter rate increases for the Upper and Lower City Hall Parking Lots, Village Area, and Cliff Drive Area and introduce,

by title only, waiving further reading of the text, an ordinance of the City of Capitola amending Municipal Code Section 10.38.010.

Action: Approved and passed to print first reading

Administrative Services Director Malberg provided the staff report.

Public Comment:

- **Speaker**
- **Speaker**

Council Member Westman and Vice Mayor Jensen expressed desire to be sensitive to impacts to non-profit organizations. Council Member Orbach questioned the costs to implement this change and supported freezing non profit rates. Mayor Morgan requested increased visibility and clearer instructions for where and how to pay to park to reduce confusion. The Council discussed the accessibility for paying via phone.

City Manager Goldstein explained the non-profit impacts can be addressed during the fee schedule update at a near future meeting but is not part of this action.

Motion to Approve a Coastal Development Permit for parking meter rate increases for the Upper and Lower City Hall Parking Lots, Village Area, and Cliff Drive Area and passed to print the first reading of an ordinance of the City of Capitola amending Municipal Code Section 10.38.010.

Council Member Westman

Second: Vice Mayor Jensen

Voting Yea: Council Members Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

Voting No: None

Absent: Clarke

C. Park Space Reservation Permit Use Policy

Recommended Action: Adopt a resolution amending Administrative Policy V-21, Park Reservation Permit Use Policy, to revise the areas and/or conditions under which City park facilities may be reserved for exclusive use, and authorize the City Manager or designee to administer the Policy consistent with Chapter 12.40 of the Capitola Municipal Code

Action: Approved Resolution 4510

Director of Community Services & Recreation Nikki Bryant provided the staff report.

Public Comment:

- **None**

Council...

Motion to adopt resolution 4510 amending Administrative Policy V-21, Park Reservation Permit Use Policy, to revise the areas and/or conditions under which City park facilities may be reserved for exclusive use, and authorize the City Manager or designee to administer the Policy consistent with Chapter 12.40 of the Capitola Municipal Code.

Council Member Westman

Second: Council Member Orbach

Voting Yea: Council Members Clarke, Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

Voting No: None

Absent: Clarke

D. Affordable Housing Down Payment Assistance Program

Recommended Action: Authorize staff to develop an Affordable Housing Down Payment Assistance Program to provide financial assistance toward the purchase of deed-restricted affordable ownership housing in the City of Capitola, with final program guidelines in a format approved by the City Attorney.

Action: Approved

Community and Economic Development Director Herlihy provided the staff report

Public Comment:

- None

Council thanked staff for bringing this item forward.

Motion to authorize staff to develop an Affordable Housing Down Payment Assistance Program to provide financial assistance toward the purchase of deed-restricted affordable ownership housing in the City of Capitola, with final program guidelines in a format approved by the City Attorney:

Council Member Orbach

Second: Council Member Westman

Voting Yea: Council Members Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

Voting No: None

Absent: Clark

- E. Consider a Resolution of Opposition to California State Proposition 43
Recommended Action: Receive a report and either 1) Adopt a resolution opposing Proposition 43; or 2) Take no formal position on Proposition 43

Action: No Action Taken

Assistant to the City Manager Woodmansee provided the staff report

Public Comment:

- Marc Drummond
- Keith Balor
- Paula Bradley

The Council discussed the benefits and impacts of taking a formal position on the measure.

Motion to Adopt a Resolution opposing Proposition 43:

Council Member Orbach

Second: Mayor Morgan

Voting Yea: Council Members Orbach, Mayor Morgan

Voting No: Council Members Westman, Vice Mayor Jensen

Absent: Clarke

Motion fails 2-2

Motion to Take no formal position on Proposition 43:

Council Member Westman

Second: Vice Mayor Jensen

Voting Yea: Council Members Westman, Vice Mayor Jensen, Mayor Morgan

Voting No: Council Member Orbach

Absent: Clarke

Motion Passes 3-2

10. Adjournment- *The meeting adjourned at 7:58 PM. The next regularly scheduled City Council meeting is on October 8, 2026, at 6:00 PM.*

Margaux Morgan, Mayor

ATTEST:

Lesley Milton, Interim City Clerk

City of Capitola

Special City Council Meeting Minutes

Monday, September 28, 2026 – 10:30 AM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Mayor: Margaux Morgan

Vice Mayor: Gerry Jensen

Council Members: Joe Clarke, Melinda Orbach, Susan Westman

Special Meeting of the Capitola City Council – 10:30 AM

1. Additional Materials

The meeting was called to order at 10:32 AM. In attendance: Council Members Orbach, Westman, Vice Mayor Jensen, and Mayor Morgan. Absent: Council Member Clarke.

2. Additional Materials

- A. *Item 3A – Employment agreement received after publication of the agenda packet.*

3. General Government / Public Hearings

- A. Employment Agreement of Retired Annuitant (Interim City Manager)

Recommended Action: 1) Adopt a resolution appointing Rudolph Escalante as Interim City Manager pursuant to Government Code Section 21221(h); 2) approve a retired annuitant employment agreement; and 3) direct staff to begin the recruitment process for a permanent City Manager. **(Resolution No. 4511)**

Public Comment:

- **John Mulry**

Motion to adopt Resolution No. 4511, approve a retired annuitant employment agreement, and direct staff to begin the recruitment process for a permanent City Manager: Council Member Westman

Second: Council Member Orbach

Voting Aye: Council Members Orbach, Westman, Vice Mayor Jensen, Mayor Morgan

Absent: Council Member Clarke

4. Adjournment 10:38

The meeting adjourned at 10:38 AM. The next regularly scheduled City Council meeting is on October 8, 2026 at 6:00 PM.

Margaux Morgan, Mayor

ATTEST: _____

Rosie Wyatt, Deputy City Clerk

Capitola City Council

Agenda Report

Meeting: October 8, 2026

From: Public Works Department

Subject: Jade Street Park Restroom Renovation Change Orders



Recommended Action: Ratify Change Order 2 with CWS Construction Group, Inc. in the amount of \$103,010.60; approve Change Order 3 in an amount not to exceed \$8,546.58; and authorize the City Manager to execute Change Order 3, bringing the construction contract to a total not to exceed \$624,329.97.

Background: On October 23, 2025, the City Council awarded CWS Construction Group, Inc. a \$484,000 contract to renovate the Jade Street Park restroom. The project modernizes the existing facility and improves accessibility and capacity as part of the broader Jade Street Park improvements. Construction is complete, but the Notice of Completion is pending final inspections and closeout documentation required for the federally funded project.

Discussion: During construction, unforeseen conditions and design revisions resulted in two change orders. Change Order 1, for \$28,772.79, addressed deteriorated door frames and roof members and the removal of concrete thicker than shown in the plans.

Change Order 2 totals \$103,010.60. The largest portion, \$78,458.82, covers plumbing revisions required when existing conditions prevented installation as originally designed. The work included changes to underground sewer and water piping, removal and replacement of portions of the floor slab, new wall penetrations, and restoration of affected surfaces. The balance covers preparation of existing painted walls for the specified coating system. Change Order 2 also added 14 working days to the contract.

Both change orders have been executed, increasing the contract from \$484,000 to \$615,783.39. Because Change Order 2 brought the cumulative changes above the \$50,000 Council approval threshold, staff requests that the Council ratify it.

The contractor has also submitted Change Order Request 13 for \$8,546.58 to provide power to the electronic restroom door hardware. Staff proposes to include this work in Change Order 3. Approval would bring the contract total to \$624,329.97.

Fiscal Impact: Change Orders 1 and 2 total \$131,783.39. Proposed Change Order 3 would add up to \$8,546.58, for a cumulative increase of \$140,329.97 over the original construction contract. The October 2025 award report identified funding for the broader Jade Street Park improvements, including the Community Center, playground, patio, and restroom. The current approved program budget is \$10,813,900. After expenditures and outstanding commitments for the other project components, \$42,500 remains available in general fund contingency for the project. This amount covers proposed Change Order 3 and leaves \$34,000 available for remaining contingency.

Jade Street Park Improvements – Overall Budget Summary

Funding Source	Revenue
General Fund – Community Center	\$1,800,000
CNRA Grant – Community Center	\$1,000,000
General Fund – Playground	\$475,000
CPF Fundraising – Playground	\$965,000
CDBG 2024 (Community Center)	\$3,373,900
CDBG 2025 (Playground, Restroom, Patio)	\$3,200,000
Total	\$10,813,900

Jade Street Park Improvements – Project-Level Budget Detail

Category	Amount	Funding Source(s)
Community Center		
Pre-Project Modifications	\$34,000	General Fund
BLRA Design	\$580,000	General Fund
Cummings Construction Management (Pre-CDBG)	\$300,000	General Fund
PG&E Service Upgrade	\$60,800	General Fund
SSB Construction, Inc. Contract	\$5,168,000	CNRA (\$1,000,000), CDBG 2024 (\$3,374,000), General Fund (\$794,000)
Playground		
Verde Design	\$194,000	General Fund
Verde Construction Support	\$99,000	General Fund
Construction	\$2,411,300	CPF Fundraising (\$965,000), CDBG 2025 (\$1,446,000)
Restroom		
BLRA Design and Construction Support	\$58,000	General Fund
Construction	\$615,800	CDBG 2025 (573,200), General Fund (\$42,600)
Patio		
BLRA Design and Construction Support	\$70,000	General Fund
SSB Construction, Inc. Contract	\$1,090,500	CDBG 2025
Construction Management		
Cummings Construction Management (New Phase)	\$90,000	CDBG 2025
Contingency		
Construction Contingency Remaining	\$42,500	General Fund
Total	\$10,813,900	

Attachments:

1. Change Order 1
2. Change Order 2
3. Contractor Change Order Request 13

Alignment with 2025-2029 Strategic Plan Priority: Sustainable Infrastructure

Report Prepared By: Jessica Kahn, Public Works Director

Reviewed By: Lesley Milton, Interim City Clerk; Marc Tran, City Attorney

Approved By: Rudy Escalante, Interim City Manager

CHANGE ORDER

CITY OF CAPITOLA

Project Name: JADE STREET RESTROOM RENOVATION Change Order No: 1
 Building Permit Number: 20250385 Date: 3/30/2026
 To Contractor: CWS Construction Group, Inc.
 Address: 1301 Grant Ave, Suite B, Novato CA 94945

You are hereby instructed that the contract in caption is modified as herein specifically set forth, but that in all other respects the Contract remains unaltered.

Description	PCO/Ref. Doc.	Amount	Time
1 Provide all labor, materials, equipment, and incidentals required to address unforeseen existing building conditions, including but not limited to replacement of restroom door frames, demolition of deteriorated roof members, and repair of termite-damaged rafters using epoxy consolidant, as required due to field conditions differing from the contract documents.	COR 02, 03, 05	\$15,487.39	0
Work is based on Contractor Change Order Requests (COR) No. 02, 03, and 05 and supporting documentation.			
2 Per RFI 23, demolition of existing curbs and sidewalk revealed concrete thickness significantly greater than indicated in the contract documents, requiring additional work to remove and dispose of the unforeseen material beyond the original scope.	COR 06	\$13,285.40	0
Work is based on Contractor Change Order Requests (COR) No. 06 and supporting documentation.			
TOTAL		\$28,772.79	0

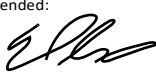
Contractor waives any claim for further adjustments of the Contract Sum and the Contract Time related to the above described change in the Work. This Change Order is complete accord and satisfaction for all items in this change order.

ADD: Twenty-Eight Thousand Seven Hundred Seventy-Two Dollars and Seventy-Nine Cents (\$28,772.79)

Adjustment of Contract Sum	
Original Contract Sum:	\$ 484,000
Prior Adjustments:	\$ 0
Contract Sum Prior to this Change:	\$ 484,000
Adjustment for this Change (NTE):	\$ 28,772.79
Contract Sum:	\$ 512,772.79

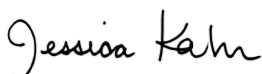
Adjustment of Contract Time	
Original Contract Time:	60 WD (Substantial) / 70 WD (Final) (Days)
Prior Adjustments:	0 (Days)
Contract Time Prior to this Change:	0 (Days)
Adjustment for this Change:	0 WD (Days)
Revised Contract Time:	60 WD (Substantial) / 70 WD (Final) (Days)

Recommended:

By:  3/31/26
Date

EJ Navarro/ Cumming Gorup
City's Representative

Approved: City of Capitola

By:  4/1/26
Date

Jessica Kahn, Public Works Director
City of Capitola

Accepted:

By:  3/31/26
(Contractor Signature) Date

Soham Deshpande, Superintendent

Printed Name

CWS Construction Group, Inc.

[illegible]

Item 8 B.

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	8	HRS	JM Carpenter (Caulking)	\$120.10	\$960.80
1	8	HRS	JM Carpenter (Demo and Dispose Old Frames)	\$120.10	\$960.80
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Labor Subtotal	\$1,921.60

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	1.00	1.00	Caulk	\$100.00	\$100.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Material Subtotal	\$100.00

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	1.00	1.00	Hauling and Disposal Fees	\$500.00	\$500.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Equip. Subtotal	\$500.00
				Material & Equip. Total	\$600.00

BK Mill & Fixture, Inc.

37523 Sycamore St.
Newark, CA 94560

WWW.BKMILL.COM

CHANGE ORDER

Tel: 510-713-0430
Fax: 510-713-0436

Contractor's License: 428941

Date: 2/3/2026

Job Name: CWS
Contractor: CWS
Supervisor:
Your Job No: 339
BK Job No: 25107

Phone:
Fax:

We Are Quoting On The Job Above For Extras

<u>Items</u>	<u>Check</u>
1. As Ordered By Your Office	<u> X </u>
2. As Ordered By Your Job Superintendent	<u> </u>
3. Changes Made By Architect On Drawings	<u> </u>
4. Change Order	<u> X </u>

The Result Of This Change

<u>Result</u>	<u>Amount</u>
1. This Change Adds	<u> \$ 3,467.00 </u> TAX INCL.
2. This Change Deducts	<u> </u> TAX INCL.

Remarks

FRAMES # 1, 2

EXISTING FRAMES WILL NOT EXCEPTH NEW DOORS, EXT RABBIT IS TO SMALL

ADD 2 EA ANGLE TRANSOM FRAMES \$ 2,487.00
ADD TO INSTALL FRAMES IN EXISTING OPENING \$ 980.00

Please inform the designated people responsible for this specific job. If there are any questions concerning this job please do not hesitate to contact our office at 510-713-0430

No action will be taken until the changes above are accepted in writing. PRICE IS VALID FOR 30 DAYS

Approved By:

Thank You: _____
BK Mill & Fixture, Inc.



CWS Construction Group Inc
94 San Benito Way
Novato, California 94945
P: +14152090229

Project: 339 Jade Street Park Restroom
4400 J
Capitola, California 95010

Item 8 B.

RFI #17: Unequal Rabbets on (E) Door Frames

Revision	0	Status	Open
To	Jacquelyn Low (Santa Cruz Green Architects) Kate Rhein (Santa Cruz Green Architects)	From	Soham Deshpande (CWS Construction Group Inc)
Date Initiated	Jan 30, 2026	Due Date	Feb 6, 2026
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section	08 11 13 - Hollow Metal Doors and Frames	Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Soham Deshpande (CWS Construction Group Inc)		
Copies To	Charlie Slack Jr. (CWS Construction Group Inc), Jacquelyn Low (Santa Cruz Green Architects), Heather Molina (Cumming Group), EJ Navarro (Cumming Group), Kate Rhein (Santa Cruz Green Architects), Chris Slack (CWS Construction Group Inc)		

Activity

Question

Question from Soham Deshpande CWS Construction Group Inc on Friday, Jan 30, 2026 at 02:50 PM EST

Demo Note 4 calls for the existing metal door frames to be retained. However, the two (2) existing single door frames are unequal rabbet frames with the smaller rabbet on the exterior side, and they do not allow the doors to swing out as shown. Out-swinging doors will not fit these frames.

In addition, one existing frame is damaged at the bottom (see attached photos). Replacement of the frames is recommended.

Please advise how you would like to proceed.

Attachments

[IMG_1220.jpeg](#), [IMG_1223.jpeg](#), [IMG_1222.jpeg](#), [SKM_750i26013011090.pdf](#)

Awaiting an Official Response

BLRA RESPONSE 2/3/26:

Based on our review, the existing frames may be swapped between restrooms to locate the larger rabbet on the exterior side, which could allow the doors to swing out as indicated. Contractor shall field verify whether the existing frames can be removed and reinstalled in the opposite restroom without compromising the frames, adjacent slump block, or code compliance. Some exploratory work may be required to confirm feasibility. If field verification determines that the frames cannot be reused or swapped due to existing conditions, damage, or installation constraints, please provide a price proposal for replacement frames.

BK Mill & Fixture, Inc.

37523 Sycamore St.
Newark, CA 94560

WWW.BKMILL.COM

RFI

Contractor's License: 428941

Tel: 510-713-0430

Fax: 510-713-0436

Date: 01/30/2026

Job Name: CWS-400 Jade Street Restroom Remodel (doors)

Contractor: CWS Construction Group Inc

Supervisor: Sohem Deshpande

Your Job No: 339

BK Job No: 26007

Fax:

From: Suzy Korhummel

Pages: 1 Including Cover

Message**Request For Information**

On the 2 ea single frames that are being reused, you cannot have the door swinging out like you want as the frames are unequal rabbets with the small rabbet on the outside, they don't make doors that thin to fit. Please advise

Also on one frame I have attached pics as it is really damaged on bottom, recommend replacing both frames







CWS CONSTRUCTION GROUP INC

1301 Grant Ave, Suite B, Novato CA 94945 Phone: (415) 599 - 5585

Change Order Request

TO:	City of Capitola
	20 Capitola Ave
	Capitola, CA 95010

COR #:	03
DATE:	02/05/26
PROJECT:	Jade St Restroom Remodel
Job#	339

ATTN:	EJ Navarro
-------	------------

We submit for your approval the following cost estimate of changes in work as follows:

Demo and Dispose Unforeseen 1x Members on Roof per RFI 18

Includes specified work only. Excludes all other work

This change was requested by: RFI 18

[illegible]

CWS expressly reserves the right to submit a separate change order for any extra time extensions associated with this change order once the full extent of the impact is known.

[illegible]

☒	We will not proceed with this change until receipt of a signed copy of this proposal. This proposal must be accepted by _____ in order to avoid additional time extension and/or expense.
--	---

APPROVED: Owner

CWS CONSTRUCTION

DATE:

BY:	CHARLIE SLACK
-----	---------------

Item 8 B.

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	16	HRS	JM Carpenter	\$120.10	\$1,921.60
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Labor Subtotal	\$1,921.60

[illegible]

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	1.00	1.00	Hauling & Disposal Fees	\$500.00	\$500.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Equip. Subtotal	\$500.00
				Material & Equip. Total	<u>\$500.00</u>



CWS Construction Group Inc
94 San Benito Way
Novato, California 94945
P: +14152090229

Project: 339 Jade Street Park Restroom
4400 J
Capitola, California 95010

Item 8 B.

RFI #18: Deteriorated Existing 1x2 Members Discovered During Roof Demo

Revision	0	Status	Open
To	Jacquelyn Low (Santa Cruz Green Architects) Kate Rhein (Santa Cruz Green Architects) (Response Required)	From	Soham Deshpande (CWS Construction Group Inc)
Date Initiated	Feb 3, 2026	Due Date	Feb 10, 2026
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section	07 01 50 - Preparation for Reroofing	Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Soham Deshpande (CWS Construction Group Inc)		
Copies To	Charlie Slack Jr. (CWS Construction Group Inc), Jacquelyn Low (Santa Cruz Green Architects), Heather Molina (Cumming Group), EJ Navarro (Cumming Group), Kate Rhein (Santa Cruz Green Architects), Chris Slack (CWS Construction Group Inc)		

Activity

Question

Question from Soham Deshpande CWS Construction Group Inc on Tuesday, Feb 3, 2026 at 03:02 PM EST

During roof demolition, we observed existing 1x2 members between plywood layers that are approximately 70% deteriorated.

The drawings indicate "(E) Roof, Framing to Remain" and "(N) 3/4" Plywood Sheathing," but do not address replacement of these members.

Please confirm whether:

1. Existing 1x2 members are intended to remain, or
2. They are to be removed and replaced prior to installing new sheathing

Attachments

[IMG_1228.jpeg](#), [IMG_1230.jpeg](#), [IMG_1229.jpeg](#)

Awaiting an Official Response

Remove the 1x members and replace with the specified new 3/4" plywood sheathing. Thank you .







CWS CONSTRUCTION GROUP INC																																																																																																																																																					
..... 1301 Grant Ave, Suite B, Novato CA 94945 Phone: (415) 599 - 5585																																																																																																																																																					
Change Order Request																																																																																																																																																					
TO: City of Capitola 20 Capitola Ave Capitola, CA 95010				COR #: 05 DATE: 02/17/2026 PROJECT: Jade St Restroom Remodel Job#: 339																																																																																																																																																	
ATTN: EJ Navarro																																																																																																																																																					
We submit for your approval the following cost estimate of changes in work as follows:																																																																																																																																																					
Plans call for grinding and patching damaged rafters with wood filler; however, field conditions revealed termite-infected and severely deteriorated rafters. Per KR's email dated 02/09, repairs will be performed using penetrating epoxy wood consolidant, which is meticulous process and beyond the original contract scope.																																																																																																																																																					
Includes specified work only. Excludes all other work																																																																																																																																																					
This change was requested by: RFI 18																																																																																																																																																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">ITEM</th> <th style="width: 40%;">LABOR</th> <th style="width: 15%;">MTL/EQUIP</th> <th style="width: 15%;">SUBS</th> <th style="width: 25%;">TOTAL</th> </tr> </thead> <tbody> <tr> <td>1 CWS</td> <td>\$5,764.80</td> <td>\$500.00</td> <td></td> <td>\$6,264.80</td> </tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr><td></td><td></td><td></td><td></td><td>\$0.00</td></tr> <tr> <td></td> <td>\$5,764.80</td> <td>\$500.00</td> <td>\$0.00</td> <td>\$6,264.80</td> </tr> <tr> <td>MARK-UP ON LABOR</td> <td>15 %</td> <td></td> <td></td> <td>\$864.72</td> </tr> <tr> <td></td> <td></td> <td></td> <td>SUBTOTAL</td> <td>\$7,129.52</td> </tr> <tr> <td>MARK-UP ON MATERIAL AND EQUIPMENT</td> <td>15 %</td> <td></td> <td></td> <td>\$75.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>SUBTOTAL</td> <td>\$7,204.52</td> </tr> <tr> <td>MARK-UP ON SUBCONTRACTORS</td> <td>5 %</td> <td></td> <td></td> <td>\$0.00</td> </tr> <tr> <td></td> <td></td> <td></td> <td>SUBTOTAL</td> <td>\$7,129.52</td> </tr> <tr> <td>ADDITIONAL INS BOND PREMIUM</td> <td>2 %</td> <td></td> <td></td> <td>\$142.59</td> </tr> <tr> <td></td> <td></td> <td></td> <td>SUBTOTAL</td> <td>\$7,272.11</td> </tr> <tr> <td colspan="4" style="text-align: center;">TOTAL AMOUNT FOR CHANGE PROPOSAL</td> <td>\$7,272.11</td> </tr> <tr> <td colspan="4" style="text-align: center;">TIME EXTENSION REQUIRED FOR THIS CHANGE</td> <td style="background-color: yellow;">Deferred</td> </tr> </tbody> </table>										ITEM	LABOR	MTL/EQUIP	SUBS	TOTAL	1 CWS	\$5,764.80	\$500.00		\$6,264.80					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00					\$0.00		\$5,764.80	\$500.00	\$0.00	\$6,264.80	MARK-UP ON LABOR	15 %			\$864.72				SUBTOTAL	\$7,129.52	MARK-UP ON MATERIAL AND EQUIPMENT	15 %			\$75.00				SUBTOTAL	\$7,204.52	MARK-UP ON SUBCONTRACTORS	5 %			\$0.00				SUBTOTAL	\$7,129.52	ADDITIONAL INS BOND PREMIUM	2 %			\$142.59				SUBTOTAL	\$7,272.11	TOTAL AMOUNT FOR CHANGE PROPOSAL				\$7,272.11	TIME EXTENSION REQUIRED FOR THIS CHANGE				Deferred
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☐ We have proceeded with this change, and work orders have been sent to the subcontractors, in accordance with:																																																																																																																																																					
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APPROVED: Owner					CWS CONSTRUCTION																																																																																																																																																
DATE: _____					BY: CHARLIE SLACK																																																																																																																																																

Item 8 B.

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	48	HRS	JM Carpenter	\$120.10	\$5,764.80
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
			Labor Subtotal		\$5,764.80

[illegible]

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Equip. Subtotal	\$0.00
				Material & Equip. Total	<u>\$500.00</u>



Re: Jade St Restroom : Termite-Affected Rafters

From Kate Rhein <kr@santacruzgreenarchitects.com>

Date Mon 2/9/2026 11:04 AM

To Soham Deshpande <SohamD@cwsconstructiongroup.com>; EJ Navarro <ej.navarro@cumming-group.com>

Cc Heather Molina <heather.molina@cumming-group.com>; cslacksr <cslacksr@gmail.com>; Charlie Slack Jr <charliejr@cwsconstructiongroup.com>; Chris Slack <chriss@cwsconstructiongroup.com>

Hi EJ and Soham,

Just a follow-up to Soham's email. Thanks for sending the updated photos showing the cut back rafters. Given the condition shown, we would recommend treating the termite affected areas.

Whether treatment is carried out or not, we would recommend that the holes in the affected rafters be addressed as follows:

1. Remove all loose, deteriorated, or compromised material.
2. Apply a penetrating epoxy wood consolidant, (like Abatron Liquid Wood, or equal) to seal all exposed and affected wood fibers in accordance with manufacturer's instructions. Allow to fully cure.
3. Fill voids, holes, and irregular surfaces with an exterior-grade epoxy or polyester wood filler like Bondo, or equal. Tool and sand to restore original profile.
4. Seal all repaired surfaces and exposed end grain with epoxy or oil-based primer suitable for exterior wood applications.

Please let us know if you have any questions.

Thanks!

Kate

Kate Rhein, AIA
Boone Low Ratliff Architects
2837 Mission Street,
Santa Cruz CA 95060
831.423.1316

www.santacruzgreenarchitects.com

On Feb 9, 2026, at 9:53 AM, Soham Deshpande <SohamD@cwsconstructiongroup.com> wrote:

Hi EJ,

During the process of cutting the existing rafters, CWS discovered that some of the rafters are termite affected. This condition was also verbally notified to the City during the site meeting held on 02/05.

Per the City's direction, CWS will proceed with construction strictly in accordance with the approved plans and specifications, with no termite treatment to be performed.

Please note that any future damages resulting from the existing termite infestation or other related concealed conditions shall not be the responsibility or liability of CWS.

Thank you,

Soham Deshpande
CWS Construction Group Inc.
Cell: (341) 221-9323
<Outlook-zxshey4q.png>
<TC_00656.jpeg> <TC_00654.jpeg> <TC_00655.jpeg>

CWS CONSTRUCTION GROUP INC

1301 Grant Ave, Suite B, Novato CA 94945 Phone: (415) 599 - 5585

Change Order Request

TO:	City of Capitola
	20 Capitola Ave
	Capitola, CA 95010

COR #:	06
DATE:	03/26/2026
PROJECT:	Jade St Restroom Remodel
Job#	339

ATTN:	EJ Navarro
-------	------------

We submit for your approval the following cost estimate of changes in work as follows:

This COR consists the costs for additional concrete demo at Sidewalk per RFI 23

Includes specified work only. Excludes all other work

This change was requested by: RFI 18

ITEM				LABOR	MTL/EQUIP	SUBS	TOTAL
1	Bosco Construction					\$12,404.67	\$12,404.67
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
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							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
				\$0.00	\$0.00	\$12,404.67	\$12,404.67
MARK-UP ON LABOR			15 %				\$0.00
						SUBTOTAL	\$12,404.67
MARK-UP ON MATERIAL AND EQUIPMENT			15 %				\$0.00
						SUBTOTAL	\$12,404.67
MARK-UP ON SUBCONTRACTORS			5 %				\$620.23
						SUBTOTAL	\$13,024.90
ADDITIONAL INS BOND PREMIUM			2 %				\$260.50
						SUBTOTAL	\$13,285.40
TOTAL AMOUNT FOR CHANGE PROPOSAL							\$13,285.40
TIME EXTENSION REQUIRED FOR THIS CHANGE							Deferred

CWS expressly reserves the right to submit a separate change order for any extra time extensions associated with this change order once the full extent of the impact is known.

[illegible]

☒	We will not proceed with this change until receipt of a signed copy of this proposal. This proposal must be accepted by _____ in order to avoid additional time extension and/or expense.
--	---

APPROVED: Owner

CWS CONSTRUCTION

DATE:

BY:	CHARLIE SLACK
-----	---------------

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



PROJECT: JADE ST RESTROOMS
PCO # 1 UNFORESEEN DEMO
RFI REFERENCE: RFI # 2
DATE: 3/13/26

BOSCO CONSTRUCTION SERVICES, INC. WILL PROVIDE ALL MATERIALS AND LABOR REQUIRED PER THE SCOPE OF WORK FOR THE PROJECT MENTIONED ABOVE. THIS WORK WILL BE PERFORMED IN A PROFESSIONAL MANNER ACCORDING TO INDUSTRY STANDARDS.

DESCRIPTION:

Contract documents indicated a 4-inch concrete slab at the pad location. During demolition, the contractor encountered existing concrete varying from approximately 6 inches to 18 inches thick with curbs extending approximately 22 inches deep.

The increased thickness required additional demolition, labor, equipment, and disposal, not anticipated in the bid documents.

MATERIALS: \$1,230.00

EQUIPMENT: \$3,850

LABOR: \$5,706.67

15% MARK UP: \$1,618

TOTAL: \$12,404.67

INCLUSIONS

- INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE PROPOSAL.
- WORK TO BE PERFORMED IN A SAFE, PROFESSIONAL, AND WORKMANLIKE MANNER IN ACCORDANCE WITH INDUSTRY STANDARDS AND APPLICABLE CODES.
- MOBILIZATION AND DEMOBILIZATION FOR ONE CONTINUOUS PHASE OF WORK.
- COORDINATION WITH THE GENERAL CONTRACTOR, OWNER, OR OTHER TRADES TO MAINTAIN SCHEDULE AND PROPER SEQUENCE OF WORK.
- PROTECTION OF EXISTING IMPROVEMENTS, STRUCTURES, AND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA.
- STANDARD SAW-CUTTING AND EDGE PREPARATION FOR CLEAN TIE-INS TO EXISTING SURFACES.
- USE OF STANDARD FORMING, REINFORCEMENT, AND FINISHING METHODS AS PART OF NORMAL CONCRETE AND SITEWORK OPERATIONS.
- TRAFFIC AND PEDESTRIAN CONTROL MEASURES DURING ACTIVE WORK HOURS (CONES, BARRICADES, SIGNAGE).
- DAILY JOBSITE CLEANUP AND DEBRIS REMOVAL DURING ACTIVE OPERATIONS.
- FINAL CLEANUP OF ALL WORK AREAS UPON COMPLETION.
- ONE ROUND OF SUBMITTALS (MIX DESIGNS, MATERIAL CERTIFICATIONS, AND PRODUCT DATA) INCLUDED.
- COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING CAL/OSHA, CALGREEN, AND CITY STANDARDS.
- ALL NECESSARY EQUIPMENT AND TOOLS TO PERFORM THE WORK EFFICIENTLY AND SAFELY.

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



- WARRANTY: ONE (1) YEAR WORKMANSHIP WARRANTY FROM THE DATE OF COMPLETION FOR ALL WORK PERFORMED BY BOSCO CONSTRUCTION SERVICES, INC.

EXCLUSIONS

- PERMITS, FEES, OR BONDS BEYOND THOSE SPECIFICALLY NOTED IN THE PROPOSAL.
- SURVEYING, LAYOUT, OR STAKING NOT PERFORMED BY BOSCO CONSTRUCTION.
- TESTING OR INSPECTION SERVICES (SOILS, CONCRETE, OR DENSITY) BY THIRD PARTIES.
- HAZARDOUS MATERIAL REMOVAL OR ABATEMENT, INCLUDING ASBESTOS, CONTAMINATED SOILS, OR UNKNOWN UNDERGROUND OBSTRUCTIONS.
- IMPORT OR EXPORT OF EXCESS SOIL UNLESS OTHERWISE SPECIFIED.
- UTILITY ADJUSTMENTS OR RELOCATIONS, INCLUDING WATER, SEWER, ELECTRICAL, OR IRRIGATION LINES NOT SHOWN ON PLANS.
- TEMPORARY FENCING, BARRICADES, OR SITE SECURITY UNLESS NOTED.
- EROSION CONTROL MEASURES (FIBER ROLLS, INLET PROTECTION, HYDROSEED) BEYOND INCIDENTAL BMPs.
- LANDSCAPE OR IRRIGATION RESTORATION OUTSIDE OF DISTURBED LIMITS.
- SAW-CUTTING OR PATCHING BEYOND DEFINED DEMOLITION LIMITS.
- DECORATIVE CONCRETE FINISHES, SEALERS, OR COLOR ADDITIVES UNLESS LISTED AS AN ALTERNATE.
- ASPHALT PAVING BEYOND PATCH-BACK LIMITS (3" AC / 9" AB ONLY).
- OFF-HOUR, WEEKEND, OR HOLIDAY WORK UNLESS REQUESTED AND APPROVED IN WRITING
- WINTERIZATION OR WEATHER PROTECTION BEYOND STANDARD CURING MEASURES.
- ENGINEERING DESIGN CHANGES, RFI-DRIVEN REVISIONS, OR UNFORESEEN PLAN CONFLICTS.

RESPONSIBILITIES OF CUSTOMER:

- Provide clear site access for all work areas, including removal of vehicles, materials, and obstructions prior to start of work.
- Ensure utilities are properly located, marked, and protected before demolition or excavation begins. Bosco Construction is not responsible for damage to unmarked or unknown utilities.
- Provide staking, layout, and finished elevations if not included in Bosco's scope.
- Identify and confirm all work limits, grades, and tie-in locations prior to mobilization.
- Provide suitable areas for material staging, concrete washout, and equipment parking within or adjacent to the project site.
- Maintain site security and protection of work areas outside of active construction hours.
- Coordinate scheduling with Bosco Construction to ensure continuous access and avoid downtime between trades.
- Furnish and maintain temporary power and water if required for construction activities.
- Obtain and pay for any project-specific permits, inspections, or testing not specifically included in Bosco's proposal.
- Provide a designated on-site contact or superintendent with decision-making authority to review progress, approve work areas, and sign daily reports or T&M tickets.
- Review and approve submittals and mix designs in a timely manner to avoid delays.

Bosco Construction Services Inc**Safe Reliable Quality**

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



- Provide prompt payment per contract terms to maintain project scheduling and material deliveries.
- Coordinate with other subcontractors and trades not under Bosco's control to prevent interference or rework.

MARCOS MORA

GENERAL MANAGER/ ESTIMATOR
BOSCO CONSTRUCTION SERVICES, INC.
CELL 408-396-3870

02/22/2026

SIGN: _____

DATE: _____

ALL QUOTED PRICING IS ONLY VALID FOR 30 DAYS AFTER ISSUANCE

1177 NORTH 15TH ST SAN JOSE CA, 95112 - 408.437.0337 CORPORATE OFFICE. 408.437.0339 FAX. 800.616.7626 CL#952978

Class	Hours	Cost				Class	Rates		
Supervision	5.333333333	\$666.67				Supervisor	\$125.00		
Operator	24	\$2,940.00				Operator	\$122.50		
Labor	24	\$2,100.00				Labor	\$87.50		
	0	\$0.00							
	48	\$5,706.67							
					Materials	Quantity	Unit Measured	Total	\$1,230.00
					Fuel Surcharge	48	Per HR	480	
					Dump Fees	2	EA	100	
					Base rock	10	Ton	500	
					Delivery fee	150	EA	150	
					Dump Trucks	1	3	\$1,500.00	\$3,850.00
					Walk Behind	1	1	\$250.00	
					Large Skidsteer	1	3	\$1,500.00	
					Breaker attachment	1	3	\$600.00	



CWS Construction Group Inc
94 San Benito Way
Novato, California 94945
P: +14152090229

Project: 339 Jade Street Park Restroom Item 8 B.
4400 J
Capitola, California 95010

RFI #23: Unforeseen Concrete Demo at Sidewalk

Revision	0	Status	Closed on 03/13/26
To	Kate Rhein (Santa Cruz Green Architects) (<i>Response Required</i>) Jacquelyn Low (Santa Cruz Green Architects)	From	Soham Deshpande (CWS Construction Group Inc)
Date Initiated	Mar 10, 2026	Due Date	Mar 17, 2026
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section	32 13 13 - Concrete Paving	Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Soham Deshpande (CWS Construction Group Inc)		
Copies To	Charlie Slack Jr. (CWS Construction Group Inc), Jacquelyn Low (Santa Cruz Green Architects), Heather Molina (Cumming Group), EJ Navarro (Cumming Group), Kate Rhein (Santa Cruz Green Architects), Juan Salinas (CWS Construction Group Inc), Chris Slack (CWS Construction Group Inc)		

Activity

Question	Question from Soham Deshpande CWS Construction Group Inc on Tuesday, Mar 10, 2026 at 02:04 PM EDT During demolition of the existing concrete pad and curbs, we encountered concrete thicknesses significantly greater than indicated in the contract documents. We request to submit a Change Order Request (COR) for the additional work required to remove and dispose of the unforeseen concrete beyond the scope. Please see attached RFI from Concrete Subcontractor Attachments RFI # 02 Concrete thickness.pdf
Official Response	Response from Kate Rhein Santa Cruz Green Architects on Friday, Mar 13, 2026 at 12:14 PM EDT Hi Soham, Just to confirm that Cummings has already requested a cost for this COR. No additional response is needed from us at this time. Thanks.
All Replies	Response from Kate Rhein Santa Cruz Green Architects on Friday, Mar 13, 2026 at 12:14 PM EDT Hi Soham, Just to confirm that Cummings has already requested a cost for this COR. No additional response is needed from us at this time. Thanks.

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



ATTENTION: SOHOM
 PROJECT: M26004 CWS/JADE STREET
 CUSTOMER: CWS
 RFI: 02
 DATE: 03/09/2026
 Location: 4400 Jade St, Capitola, CA 95010

BOSCO CONSTRUCTION SERVICES, INC. WILL PROVIDE ALL MATERIALS AND LABOR REQUIRED PER THE SCOPE OF WORK FOR THE ABOVEMENTIONED PROJECT. THIS WORK WILL BE PERFORMED IN A PROFESSIONAL MANNER ACCORDING TO INDUSTRY STANDARDS.

RFI QUESTION:

DURING DEMOLITION OF THE EXISTING CONCRETE PAD AND CURBS, THE CONTRACTOR ENCOUNTERED EXISTING CONCRETE THICKNESSES SIGNIFICANTLY GREATER THAN INDICATED IN THE CONTRACT DOCUMENTS.

THE PLANS INDICATED A 4-INCH CONCRETE SLAB; HOWEVER, FIELD VERIFICATION DURING DEMOLITION REVEALED THE SLAB TO BE AT LEAST APPROXIMATELY 6 INCHES THICK, WITH PORTIONS REACHING UP TO APPROXIMATELY 18 INCHES THICK OVER A 2-FOOT SECTION. ADDITIONALLY, THE EXISTING CURBS EXTEND APPROXIMATELY 22 INCHES DEEP, WHICH WAS NOT SHOWN OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS.

THESE CONDITIONS WERE CONCEALED PRIOR TO DEMOLITION AND COULD NOT HAVE BEEN REASONABLY IDENTIFIED DURING BIDDING. THE INCREASED THICKNESS REQUIRED ADDITIONAL DEMOLITION EFFORT, EQUIPMENT, LABOR, AND DISPOSAL BEYOND THE SCOPE ASSUMED IN THE BID DOCUMENTS.

PURSUANT TO THE CONTRACT PROVISIONS FOR DIFFERING SITE CONDITIONS AND CONTRACT MODIFICATIONS, THE CONTRACTOR RESPECTFULLY REQUESTS AUTHORIZATION TO SUBMIT A PROPOSED CHANGE ORDER (PCO) FOR THE ADDITIONAL WORK REQUIRED TO REMOVE AND DISPOSE OF THE UNFORESEEN CONCRETE.

PLEASE ADVISE IF ADDITIONAL DOCUMENTATION IS REQUIRED.

RFI ANSWER:

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



SALVADOR MORALES

SUPERINTENDENT

BOSCO CONSTRUCTION SERVICES, INC.

CELL 408-396-3870

03/09/2026

SIGN: _____

DATE: _____

ALL QUOTED PRICING IS ONLY VALID FOR 30 DAYS AFTER ISSUANCE

1177 NORTH 15TH ST SAN JOSE CA, 95112 - 408.437.0337 CORPORATE OFFICE. 408.437.0339 FAX. 800.616.7626 CL#952978











CHANGE ORDER
CITY OF CAPITOLA

Project Name: JADE STREET RESTROOM RENOVATION Change Order No: 2
 Building Permit Number: 20250385 Date: 7/21/2026
 To Contractor: CWS Construction Group, Inc.
 Address: 1301 Grant Ave, Suite B, Novato CA 94945

You are hereby instructed that the contract in caption is modified as herein specifically set forth, but that in all other respects the Contract remains unaltered.

Description	PCO/Ref. Doc.	Amount	Time
1 Provide all labor, materials, equipment, and incidentals required to perform additional wall surface preparation for application of the specified Flex Glazing System, including removal of surface irregularities, application of required epoxy bond coat and ResiTite coating system, and other preparatory work required in accordance with RFI No. 33 and the manufacturer's recommendations prior to installation of the Flex Glazing System.	COR 10.1	\$5,713.52	0
Work is based on Contractor Change Order Request (COR) No. 10.1 and supporting documentation.			
2 Provide all labor, materials, equipment, and incidentals required to implement revised plumbing improvements resulting from revisions to the plumbing design, including demolition, excavation, modifications to underground sanitary sewer and domestic water piping, abandonment of existing piping as required, coring through existing concrete and masonry, reconstruction of interior floor slabs, framing and wall repairs, installation of blocking and access panels, and restoration of affected finishes.	COR 1.2	\$78,458.82	14
Work is based on Requests for Information (RFI) Nos. 04, 08, 09, and 11, Contractor Change Order Request (COR) No. 1.2, and supporting documentation.			
3 Provide all labor, materials, equipment, and incidentals required to mechanically abrade and prepare the existing painted wall surfaces, including grinding and removal of existing paint as necessary to create an acceptable substrate for installation of the specified Flex Glaze System in accordance with RFI No. 33.	COR 9.3	\$18,838.27	0
Work is based on Request for Information (RFI) No. 33, Contractor Change Order Request (COR) No. 9.3, and supporting documentation.			
TOTAL		\$103,010.60	14

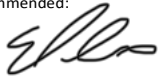
Contractor waives any claim for further adjustments of the Contract Sum and the Contract Time related to the above described change in the Work. This Change Order is complete accord and satisfaction for all items in this change order.

ADD: One Hundred Three Thousand Ten Dollars and Sixty Cents (\$103,010.60)

Adjustment of Contract Sum	
Original Contract Sum:	\$ 484,000
Prior Adjustments:	\$ 28,772.79
Contract Sum Prior to this Change:	\$ 512,772.79
Adjustment for this Change (NTE):	\$ 103,010.60
Contract Sum:	\$ 615,783.39

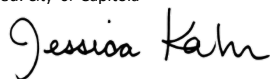
Adjustment of Contract Time	
Original Contract Time:	60 WD (Substantial) / 70 WD (Final) (Days)
Prior Adjustments:	0 (Days)
Contract Time Prior to this Change:	0 (Days)
Adjustment for this Change:	14 WD (Days)
Revised Contract Time:	74 WD (Substantial) / 84 WD (Final) (Days)

Recommended:

By:  7/22/26
Date

EJ Navarro/ Cumming Group
City's Representative

Approved: City of Capitola

By:  7/23/26
Date

Jessica Kahn, Public Works Director
City of Capitola

Accepted:

Chris Slack  07/22/26
By: (Contractor Signature) Date

Printed Name

CWS Construction Group, Inc.

CWS CONSTRUCTION GROUP INC

1301 Grant Ave, Suite B, Novato CA 94945 Phone: (415) 209-0229

Change Order Request

TO: City of Capitola

COR #:	10.1
--------	------

DATE:	07/10/25
-------	----------

PROJECT:	Jade Street Restroom
----------	----------------------

Job#		339
------	--	-----

ATTN:	EJ Navarro
-------	-------------------

We submit for your approval the following cost estimate of changes in work as follows:
Additional Prep Required per RFI #33

[illegible]

CWS expressly reserves the right to submit a separate change order for any extra time extensions associated with this change order once the full extent of the impact is known.

X	We have proceeded with this change, and work orders have been sent to the subcontractors, in accordance with:
---	---

☐	We will not proceed with this change until receipt of a signed copy of this proposal. This proposal must be accepted by	Owner	in order to avoid additional time extension and/or expense.
--------------------------	---	-------	---

APPROVED:							CWS CONSTRUCTION
-----------	--	--	--	--	--	--	------------------

DATE:						BY:	CHARLIE SLACK
-------	--	--	--	--	--	-----	---------------

DELTA BAY WATERPROOFING TIME AND MATERIAL TAG

Item 8 B.

TAG#

General Contractor: CWS Construction Group

Project Address: 4400 Jade Street Capitola CA 95010

Project: Jade Street

Attn: Chris Slack

Date: 6/23

Location / Unit # : _____

Total for this tag

\$ 6,771.41

Sub Total \$ 5,888.18

15% PO \$ 883.23

DESCRIPTION OF WORK: 2 COATS OF RESISTITE ON WALLS IN BOTH BATHROOMS

LABOR		Office Use Only	
EMPLOYEE	Hours	Rate	EXTENDED
BEN CHASE Foreman	8	\$130.00	\$1,040.00
ROSALIO SEGURA	8	\$126.00	\$1,008.00
DANIEL MORENO	8	\$126.00	\$1,008.00
Jamie Benton P.M.	1.5	\$160.00	\$240.00
Per Deim	3		\$537.00
		Total Labor:	\$3,833.00

MATERIAL		Office use only	
QUANTITY	DESCRIPTION	COST	TOTAL
12	RESISTITE POWDER	\$66.93	\$803.16
6	RESISTITE LIQUID	\$169.97	\$1,019.82
4	4" BRUSH	\$3.26	\$13.04
1	MASON BRUSH	\$13.19	\$13.19
1	2" TAPE ROLL	\$6.48	\$6.48
		Sub-Total:	\$1,855.69
		TAX:	\$199.49
		Total:	\$2,055.18

EQUIPMENT		Office use only	
QUANTITY	DESCRIPTION	RATE	TOTAL
1	DRILL		
1	MIX PADDLE		
		Total:	

Submitted By: _____

Delta Bay Waterproofing Signature / Date

BEN CHASE
Delta Bay (Print Clearly)

Accepted By: _____

Authorized Signature / Date

George Fernandez
Authorized (Print Clearly)

CWS CONSTRUCTION GROUP INC

1301 Grant Ave. Suite B. Novato CA 94945 Phone: (415) 599 - 5585

Change Order Request

TO:	City of Capitola
	20 Capitola Ave
	Capitola, CA 95010

COR #:	1.2
DATE:	5/26/26
PROJECT:	Jade St Restroom Remodel
Job#	339

ATTN: EJ Navarro	
------------------	--

We submit for your approval the following cost estimate of changes in work as follows:

Additional Costs for the P2.1 Revisions sent on 3/10/2026

Includes specified work only. Excludes all other work

This change was requested by: RFI 04, 08, 09 and 11

ITEM		LABOR	MTL/EQUIP	SUBS	TOTAL
1	CWS	\$4,804.00	\$2,275.69		\$7,079.69
2	Geo Wilson			\$36,789.00	\$36,789.00
3	Bosco Construction			\$28,439.50	\$28,439.50
4	CWS GC's 14 CDs	\$14,730.94			\$14,730.94
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
		\$14,730.94	\$4,804.00	\$65,228.50	\$87,039.13
MARK-UP ON LABOR		15 %			\$720.60
				SUBTOTAL	\$87,759.73
MARK-UP ON MATERIAL AND EQUIPMENT		15 %			\$341.35
				SUBTOTAL	\$88,101.08
MARK-UP ON SUBCONTRACTORS		5 %			\$3,261.43
				SUBTOTAL	\$91,362.51
ADDITIONAL INS BOND PREMIUM		2 %			\$1,827.25
				SUBTOTAL	\$93,189.76
TOTAL AMOUNT FOR CHANGE PROPOSAL					\$93,189.76
TIME EXTENSION REQUIRED FOR THIS CHANGE					14 CDs

CWS expressly reserves the right to submit a separate change order for any extra time extensions associated with this change order once the full extent of the impact is known.

[illegible]

☒	We will not proceed with this change until receipt of a signed copy of this proposal. This proposal must be accepted by _____ in order to avoid additional time extension and/or expense.
-------------------------------------	---

APPROVED: Owner

CWS CONSTRUCTION

DATE:

BY:	SOHAM DESHPANDE
-----	-----------------

Item 8 B.

[illegible]

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	1.00	1.00	2x6 Studs & Foam Sealer	\$581.51	\$581.51
2	1.00	1.00	Concrete Anchor Screws	\$190.02	\$190.02
3	1.00	1.00	Carpentry MISC Materials	\$154.90	\$154.90
4	1.00	1.00	5/8" DRYWALL (4X8)	\$164.26	\$164.26
4	1.00	1.00	Joint Compound (4GAL)	\$13.13	\$13.13
7	1.00	1.00	Dywall MISC Materials	\$274.89	\$274.89
5	1.00	1.00	CMU Patching Materials	\$99.56	\$99.56
6	1.00	1.00	Access Panels	\$97.42	\$97.42
7	1.00	1.00	MISC Paint	\$200.00	\$200.00
Material Subtotal					\$1,775.69

ITEM	QUANTITY	UNITS	DESCRIPTION	\$/UNIT	COSTS
1	1.00	1.00	Tools and Truck	\$500.00	\$500.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				Equip. Subtotal	\$500.00
				Material & Equip. Total	\$2,275.69

CWS Construction Group Inc.

Lic. 811153

PROJECT Jade St Restroom Remodel
 CONTRACTOR CWS
 ARCHITECT City of Capitola

PROJECT No. 339
 CONTRACT No. _____
 DATE 04/27/2026

TIME & MATERIAL DAILY LOG

Log of Work:

Installation of Structural Blocking
Backing for Bath Accessories
Drywall

MATERIALS USED		TYPE	UNIT COST	TOTAL
<u>Receipts Attached</u>				\$
EQUIPMENT USED		HOURS	RATE	TOTAL
				\$
NO. MEN	CRAFTS EMPLOYED	HOURS	RATE	TOTAL
<u>1</u>	<u>1m Carpenter</u>	<u>8</u>		\$
		<u>Text</u>		

DAILY TOTAL COST \$ _____

We jointly certify that the above work was performed, and the quantities are correct as listed.

Jaham Deshpande
 Contractor's Representative

[Signature]
 Owners Representative

CWS Construction Group Inc.

Lic. 811153

PROJECT Jack St Restroom Remodel
 CONTRACTOR CWS
 ARCHITECT City of Capitola

PROJECT NO. 339
 CONTRACT NO. _____
 DATE 04/28/26

TIME & MATERIAL DAILY LOG

Log of Work:				
<u>Drywall Taping & CMU Patching</u>				
MATERIALS USED		TYPE	UNIT COST	TOTAL
<u>Reins Attach</u>				\$
EQUIPMENT USED		HOURS	RATE	TOTAL
				\$
NO. MEN	CRAFTS EMPLOYED	HOURS	RATE	TOTAL
<u>1</u>	<u>Jim Carpenter</u>	<u>8</u>		\$
		Text		

DAILY TOTAL COST \$ _____

We jointly certify that the above work was performed, and the quantities are correct as listed.

John Deyen
 Contractor's Representative

[Signature]
 Owners Representative

CWS Construction Group Inc.

Lic. 811153

PROJECT Jade St Restroom Renovation
 CONTRACTOR CWS
 ARCHITECT City of Capitola

PROJECT NO. 339
 CONTRACT NO. _____
 DATE 04/16/26

TIME & MATERIAL DAILY LOG

Log of Work:

Framing of Furred Wall

MATERIALS USED		TYPE	UNIT COST	TOTAL
<u>Receipt Attached</u>				\$
EQUIPMENT USED		HOURS	RATE	TOTAL
				\$
NO. MEN	CRAFTS EMPLOYED	HOURS	RATE	TOTAL
<u>2</u>	<u>J.M. Carpenters</u>	<u>16</u>		\$
		<u>Text</u>		

DAILY TOTAL COST \$ _____

We jointly certify that the above work was performed, and the quantities are correct as listed.

Saham Deshpande
 Contractor's Representative

[Signature]
 Owners Representative

Job - 339
Code - COR 01

Item 8 B.

San Lorenzo
LUMBER & HOME CENTERS

Builders
FirstSource

Thurs 4/16

2435 41ST AVE
SOQUEL CA 95073-2107 (831) 475-6000
S
D
T
O
CONST.
PHONE # - 341-221-9323

Special Order # 1003
Document # 1003
Amount \$558.51
Date 4/13/26
Register # 2
Core # 55
Transaction # 5030101

DOCUMENT TYPE
SP. ORD CASH
JWS CONST.
4400 JADE ST. CAP.
SOHAM-341-221-9323

02	977755	SP ORDER	4/13/26		
ORDERED BY		CUSTOMER REFERENCE/P.O. NUMBER			
SOHAM					
DL NUMBER	CO NUMBER	DELIVER	DELIVERY DATE	SALES CODE	SALES REP
0000000	Y	4/16/26	27	184	

QTY	DESCRIPTION	MPG #	SKU	UPC	LINEAL FEET	BOARD/SQUARE	PRICE	U/M	EXTENDED AMOUNT
***** Special Order Deposit - use SPECIAL ORDER Key: 55- 18493 *****									
***** DUMP LOAD *****									
35	2X6 - 8 BR TRTD DF 28BTR S4S	D2404QS	856381		280	280	1.59 LF		445.20
1	5 1/2" X 50' FOAM SILL SEALER	FS5550	411212	673181-750554			11.99 EA 10%		10.79
***** DEL TURS 4/16 AM 1ST AFTER 7:30 *****									
1	FEE - LUMBER ASSESSMENT		40618				4.45 EA		4.45 0
1CR	Deposit		40007				558.51 LOT		558.51- 0
WARNING - Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask, or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood .									
COMPLETED									
CHECKED BY	DELIVERED BY	TOTAL BOARD FEET	TOTAL SQ. FEET	SUB-TOTAL	CARTAGE	TAX AMOUNT	DOCUMENT TOTAL		
APR 12 2026		280							

THE UNDERSIGNED AGREES TO THE ADDITIONAL TERMS AND CONDITIONS ON THE REVERSE SIDE.
BY X

FOR MORE INFORMATION REGARDING HAZARDOUS MATERIAL, PLEASE REFER TO THE REVERSE SIDE. THE ABOVE DESCRIBED MATERIAL CHECKED & RECEIVED IN GOOD CONDITION.

MILLING / SPECIAL ORDERED - PLEASE READ
CUSTOMER AGREES THAT THIS ORDER LISTED ABOVE IS CORRECT IN EVERY DETAIL. IF THIS ORDER IS CANCELLED OR IF CUSTOMER FAILS TO PICK UP MATERIAL WITHIN 14 DAYS AFTER NOTIFICATION, CUSTOMER AGREES TO PAY ALL HANDLING CHARGES FOR MATERIALS RETURNED TO SUPPLIER, AND FURTHER AGREES TO PAY ENTIRE PURCHASE PRICE IF MATERIAL CANNOT BE RETURNED.
CUSTOMER SIGNATURE _____

☐ NON REFUNDABLE	% RETURN CHARGE		
ORDERED BY	P.O.	APPROX. DATE REC.	DATE NOTIFIED

Item 8 B.

Order Summary

Order placed April 13, 2026 Order # 112-0190095-3729815

Ship to Soham Deshpande 35131 PERRY RD UNION CITY, CA 94587-5275 United States	Payment method Mastercard ending in 8470 View related transactions	Order Summary Item(s) Subtotal: \$171.57 Shipping & Handling: \$0.00 Total before tax: \$171.57 Estimated tax to be collected: \$18.45 Grand Total: \$190.02
---	---	---

Delivered April 14
Your package was left near the front door or porch.



[Tapcon 1/4" x 5" Star Torx Head Concrete Anchor Screws 3197407V2 | 100 Pack | Drill Bit Included](#)
Sold by: **MKMST**
Return window closed on May 14, 2026
\$57.19

Job - 339
Code - COR 01

Job - 339
Code - COR 01

2600 41ST AVENUE
SOQUEL, CA 95073 (831)462 5650

6968 00051 21199 04/16/26 12:35 PM
SALE SELF CHECKOUT

045242517497 SDS 3/16 <A>
MKE M2 SDS+ 3/16" X 6" DRILL BIT
3@8.47 25.41
045242570775 1-3/8 IN. HI <A>
MKE OMT 1PK 1-3/8" HCS WOOD BLADE
2@14.97 29.94
008925142768 DIABLO660FIN <A>
DIABLO 6-1/2" 60T ULTRA FINISH CSB
2@22.97 45.94
008925067634 7-1/4"60T <A>
DIABLO 7-1/4" 60T FINE FINISH CSB
2@19.97 39.94
0000-999-599 BAG FEE .25 <B,U> 0.25N
BAG FEE - 25 CENTS

SUBTOTAL 141.48
SALES TAX 13.42
TOTAL \$154.90

XXXXXXXXXXXX8470 MASTERCARD
USD\$ 154.90

AUTH CODE 09258Q/0513600 TA
AUTH MODE - ISSUER
Contactless
AID A0000000041010 CAPITAL ONE

P.O.#/JOB NAME: 339
<U> - NON-DISCOUNTABLE ITEM

6968 04/16/26 12:35 PM
6968 51 21199 04/16/2026 4423

RETURN POLICY DEFINITIONS

	POLICY	ID	DAYS	POLICY EXPIRES ON
A	1		90	07/15/2026
B	2		-	NO REFUNDS



Santa Cruz
2801 SOQUEL AVE
SANTA CRUZ, CA 95062-1426
Phone (831)477-1231

Cash Item 8 B. e

2642384

Invoice

Date

04/27/2026 11:05 AM

Terms

Net Cash

Customer

/8.000

Cust PO

Our Ref

13151350

Taken By

Ari G

Sales Rep

House Account

Invoice Address

Cash Sale- Santa Cruz
2801 Soquel Avenue
Santa Cruz, CA, 95062

Delivery Address

Cash Sale- Santa Cruz
2801 Soquel Avenue
Santa Cruz, CA, 95062



IN-2642384

Contact Name: Soham Deshpande

Yard Tag : 0991395

Page 1 of 1

Special Instructions

Notes

Line	Description	Quantity	Price	Per	Total
1	60030064 - 4x8 -5/8" Gypsum Board Mold-Resistant XP	6 ea	25.00	ea	150.00
Job - 339 Code - COR 01					
Total Weight: 326 LB					

By signing this invoice I agree to the terms and conditions on the reverse and that all products were received in good condition.

Print name

Signature

Payment Method

Amount Received

CC - Master Card - Sa

\$164.26

Merchant #

852794

Account #

558958XXXXX847

Authorization #

0

05230Q

Total Amount

150.00

Sales Tax

14.26

1% Lumber Fee

0.00

Invoice Total

164.26

Ask about our Project Showcase & sign up for our newsletter!

All returned checks are subject to a service fee.

Your privacy is important to us; learn more by visiting our website: <https://bigcreeklumber.com/ccpa/>



Santa Cruz
2801 SOQUEL AVE
SANTA CRUZ, CA 95062-1426
Phone (831)477-1231

Delivery Address
Cash Sale- Santa Cruz
2801 Soquel Avenue
Santa Cruz, CA, 95062

Invoice Address
Cash Sale- Santa Cruz
2801 Soquel Avenue
Santa Cruz, CA, 95062

Cash Sale Item 8 B.

2642346

Invoice

Date 04/27/2026 10:42 AM

Terms Net Cash

Customer /8.000

Cust PO

Our Ref 13151150

Taken By Galilea M

Sales Rep House Account



IN-2642346

Page 1 of 1

Special Instructions

Notes

Line	Description	Quantity	Price	Per	Total
1	6263073 - Easy Sand 20-Minute Hot Mud 18 lb	1 ea	11.99	ea	11.99
Job - 339 Code - COR 01					
Total Weight: 19 LB					

By signing this invoice I agree to the terms and conditions on the reverse and that all products were received in good condition.

Print name

Signature

Payment Method

Amount Received

CC - Master Card - Sa \$13.13

Merchant # 852794

Account # 558958XXXXXX847

0

Authorization # 04698Q

Total Amount 11.99

Sales Tax 1.14

1% Lumber Fee 0.00

Invoice Total 13.13

Ask about our Project Showcase & sign up for our newsletter!

All returned checks are subject to a service fee.

Your privacy is important to us; learn more by visiting our website: <https://bigcreeklumber.com/ccpa/>

Job - 339
Code - COR 01

(510)887-8544
21787 HESPERIAN BLVD, HAYWARD, CA 94541

1017 00051 19078 04/26/26 03:46 PM
SALE SELF CHECKOUT

820909914150 6 IN PUTTY K <A> 12.98
HUSKY FLEX PUTTY KNIFE 6 IN SS
820909916970 10 IN TAPE K <A> 12.98
HUSKY SOFT GRIP TAPE KNIFE 10 IN SS
037064310127 ANV 12 MP <A> 5.98
ANVIL 12 IN. MUD PAN
027541001235 BOTTLE WATER <A> 5.98N
1/2 LITER WATER 24PK
0000-999-899 WTR DEP 1.20 <A,U> 1.20N
CASE WATER BOTTLE DEP 1.20
764666103221 15/8CRDWS5# <A>
1-5/8" COARSE DRYWALL SCREW 5 LB
2@25.98 51.96
000516321019 JT COMPOUND <A> 10.50
HW ALL PURP JOINT COMP PAIL 3.5 QT
092097283954 TAPCON 1/4 <A>
TAPCON 1/4X3-3/4 STAR FLAT HD,75PK
2@38.47 76.94
038662111031 150FT TAPE <A>
1-7/8"X150' WHITE MESH JOINT TAPE
3@6.98 20.94

SUBTOTAL 199.46
SALES TAX 20.67
TOTAL \$220.13

XXXXXXXXXXXX8470 MASTERCARD
USD\$ 220.13
AUTH CODE 02318Q/0513422 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 CAPITAL ONE

P.O.#/JOB NAME: 339
<U> - NON-DISCOUNTABLE ITEM

1017 04/26/26 03:46 PM
1017 51 19078 04/26/2026 6187

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/25/2026

2600 41ST AVENUE
SOQUEL, CA 95073 (831)462 5650

6968 00062 77917 04/27/26 11:49 AM
SALE SELF CHECKOUT

751361490336 CORN. ARCH <A>
8' VINYL ARCH CORNER BEAD
3@8.52 25.56
037064310080 HSKY 5GMIXR <A> 8.98
HUSKY NARROW PAINT MIXER 5 GALLON
037064410803 12IN MUD PAN <A> 15.48
HUSKY MUD PAN 12 IN SS

SUBTOTAL 50.02
SALES TAX 4.74
TOTAL \$54.76

XXXXXXXXXXXX8470 MASTERCARD
USD\$ 54.76

AUTH CODE 08733Q/9623763 TA
AUTH MODE - ISSUER
Chip Read
AID A0000000041010 CAPITAL ONE

P.O.#/308 NAME: 339
6968 04/27/26 11:49 AM
6968 62 77917 04/27/2026 8797

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/26/2026

Job - 339
Code - COR 01

Job - 339
Code - COR 01

(510)887-8544
21787 HESPERIAN BLVD, HAYWARD, CA 94541

1017 00051 19060 04/26/26 03:44 PM
SALE CASHIER RICARDO

820909575252 BRICK TROW <A> 19.97
ANVIL10X4-5/8IN LONDON BRICK TROWEL
820909574620 FINTROWEL <A> 16.97
ANVIL 12X4" RUB HNDL FINISH TROWEL
051115070563 SND SPG ANG <A> 4.12
3M DRYWALL SANDNG SPONGE ANGLED FINE
764661187646 CONC GLUE <A> 19.97
1GAL SAKRETE CONCRETE GLUE
727096305559 RAPID MORTAR <A> 20.97
55LB RAPID SET MORTAR MIX
026703055550 HOMER BUCKET <A,S> 3.88
5 GAL BUCKET-HOMER LOGO (ORANGE)
1004-885-896 CLAY - SBC <A>
CLAYTON PAVER SAND/BROWN/CHAR
6@0.67 4.02

SUBTOTAL 89.90
SALES TAX 9.66
TOTAL \$99.56

XXXXXXXXXXXX8470 MASTERCARD USD\$ 99.56
AUTH CODE 086320/0513421 TA
AUTH MODE - ISSUER
Chip Read
AID A000000041010 CAPITAL ONE

P.O.#/JOB NAME: 339
1017 04/26/26 03:44 PM
1017 51 19060 04/26/2026 6187

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/25/2026

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



Item 8 B.

PROJECT: JADE ST BATHROOM

PCO: #2 INTERIOR DEMOLITION

RFI REFERENCE #

DATE: 5/22/26

Location: Jade st

BOSCO CONSTRUCTION SERVICES, INC. WILL PROVIDE ALL MATERIALS AND LABOR REQUIRED PER THE SCOPE OF WORK FOR THE PROJECT MENTIONED ABOVE. THIS WORK WILL BE PERFORMED IN A PROFESSIONAL MANNER ACCORDING TO INDUSTRY STANDARDS.

DESCRIPTION:

Demolition

- HAND DEMO 155 SF OF CONCRETE BETWEEN THE EXISTING MEN'S AND WOMEN'S BATHROOMS. ESTIMATED (E) THICKNESS: 8".
- WHEELBARROW DEMOLITION DEBRIS OUT.
- CLEAN AREA.

Prep

- BACKFILL WITH PEA GRAVEL.
- DRILL AND EPOXY SMOOTH DOWELS @ 18" O.C.

Concrete Work

- PROTECT EXISTING CONCRETE.
- POUR 9 CY (COLORED TO MATCH).

MATERIALS: \$1,750

EQUIPMENT: \$3,000

LABOR: \$19,980

TOTAL: \$ 24,730

15% MARK UP: \$3,709.50

TOTAL: \$28,439.50

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



INCLUSIONS

- INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, AND SUPERVISION REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE PROPOSAL.
- WORK TO BE PERFORMED IN A SAFE, PROFESSIONAL, AND WORKMANLIKE MANNER IN ACCORDANCE WITH INDUSTRY STANDARDS AND APPLICABLE CODES.
- MOBILIZATION AND DEMOBILIZATION FOR ONE CONTINUOUS PHASE OF WORK.
- COORDINATION WITH THE GENERAL CONTRACTOR, OWNER, OR OTHER TRADES TO MAINTAIN SCHEDULE AND PROPER SEQUENCE OF WORK.
- PROTECTION OF EXISTING IMPROVEMENTS, STRUCTURES, AND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA.
- STANDARD SAW-CUTTING AND EDGE PREPARATION FOR CLEAN TIE-INS TO EXISTING SURFACES.
- USE OF STANDARD FORMING, REINFORCEMENT, AND FINISHING METHODS AS PART OF NORMAL CONCRETE AND SITEWORK OPERATIONS.
- TRAFFIC AND PEDESTRIAN CONTROL MEASURES DURING ACTIVE WORK HOURS (CONES, BARRICADES, SIGNAGE).
- DAILY JOBSITE CLEANUP AND DEBRIS REMOVAL DURING ACTIVE OPERATIONS.
- FINAL CLEANUP OF ALL WORK AREAS UPON COMPLETION.
- ONE ROUND OF SUBMITTALS (MIX DESIGNS, MATERIAL CERTIFICATIONS, AND PRODUCT DATA) INCLUDED.
- COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING CAL/OSHA, CALGREEN, AND CITY STANDARDS.
- ALL NECESSARY EQUIPMENT AND TOOLS TO PERFORM THE WORK EFFICIENTLY AND SAFELY.
- WARRANTY: ONE (1) YEAR WORKMANSHIP WARRANTY FROM THE DATE OF COMPLETION FOR ALL WORK PERFORMED BY BOSCO CONSTRUCTION SERVICES, INC.

EXCLUSIONS

- PERMITS, FEES, OR BONDS BEYOND THOSE SPECIFICALLY NOTED IN THE PROPOSAL.
- SURVEYING, LAYOUT, OR STAKING NOT PERFORMED BY BOSCO CONSTRUCTION.
- TESTING OR INSPECTION SERVICES (SOILS, CONCRETE, OR DENSITY) BY THIRD PARTIES.
- HAZARDOUS MATERIAL REMOVAL OR ABATEMENT, INCLUDING ASBESTOS, CONTAMINATED SOILS, OR UNKNOWN UNDERGROUND OBSTRUCTIONS.
- IMPORT OR EXPORT OF EXCESS SOIL UNLESS OTHERWISE SPECIFIED.
- UTILITY ADJUSTMENTS OR RELOCATIONS, INCLUDING WATER, SEWER, ELECTRICAL, OR IRRIGATION LINES NOT SHOWN ON PLANS.
- TEMPORARY FENCING, BARRICADES, OR SITE SECURITY UNLESS NOTED.
- EROSION CONTROL MEASURES (FIBER ROLLS, INLET PROTECTION, HYDROSEED) BEYOND INCIDENTAL BMPs.
- LANDSCAPE OR IRRIGATION RESTORATION OUTSIDE OF DISTURBED LIMITS.
- SAW-CUTTING OR PATCHING BEYOND DEFINED DEMOLITION LIMITS.
- DECORATIVE CONCRETE FINISHES, SEALERS, OR COLOR ADDITIVES UNLESS LISTED AS AN ALTERNATE.
- ASPHALT PAVING BEYOND PATCH-BACK LIMITS (3" AC / 9" AB ONLY).
- OFF-HOUR, WEEKEND, OR HOLIDAY WORK UNLESS REQUESTED AND APPROVED IN WRITING
- WINTERIZATION OR WEATHER PROTECTION BEYOND STANDARD CURING MEASURES.
- ENGINEERING DESIGN CHANGES, RFI-DRIVEN REVISIONS, OR UNFORESEEN PLAN CONFLICTS.

Bosco Construction Services Inc

Safe Reliable Quality

CSLB# CA #952978 A,B,C33,C15,C8 DIR#1000031375



RESPONSIBILITIES OF CUSTOMER:

- Provide clear site access for all work areas, including removal of vehicles, materials, and obstructions prior to start of work.
- Ensure utilities are properly located, marked, and protected before demolition or excavation begins. Bosco Construction is not responsible for damage to unmarked or unknown utilities.
- Provide staking, layout, and finished elevations if not included in Bosco's scope.
- Identify and confirm all work limits, grades, and tie-in locations prior to mobilization.
- Provide suitable areas for material staging, concrete washout, and equipment parking within or adjacent to the project site.
- Maintain site security and protection of work areas outside of active construction hours.
- Coordinate scheduling with Bosco Construction to ensure continuous access and avoid downtime between trades.
- Furnish and maintain temporary power and water if required for construction activities.
- Obtain and pay for any project-specific permits, inspections, or testing not specifically included in Bosco's proposal.
- Provide a designated on-site contact or superintendent with decision-making authority to review progress, approve work areas, and sign daily reports or T&M tickets.
- Review and approve submittals and mix designs in a timely manner to avoid delays.
- Provide prompt payment per contract terms to maintain project scheduling and material deliveries.
- Coordinate with other subcontractors and trades not under Bosco's control to prevent interference or rework.

MARCOS MORA

GENERAL MANAGER/ ESTIMATOR
BOSCO CONSTRUCTION SERVICES, INC.
CELL 408-396-3870

05/22/2026

SIGN: _____

DATE: _____

ALL QUOTED PRICING IS ONLY VALID FOR 30 DAYS AFTER ISSUANCE

1177 NORTH 15TH ST SAN JOSE CA, 95112 - 408.437.0337 CORPORATE OFFICE. 408.437.0339 FAX. 800.616.7626 CL#952978

			Breakdown			
		Subtotal	\$24,730.00			
	15%%	O&P	\$3,709.50			
		Total	\$28,439.50			
	Class	Guys	Hours	Cost	Rate	Burden
3/30/26	Mason	1	8.5	\$906.67	\$80.00	\$106.67
	Labor	2	14	\$1,306.67	\$70.00	\$93.33
3/31/26	Mason	1	10.5	\$1,120.00	\$80.00	\$106.67
	Labor	2	17.5	\$1,633.33	\$70.00	\$93.33
4/1/26	Mason	1	10.5	\$1,120.00	\$80.00	\$106.67
	Labor	2	17.5	\$1,633.33	\$70.00	\$93.33
	Superintendent	1	5	\$666.67	\$100.00	\$133.33
4/2/26	Operator	1	10.5	\$980.00	\$70.00	\$93.33
	Labor	2	12	\$1,280.00	\$80.00	\$106.67
	Superintendent	1	2.5	\$333.33	\$100.00	\$133.33
4/3/26	Superintendent	1	2.5	\$333.33	\$100.00	\$133.33
	Operator	1	8	\$746.67	\$70.00	\$93.33
	Mason	8	8	\$853.33	\$80.00	\$106.67
	Labor	2	14.5	\$1,353.33	\$70.00	\$93.33
4/14/26	Superintendent	1	2.5	\$333.33	\$100.00	\$133.33
	Mason	1	8	\$853.33	\$80.00	\$106.67
	Labor	2	20.5	\$1,913.33	\$70.00	\$93.33
4/15/26	Forman	1	8	\$960.00	\$90.00	\$120.00
	Mason	1	8.5	\$906.67	\$80.00	\$106.67
	Labor	1	8	\$746.67	\$70.00	\$93.33
			197	\$0.00		\$0.00
				\$19,980.00		
	Materials	Quantity	Cost/Price	Total		
	Fuel Surcharge		5	0	\$1,750.00	
	Base rock	4	25	100		
	Sand	3	50	150		
	rebar	25	20	500		
	concrete	4	250	1000		
				0		
				0		
	Equipment	Days/Miles	Rate	Total	\$3,000.00	
	Forman Truck	7	250	\$1,750.00		
	Concrete saw	2	100	\$200.00		
	Vacume	1	50	\$50.00		
	Hilti breaker	3	100	\$300.00		
	Trailer	3	200	\$600.00		
	Rebar cutter	2	50	\$100.00		
	Conc Pump	1		\$0.00		
				\$0.00		

Jade St Restroom

T&M Sewer Trench

**Bosco Co.****GENERAL CONTRACTOR AND FACILITY MAINTENANCE**

Item 8 B.

2966

**TIME AND MATERIAL
LOGS / DAILY REPORTS**

JOB NAME: Jade State Park Capitola	JOB # M26004
CUSTOMER / CONTRACTOR CWS/City of Capitola	DATE: 3/30/26

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK

~~Remove~~ continue Demo on concrete trench
and start digging sub grade.

LABOR

EMPLOYEE NAME	TRACKS CATEGORY	REG. HOURS	1.5 HRS.	2.0 HRS.	CONTRACTOR INITIALS
Pablo Sanchez	Master Labor	8 1/2			
victor Carrich	Labor	7			
Oscar Pichardo	Labor	7			

MATERIAL**EQUIPMENT**

QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
1pc	Face Mask (Box)		
3pc	Compact Earmuffs		
2pc	Chip-in		
1pc	Concrete Saw		
2pc	Cord Extensions		
1pc	Vacuum		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING
INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE
CUSTOMER / CONTRACTOR SIGNATURE

1177 N. 15th St. - San Jose, CA 95112
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**Bosco Co.****GENERAL CONTRACTOR AND FACILITY MAINTENANCE**

Item 8 B.

2967**TIME AND MATERIAL
LOGS / DAILY REPORTS**

JOB NAME: Jade Street Restroom, Capitola	JOB # M26004
CUSTOMER / CONTRACTOR CWS / City of Capitola	DATE: 3/30/26

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK
Start Demo on sewer trench for Both Rest Rooms.

LABOR					
EMPLOYEE NAME	TRACKS CATEGORY	REG. HOURS	1.5 HRS.	2.0 HRS.	CONTRACTOR INITIALS
Pablo Sanchez	Mason - Labor	8		2 1/2	
Oscar Pichardo	Labor	8	1 1/2		
Victor Carrichi	Labor	8			

MATERIAL		EQUIPMENT	
QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
2pc	Chip-in		
1pc	Trailer		
2pc	Wheelbarrow		
2pc	Shovel		
1pc	Pick Axe		
1pc	Roto hamer		
1pc	Sledge hammer		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE*Eduardo***CUSTOMER / CONTRACTOR SIGNATURE***[Signature]*

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**Bosco Co.****GENERAL CONTRACTOR AND FACILITY MAINTENANCE**

Item 8 B.

2968

**TIME AND MATERIAL
LOGS / DAILY REPORTS**

JOB NAME: Jade Street Park/City of Capitola	JOB # M26004
CUSTOMER / CONTRACTOR CWS/City of Capitola	DATE: 3/1/26

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK
Demo Concrete and expose sewer pipe

LABOR					
EMPLOYEE NAME	TRACKS CATEGORY	REG. HOURS	1.5 HRS.	2.0 HRS.	CONTRACTOR INITIALS
Pablo Sanchez	Mason Labor	8		2 1/2	
Oscar Richardo	Labor	8	1 1/2		
Victor Carrichi	Labor	8			
Jorge Lozada	Supervision	5			

MATERIAL		EQUIPMENT	
QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
1pc	Roto hammer		
1pc	Trailer		
2pc	Wheelbarrow		
3pc	Shovel		
2pc	Chip-in		
1pc	Face Mask		
1pc	Suit		
1pc	Hit/Rebar letter		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE**CUSTOMER / CONTRACTOR SIGNATURE**

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HW082823

Bosco
 PAINTING, CONSTRUCTION AND FACILITY MAINTENANCE
DAILY TIME AND MATERIAL LOG
EXTRA WORK ORDER

1152

JOB NAME: <u>Jade st park / city of Capitola</u>	JOB # <u>M26004</u>
CONTRACTOR: <u>CWS / City of Capitola</u>	DATE: <u>04/02/26</u>

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
 EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK
<u>Demo concrete inside restrooms to remove old piping</u>
<u>to install new ones</u>

PAYMENT FOR SAID WORK SHALL BE THE SAME AS THE CONTRACT UNLESS OTHERWISE NOTED BELOW:

LABOR

EMPLOYEE NAME	DESCRIPTION OF WORK	REG. HOURS	1.5 HRS	2.0 HRS	CONTRACTOR INITIALS
<u>Victor Carrichi</u>	<u>Labor</u>	<u>8</u>			
Victor Carrichi					
<u>Jorge Salazar</u>	<u>Operator labor</u>	<u>8</u>	<u>2 1/2</u>		
<u>Jorge Lozada</u>	<u>Supervisor</u>	<u>2 1/2</u>			
<u>Lalo Richards</u>	<u>Labor</u>	<u>4</u>			

MATERIAL**ITEMS**

QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
<u>2</u>	<u>wheel barrels</u>	<u>1</u>	<u>Hilti Rebar cutter</u>
<u>3</u>	<u>shovels</u>	<u>1</u>	<u>Trailer</u>
<u>1</u>	<u>Concrete saw cutter</u>		
<u>2</u>	<u>Roti hammers</u>		
<u>1</u>	<u>Chipping hammer</u>		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE

CONTRACTOR'S SIGNATURE

Jorge Salazar

[Signature]

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 Office: 866.233.2248 - Fax 408.904.4792



Bosco

PAINTING, CONSTRUCTION AND FACILITY MAINTENANCE

DAILY TIME AND MATERIAL LOG

EXTRA WORK ORDER

1147

JOB NAME: Jade St Park / City of Capitola	JOB # M26004
CONTRACTOR: CWS / City of Capitola	DATE: 04/03/26

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK

Demo concrete inside restrooms to remove old
piping to install new ones

PAYMENT FOR SAID WORK SHALL BE THE SAME AS THE CONTRACT UNLESS OTHERWISE NOTED BELOW:

LABOR

EMPLOYEE NAME	DESCRIPTION OF WORK	REG. HOURS	1.5 HRS	2.0 HRS	CONTRACTOR INITIALS
Victor Carrich	Labor	8			
Victor Saldaña	Labor	8			
Jorge Saldaña	Operator Labor	8	2 1/2		
Jorge Lozada	Supervisor	2 1/2			
Carlos Alvarez	Assistant Labor	8			

MATERIAL

ITEMS

QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
2	Boto hammer	4	Shovels
2	chipping hammer	1	Concrete saw cutter
1	Hilti Rebar cutter		
2	wheel barrels		
1	Trailer		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING
INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE

CONTRACTOR'S SIGNATURE

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Bosco Co.
GENERAL CONTRACTOR AND FACILITY MAINTENANCE

2988

**TIME AND MATERIAL
LOGS / DAILY REPORTS**

JOB NAME: <u>Lake St Capitola</u>	JOB # <u>M2600M</u>
CUSTOMER / CONTRACTOR <u>CWS Capitola Park</u>	DATE: <u>4-14-26</u>

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK

backfill plumer trench. and prep for concrete
tie rebar and epoxy dowells.

LABOR

EMPLOYEE NAME	TRACKS CATEGORY	REG. HOURS	1.5 HRS.	2.0 HRS.	CONTRACTOR INITIALS
<u>Pablo</u>	<u>Laborer</u>	<u>8</u>	<u>4</u>	<u>1/2</u>	
<u>Mario Mtz</u>	<u>Ka Mason</u>	<u>8</u>			
<u>Victor Villaver</u>	<u>Laborer</u>	<u>8</u>			
<u>Jorge</u>	<u>Supervendent</u>	<u>2 1/2</u>			

MATERIAL

EQUIPMENT

QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
<u>1</u>	<u>Truck</u>	<u>1</u>	
<u>1</u>	<u>Trailer</u>	<u>1</u>	
<u>3</u>	<u>Sand</u>	<u>Yds</u>	
<u>4</u>	<u>Base road</u>	<u>Yds</u>	
<u>25</u>	<u>Rebar</u>	<u>Pz</u>	
<u>3</u>	<u>Epoxy tubes</u>		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE

CUSTOMER / CONTRACTOR SIGNATURE

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2989

TIME AND MATERIAL LOGS / DAILY REPORTS

JOB NAME: <u>Jade st Capitola</u>	JOB # <u>M26004</u>
CUSTOMER / CONTRACTOR <u>CWS Capitola Park</u>	DATE: <u>9-15-26</u>

THE UNDERSIGNED HEREBY AUTHORIZES BOSCO CONSTRUCTION TO PERFORM THE FOLLOWING
EXTRA WORK WHICH IS NOT INCLUDED IN THE WORK TO BE PERFORMED IN OUR CONTRACT

DESCRIPTION OF EXTRA WORK

<u>Poor plumbing trench. and clean site</u>

LABOR

EMPLOYEE NAME	TRACKS CATEGORY	REG. HOURS	1.5 HRS.	2.0 HRS.	CONTRACTOR INITIALS
<u>Omar S.</u>	<u>Foreman</u>	<u>8</u>			
<u>Mario Mtz</u>	<u>Mason</u>	<u>8</u>	<u>1/2</u>		
<u>Victor V.</u>	<u>laborer</u>	<u>8</u>			

MATERIAL

EQUIPMENT

QUANTITY	DESCRIPTION	QUANTITY	DESCRIPTION
<u>1</u>	<u>Pum</u>	<u>1</u>	
<u>1</u>	<u>Concrete trvc</u>	<u>4 Yds.</u>	
<u>1</u>	<u>Truck.</u>		

IN CASE SUIT BE BROUGHT TO COLLECT ANY MONEY DUE ON THIS EXTRA WORK ORDER OR THE CONTRACT. YOU WILL PAY ALL COSTS OF SUCH ACTION, INCLUDING INTEREST AND SUCH REASONABLE ATTORNEY'S FEES AS MAY BE FIXED BY THE COURT.

BOSCO'S SIGNATURE

CUSTOMER / CONTRACTOR SIGNATURE

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Office: 866.233.2248 - Fax 408.904.4792

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HWS2823



GRANITEROCK 650 482 3830

Please contact our concrete dispatch if
you have any questions about your
concrete order- 650 482 3830

FOLLOW

350 TECHNOLOGY DRIVE
WATSONVILLE, CA 95076
+1 650-482-3830

<https://WWW.GRANITEROCK.COM>chatley@graniterock.com

M26004

Subtotal	\$1,144.86
Total Taxes	\$0.00

Total	\$ 1,144 86
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PAYMENT ID: R4SSY8V7PPMHA
"6757"

[Hide Details](#)

Card: Visa 3930
April 16, 2026, 10:29 AM
Method: TELEPHONE ORDER
Auth ID: 092280
Reference ID: 610400505417
Authorizing Network: VISA

VISA	CARD ON FILE 3930 Manage	\$1,144.86
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 U SAVE ROCKERY SAN JOSE
 589 E GISH ROAD
 SAN JOSE CA 95112
 (408) 293-8797

M26004

THANK YOU FOR SHOPPING AT U-SAVE

04/14/26 7:13AM PETE 553 SALE

FSAND 2.5CY \$102.00 CY
 FILL SAND \$255.00
 2.50/CY- \$102.00 per CY
 3ASERK 3 CY \$36.00 CY
 BASE ROCK - CL II RECYCLED \$108.00
 3/CY- \$36.00 per CY

SUB-TOTAL:\$ 363.00 TAX: \$ 36.30
 TOTAL: \$ 399.30
 BC AMT: \$ 399.30

BK CARD#: XXXXXXXXXXXX3930
 MID:*****3882 TID:***3256
 AUTH: 093582 AMT: \$ 399.30
 Host reference #:699250 Bat#

Authorizing Network: VISA

Contactless
 CARD TYPE:VISA EXPR: XXXX
 AID : A0000000031010
 TVR : 0000000000
 IAD : 06011203A00000
 TSI :
 ARC : 00
 MODE : Issuer
 CVM : No CVM
 Name : VISA CREDIT
 ATC :0027
 AC : EB3153E577044B40
 TxnID/ValCode: 174013

Bank card USD\$ 399.30



==>> JRNL# G99250
 CUST NO:*5

THANK YOU VISA CARDHOLDER
 FOR YOUR PATRONAGE

Name : X
 I agree to pay above total amount
 according to card issuer agreement
 (merchant agreement if credit voucher)
 Acct: CASH CUSTOMER

Customer Copy

250 HARVEY WEST BLVD.
SANTA CRUZ, CA 95060
Phone (831) 423-9522
FAX (831) 423-9903

MECHANICAL
Geo. H. Wilson
CONTRACTORS

MAILING ADDRESS
P.O. BOX 1140
SANTA CRUZ, CA 95061-1140

Established 1921

Contractors License No. 1042403

May 18, 2026

RE: Jade Street Bathroom Remodel
CE#3 – Plumbing Rough-in Redesign R2

This revision is to account for T&M hours and materials spent.

This change order is for changes to the plumbing design dated 3/4/26, received on 3/10/26:

- Sawcut of slab by GC
- Field layout new rough-in.
- Hand excavate underground plumbing trenches by GC.
- Demo existing underground piping, existing piping embedded in walls to be abandoned in place.
- Core plumbing penetration through CMU wall and footings
- Rough new underground water in copper K and sanitary in ABS.
- Rough new water in copper L and aboveground sanitary in cast iron hubless.
- Layout blocking for lav and urinal in furred wall (no in-wall carrier). Blocking by GC.
- Install new floor and wall cleanouts, water hammer arrestor and trap primer. Access panels for water hammer arrestor and trap primer by GC.
- Concrete pour by GC.
- Chlorination and testing of new water piping (partially included in base bid).
- Grind abandoned utilities flush to wall. Patching by GC
- Trim and finish included in base bid.

Clarifications:

- Assumes all work will be done in one mobilization for excavating and underground rough, one mobilization for aboveground rough and one mobilization for trim.

Cost and Time Change

This change of scope will increase our contract amount **\$36,789**

The scope increase and mobilization delay due to the plumbing redesign will increase the project's contract duration to mid June 2026.

Our cost breakdown is attached for your reference.

Sincerely,

Dalia Sueiro
Project Manager

Labor T&M	\$ 25,391.63
Labor already included in base (24h)	\$ (3,498.00)
Materials and rentals T&M	\$ 6,125.62
Material already included in base	\$ (200.00)
Markup (15%)	\$ 4,172.89
Tax	\$ 597.25
Subcontractors	\$ 5,600.00
Subcontractors included in base	\$ (1,600.00)
Markup (5%)	\$ 200.00
Total	\$ 36,789.38

Cost Code	Cost Type	Account Description	Description	G/L Date	Document	Document Address	Ni P.O. Numb	Amount	Units	Vendor	Invoice Number
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/6/2026	14969686	PV	492069	266606	\$ 221.99	Pace Supply Corp 01803-00	3611301948
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/6/2026	14969686	PV	492069	266606	\$ 20.53	Pace Supply Corp 01803-00	3611301948
41340000	6227	MF-PL-Parts & Supply	Pace Supply Corp 01803	4/6/2026	14969686	PV	492069	266606	\$ 15.00	1 Pace Supply Corp 01803-00	3611301948
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/15/2026	14983488	PV	492069	266606	\$ 821.25	Pace Supply Corp 01803-00	1611300605
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/15/2026	14983488	PV	492069	266606	\$ 75.97	Pace Supply Corp 01803-00	1611300605
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/15/2026	14983402	PV	492069	266606	\$ 129.23	Pace Supply Corp 01803-00	3611335116
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/15/2026	14983402	PV	492069	266606	\$ 11.95	Pace Supply Corp 01803-00	3611335116
41340000	6227	MF-PL-Parts & Supply	Pace Supply Corp 01803	4/15/2026	14983488	PV	492069	266606	\$ 99.21	1 Pace Supply Corp 01803-00	1611300605
41350000	6215	MT-PL-Fixtures and Trim	Pace Supply Corp 01803	4/15/2026	14983402	PV	492069	266606	\$ 63.75	Pace Supply Corp 01803-00	3611335116
41350000	6215	MT-PL-Fixtures and Trim	Pace Supply Corp 01803	4/15/2026	14983390	PV	492069	266606	\$ 103.40	Pace Supply Corp 01803-00	3611327787
41350000	6215	MT-PL-Fixtures and Trim	Pace Supply Corp 01803	4/15/2026	14983390	PV	492069	266606	\$ 9.56	Pace Supply Corp 01803-00	3611327787
41350000	6215	MT-PL-Fixtures and Trim	Pace Supply Corp 01803	4/15/2026	14983402	PV	492069	266606	\$ 689.16	Pace Supply Corp 01803-00	3611335116
41350000	6227	MF-PL-Fixtures and Trim	Pace Supply Corp 01803	4/15/2026	14983402	PV	492069	266606	\$ 15.00	1 Pace Supply Corp 01803-00	3611335116
60110000	6355	Field Vehicles	Dump Truck	4/15/2026	6693727	TE	622496		\$ 36.00	3 Villegas, Felix B	
60110000	6355	Field Vehicles	Dump Truck	4/15/2026	6693731	TE	622496		\$ 48.00	4 Villegas, Felix B	
60110000	6355	Field Vehicles	Dump Truck	4/15/2026	6693611	TE	622496		\$ 96.00	8 Villegas, Felix B	
60110000	6355	Field Vehicles	Dump Truck	4/15/2026	6692219	TE	622496		\$ 48.00	4 Villegas, Felix B	
60110000	6355	Field Vehicles	Utility Bed	4/15/2026	6692769	TE	622491		\$ 96.00	8 Smith, James J	
60110000	6355	Field Vehicles	Utility Bed	4/15/2026	6691885	TE	622491		\$ 96.00	8 Smith, James J	
60110000	6355	Field Vehicles	Utility Bed	4/15/2026	6691885	TE	622491		\$ 24.00	2 Smith, James J	
60110000	6355	Field Vehicles	Dump Truck	4/15/2026	6691779	TE	622496		\$ 60.00	5 Villegas, Felix B	
60110000	6355	Field Vehicles	Utility Bed	4/15/2026	6692526	TE	622491		\$ 96.00	8 Smith, James J	
60110000	6355	Field Vehicles	Dump Truck	4/15/2026	6691779	TE	622496		\$ 24.00	2 Villegas, Felix B	
14040000	6215	FSG Material	Default Explanation	4/16/2026	14985728	PV	495912		\$ 112.54	Ferguson Enterprises Inc #794	6630768
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/16/2026	14984959	PV	492069	266606	\$ 0.73	Pace Supply Corp 01803-00	3611335107-1
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/16/2026	14984959	PV	492069	266606	\$ 7.89	Pace Supply Corp 01803-00	3611335107-1
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/16/2026	14984956	PV	492069	266606	\$ 191.84	Pace Supply Corp 01803-00	1611325104
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/16/2026	14984956	PV	492069	266606	\$ 17.75	Pace Supply Corp 01803-00	1611325104
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/17/2026	14986789	PV	492069	266606	\$ 1.82	Pace Supply Corp 01803-00	3611335107-2
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	4/17/2026	14986789	PV	492069	266606	\$ 19.70	Pace Supply Corp 01803-00	3611335107-2
60110000	6355	Field Vehicles	Dump Truck	4/22/2026	6707283	TE	622496		\$ 96.00	8 Villegas, Felix B	
10010112	6215	MT-Invoices <\$500	Default Explanation	4/23/2026	14994646	PV	403252		\$ 124.35	Grainger Inc, W W	9889535085
14040000	6215	FSG Material	Default Explanation	4/23/2026	14993881	PV	495912		\$ 39.68	Ferguson Enterprises Inc #794	6635552
10010112	6215	MT-Invoices <\$500	Default Explanation	4/29/2026	15002863	PV	497558		\$ 16.63	Bay Plumbing Supply and Showro	51637574.001
10010112	6215	MT-Invoices <\$500	Default Explanation	4/29/2026	15002854	PV	497558		\$ 161.45	Bay Plumbing Supply and Showro	51637357.001
14040000	6215	FSG Material	Default Explanation	4/29/2026	15002313	PV	495912		\$ 260.18	Ferguson Enterprises Inc #794	6650264
14040000	6215	FSG Material	Default Explanation	4/29/2026	15002324	PV	495912		\$ 10.38	Ferguson Enterprises Inc #794	6661533
60110000	6355	Field Vehicles	Utility Bed	4/29/2026	6777562	TE	622491		\$ 96.00	8 Smith, James J	
60110000	6355	Field Vehicles	Utility Bed	4/29/2026	6776348	TE	622491		\$ 96.00	8 Smith, James J	
60110000	6355	Field Vehicles	Utility Bed	4/29/2026	6777907	TE	622491		\$ 96.00	8 Smith, James J	
60110000	6355	Field Vehicles	Utility Bed	4/29/2026	6779131	TE	622491		\$ 96.00	8 Smith, James J	
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	5/4/2026	15010601	PV	492069	266606	\$ 827.53	Pace Supply Corp 01803-00	3611335107
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	5/4/2026	15010601	PV	492069	266606	\$ 66.09	Pace Supply Corp 01803-00	3611335107
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	5/4/2026	15010601	PV	492069	266606	\$ 714.51	Pace Supply Corp 01803-00	3611335107
41340000	6215	MT-PL-Parts & Supply	Pace Supply Corp 01803	5/4/2026	15010601	PV	492069	266606	\$ 76.55	Pace Supply Corp 01803-00	3611335107
60110000	6355	Field Vehicles	Utility Bed	5/6/2026	6799742	TE	622491		\$ 96.00	8 Smith, James J	
Total								\$ 6,125.62			
Subcontracts								\$ 1,550.00		Breakaway	28451
								\$ 4,050.00		All Cal Disinfectant	
Total								\$ 5,600.00			

Job	Job Description	Work Date	G/L Posting D	Emp#	Employee Name	Pay Type	Pay Type D	Shift Code	Hours
60510408	Jade Street	3/30/2026	4/8/2026	622467	Heller, Thomas B	1 Regular			2.5
60510408	Jade Street	3/31/2026	4/8/2026	622467	Heller, Thomas B	1 Regular			2.5
60510408	Jade Street	4/1/2026	4/8/2026	622467	Heller, Thomas B	1 Regular			1.5
60510408	Jade Street	4/3/2026	4/8/2026	622467	Heller, Thomas B	1 Regular			1
60510408	Jade Street	4/6/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			2
60510408	Jade Street	4/6/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			4
60510408	Jade Street	4/7/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			2
60510408	Jade Street	4/7/2026	4/15/2026	622496	Villegas, Felix B	1 Regular			3
60510408	Jade Street	4/7/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			1
60510408	Jade Street	4/7/2026	4/15/2026	622496	Villegas, Felix B	1 Regular			4
60510408	Jade Street	4/8/2026	4/15/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/8/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			2
60510408	Jade Street	4/8/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			0.5
60510408	Jade Street	4/8/2026	4/15/2026	622496	Villegas, Felix B	1 Regular			8
60510408	Jade Street	4/9/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			1
60510408	Jade Street	4/9/2026	4/15/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/9/2026	4/15/2026	622491	Smith, James J	100 Overtime			2
60510408	Jade Street	4/9/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			0.5
60510408	Jade Street	4/9/2026	4/15/2026	622496	Villegas, Felix B	100 Overtime			2
60510408	Jade Street	4/9/2026	4/15/2026	622496	Villegas, Felix B	1 Regular			5
60510408	Jade Street	4/10/2026	4/15/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/10/2026	4/15/2026	622467	Heller, Thomas B	1 Regular			1
60510408	Jade Street	4/10/2026	4/15/2026	622496	Villegas, Felix B	1 Regular			4
60510408	Jade Street	4/13/2026	4/22/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/13/2026	4/22/2026	622467	Heller, Thomas B	1 Regular			2.5
60510408	Jade Street	4/13/2026	4/22/2026	622496	Villegas, Felix B	1 Regular			8
60510408	Jade Street	4/15/2026	4/22/2026	622467	Heller, Thomas B	1 Regular			1.5
60510408	Jade Street	4/15/2026	4/22/2026	622467	Heller, Thomas B	1 Regular			0.5
60510408	Jade Street	4/16/2026	4/22/2026	622467	Heller, Thomas B	1 Regular			0.5
60510408	Jade Street	4/20/2026	4/29/2026	622491	Smith, James J	1 Regular			2
60510408	Jade Street	4/20/2026	4/29/2026	622467	Heller, Thomas B	1 Regular			0.5
60510408	Jade Street	4/21/2026	4/29/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/21/2026	4/29/2026	659635	Guzman, William	1 Regular			8
60510408	Jade Street	4/22/2026	4/29/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/22/2026	4/29/2026	659635	Guzman, William	1 Regular			8
60510408	Jade Street	4/22/2026	4/29/2026	622467	Heller, Thomas B	1 Regular			0.5
60510408	Jade Street	4/23/2026	4/29/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/23/2026	4/29/2026	659635	Guzman, William	1 Regular			6
60510408	Jade Street	4/23/2026	4/29/2026	659635	Guzman, William	1 Regular			2
60510408	Jade Street	4/23/2026	4/29/2026	622467	Heller, Thomas B	1 Regular			1.5
60510408	Jade Street	4/23/2026	4/29/2026	622467	Heller, Thomas B	1 Regular			1
60510408	Jade Street	4/24/2026	4/29/2026	622491	Smith, James J	1 Regular			8
60510408	Jade Street	4/24/2026	4/29/2026	659635	Guzman, William	1 Regular			5
60510408	Jade Street	4/24/2026	4/29/2026	659635	Guzman, William	1 Regular			3
60510408	Jade Street	4/24/2026	4/29/2026	622467	Heller, Thomas B	1 Regular			1.5
60510408	Jade Street	4/27/2026	5/6/2026	622491	Smith, James J	1 Regular			8
Total									173.5

<u>Jade Street Daily Rate</u>		
Classification	Cost	
Superintendent	\$	698.27
PE	\$	210.76
Temp Bathrooms	\$	13.18
Temp Fence	\$	10.00
Gas	\$	40.00
Admin	\$	80.00
	\$	1,052.21

CWS GCs 14CD = 1052.21 x 14 = \$14730.94

CWS CONSTRUCTION GROUP INC

1301 Grant Ave, Suite B, Novato CA 94945 Phone: (415) 599 - 5585

Change Order Request

TO:	City of Capitola
	20 Capitola Ave
	Capitola, CA 95010

COR #:	9.3
DATE:	06/08/2026
PROJECT:	Jade St Restroom Remodel
Job#	339

ATTN:	EJ Navarro
-------	-------------------

We submit for your approval the following cost estimate of changes in work as follows:

This COR includes costs associated with additional prep required for Flex Glaze System per RFI 33
1. Mechanically abrading the surface by grinding to remove the majority of the existing paint

Includes specified work only. Excludes all other work

This change was requested by: RFI 33

	ITEM			LABOR	MTL/EQUIP	SUBS	TOTAL
1	CWS			\$13,451.21	\$3,000.00		\$16,451.21
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
							\$0.00
			\$0.00	\$13,451.21	\$3,000.00	\$0.00	\$16,451.21
MARK-UP ON LABOR		15	%				\$2,017.68
						SUBTOTAL	\$18,468.89
MARK-UP ON MATERIAL AND EQUIPMENT		15	%				\$450.00
						SUBTOTAL	\$18,918.89
MARK-UP ON SUBCONTRACTORS		5	%				\$0.00
						SUBTOTAL	\$18,468.89
ADDITIONAL INS BOND PREMIUM		2	%				\$369.38
						SUBTOTAL	\$18,838.27
TOTAL AMOUNT FOR CHANGE PROPOSAL							\$18,838.27
TIME EXTENSION REQUIRED FOR THIS CHANGE							Deferred

CWS expressly reserves the right to submit a separate change order for any extra time extensions associated with this change order once the full extent of the impact is known.

[illegible]

☒	We will not proceed with this change until receipt of a signed copy of this proposal. This proposal must be accepted by _____ in order to avoid additional time extension and/or expense.
-------------------------------------	---

CWS CONSTRUCTION

BY:	CHARLIE SLACK
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CWS CONSTRUCTION GROUP INC

1301 Grant Ave, Suite B, Novato CA 94945 Phone: (415) 209-0229

Change Order Request

TO:	City of Capitola
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COR #:	13
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DATE:	07/14/26
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PROJECT: Jade Street Restroom

Job#	339
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ATTN: **EJ Navarro**

We submit for your approval the following cost estimate of changes in work as follows:

Provide power from the existing non-switched circuit serving the restroom building (Circuit 5, Panel C) Per RFI #36

This change was requested by: Owner

[illegible]

CWS expressly reserves the right to submit a separate change order for any extra time extensions associated with this change order once the full extent of the impact is known.

[illegible]

☒	We will not proceed with this change until receipt of a signed copy of this proposal. This proposal must be accepted by _____ in order to avoid additional time extension and/or expense.
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APPROVED:

CWS CONSTRUCTION

DATE: _____

BY:

CHARLIE SLACK

Coastal Valley Electric, Inc.

Lic.907346
Dir.1000003091
P.O Box 3972
Salinas, Ca.93912
831-417-9929

Request for Change Order

7/13/2026

TO:

City Of Capitola
420 Capitola Ave
Capitola, CA 95010

JOB:

Project: Jade Street Restroom Remodel (120 v J-Box doors)
4400 Jade Street
Capitola , Ca 95010

Change Order Number: CO858-2

WORK DESCRIPTION: Restroom Remodel (Power for 2- doors per RFI #37)

- 1= 120 V circuit.
- 2= 120 V J Box.
- L.V Surface Raceways.

The total amount of this Change Order is: **\$7,980.00**

Exclusions:

(Door equipment Systems/Cabling/and Devices), Rebar scanning

Thank You,
Moises MO Reyes



CWS Construction Group Inc
94 San Benito Way
Novato, California 94945
P: +14152090229

Project: 339 Jade Street Park Restroom
4400 J
Capitola, California 95010

Item 8 B.

RFI #36: Power to power supply

Revision	0	Status	Open
To	EJ Navarro (Cumming Group) Jacquelyn Low (Santa Cruz Green Architects) Kate Rhein (Santa Cruz Green Architects)	From	Chris Slack (CWS Construction Group Inc)
Date Initiated	Jul 9, 2026	Due Date	Jul 10, 2026
Location		Project Stage	
Cost Impact		Schedule Impact	
Spec Section		Cost Code	
Drawing Number		Reference	
Linked Drawings			
Received From	Chris Slack (CWS Construction Group Inc)		
Copies To	Charlie Slack Jr. (CWS Construction Group Inc), Jacquelyn Low (Santa Cruz Green Architects), Heather Molina (Cumming Group), EJ Navarro (Cumming Group), Kate Rhein (Santa Cruz Green Architects), Juan Salinas (CWS Construction Group Inc), Chris Slack (CWS Construction Group Inc)		

Activity

Question

Question from Chris Slack CWS Construction Group Inc on Thursday, Jul 9, 2026 at 03:06 PM EDT

There is no power shown to the power supply for the electronic door hardware. Please confirm the conduit size, conductor size and what panel space these conductors should be landed at.

Awaiting an Official Response

Aurum Response - Provide power from the existing non-switched circuit serving the restroom building (Circuit 5, Panel C).

Capitola City Council

Agenda Report

Meeting: October 8, 2026

From: Public Works Department

Subject: Notice of Completion for Reposa Avenue



Recommended Action: 1) Accept as complete the 2026 Reposa Avenue Pavement Rehabilitation Project completed by Betz Works Inc. at a final cost of \$151,000; 2) authorize the City Clerk to file and record a Notice of Completion; and 3) authorize the release of the contract retention \$6,800 as prescribed in the construction agreement.

Background: On June 25, 2026, the City Council awarded Betz Works Inc. a \$134,800 contract to rehabilitate Reposa Avenue between 38th Avenue and 41st Avenue. The work included localized pavement dig-outs, an asphalt concrete overlay, and replacement pavement striping.

Discussion: The City approved a \$16,200 change order for additional pavement markings, bringing the final contract cost to \$151,000. The roadway was substantially completed and reopened to the public on August 24, 2026. Staff recommends the Council accept the project as complete and authorize the Notice of Completion and release of retention.

Fiscal Impact: The final contract cost of \$151,000 is \$79,000 below the approximately \$230,000 Engineer's Estimate. Funding is available in the FY 2026–27 Pavement Rehabilitation Program budget from SB 1 Road Maintenance and Rehabilitation Account and Measure D revenues. The remaining \$79,000 is in Road Maintenance Account for utilization on road projects. The \$6,800 retention is included in the final contract cost.

Attachments:

1. Notice of Completion

Alignment with 2025-2029 Strategic Plan Priority: Sustainable Infrastructure

Report Prepared By: Kailash Mozumder, Public Works Project Manager

Reviewed By: Jessica Kahn, Public Works Director; Lesley Milton, Interim City Clerk; Marc Tran, City Attorney

Approved By: Rudy Escalante, Interim City Manager

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Capitola
Public Works Department
Attn: Jessica Kahn
420 Capitola Avenue
Capitola, California 95010

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS INSTRUMENT IS BEING RECORDED FOR THE BENEFIT OF THE CITY OF CAPITOLA.
NO RECORDING FEE IS REQUIRED PURSUANT TO GOVERNMENT CODE §27383.

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the City of Capitola, owner of the property hereinafter described, whose address is 420 Capitola Avenue, Capitola, California, has caused a work of improvements more particularly described as follows:

PROJECT NAME: 2026 Pavement Management Project – Reposa Avenue

PROJECT DESCRIPTION: Pavement rehabilitation of Reposa Avenue from 38th to 41st Avenue

to be constructed on property more particularly described as follows:

DESCRIPTION: City of Capitola, Reposa Avenue between 38th Avenue and 41st Avenue

The work of the improvement was completed by:

CONTRACTOR: Betz Works, Inc

ADDRESS: 310A Kennedy Dr Capitola, CA 95010

The work of the improvements was actually completed on the 24th day of August 2026, and accepted by the City Council of Capitola on the 8th day of October 2026.

Signature of City Official: _____

The undersigned certifies that she is an officer of the City of Capitola, that she has read the foregoing Notice of Completion and knows the content thereof; and that the same is true of her own knowledge, except as to those matters which are therein stated on information or belief, and as to those matters that she believes to be true. I certify under penalty of perjury that the foregoing is true and correct. Executed at the City of Capitola, County of Santa Cruz, State of California.

Jessica Kahn
Director of Public Works

Signed: _____

Date: _____

Capitola City Council

Agenda Report

Meeting: October 8, 2026

From: Administrative Services Department

Subject: Parking Rates



Recommended Action: Conduct a second reading and adopt an ordinance of the City of Capitola amending Municipal Code Section 10.38.010 and finding that adoption of the ordinance is exempt from CEQA.

Background: On September 24, 2026, the City Council unanimously approved the introduction of an ordinance adjusting parking rates as follows:

- Increase parking rates from \$2.00 per hour to \$2.50 per hour in the Village and maintain three-hour maximum.
- Increase parking rates from \$2.00 per hour to \$2.50 per hour on Cliff Drive and maintain twelve-hour maximum.
- Increase parking rates from \$1.00 per hour to \$1.50 per hour in the Upper and Lower Beach and Village parking lots and maintain twelve-hour maximum.

On September 10, 2026, the public review draft of the ordinance was published in the Santa Cruz Sentinel and on the city's website.

Discussion: The proposed amendment adjusts the parking meter rates in Section 10.38, consistent with City Council direction. The proposed Village parking meter rate would increase from \$2.00 to \$2.50 per hour, while maintaining the existing three-hour parking limit. The proposed rate for Cliff Drive would increase from \$2.00 to \$2.50 per hour and the City Upper and Lower Parking Lots would increase from \$1.00 to \$1.50 per hour, while maintaining the current enforceable hours of 8:00 a.m. to 8:00 p.m.

The City evaluated the proposed parking rate changes in relation to the Coastal Act and issued a Coastal Development Permit for the updated rates on September 24.

Fiscal Impact: The proposed rate increases are estimated to generate approximately \$337,000 in additional annual parking revenue.

The additional revenue would be deposited into the appropriate City fund and could be used to offset eligible costs associated with parking operations, maintenance, enforcement, equipment, capital improvements, and other parking-related and coastal access and enhancement expenditures, subject to applicable budgetary requirements.

If approved, staff will return at a future meeting with a fee schedule amendment for Council consideration of potential increases to Special Event Permits as well as Outdoor Dining rates.

Attachments:

1. Ordinance Amending Municipal Code Section 10.38

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government, Economic Opportunity

Report Prepared By: Jim Malberg, Administrative Services Director

Reviewed By: Lesley Milton, Acting City Clerk, Marc Tran, City Attorney

Approved By: Rudy Escalante, Interim City Manager

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAPITOLA AMENDING SECTION 10.38.010(C) OF THE CAPITOLA MUNICIPAL CODE REGARDING PARKING METER RATES**

WHEREAS, the City of Capitola has established parking meter zones and parking meter rates within the City pursuant to Chapter 10.38 of the Capitola Municipal Code; and

WHEREAS, Section 10.38.010(C) of the Capitola Municipal Code establishes the parking meter rates applicable within Parking Meter Zone A(1), Parking Meter Zone A(2), and Parking Meter Zone B; and

WHEREAS, portions of the City's parking meter zones and public parking facilities are located within the City's Coastal Zone and are subject to the requirements of the City's certified Local Coastal Program; and

WHEREAS, pursuant to the City's Local Coastal Program and applicable provisions of the Capitola Municipal Code, implementation of changes to parking rates within the Coastal Zone requires compliance with the applicable Coastal Development Permit requirements; and

WHEREAS, the City Council has considered the applicable Coastal Development Permit and Local Coastal Program requirements, including the required findings addressing coastal access, public recreational access, visitor-serving opportunities, public services, and protection of coastal resources; and

WHEREAS, the City Council finds that the parking meter rate changes authorized by this ordinance are consistent with and will be implemented in compliance with the applicable Coastal Development Permit and the required findings, including measures intended to maintain and enhance public access to coastal resources; and

WHEREAS, the City Council has determined that it is appropriate to update certain parking meter rates to better reflect current parking operations and the costs associated with providing and managing public parking facilities, while maintaining reasonably priced parking options and alternative means of access to coastal resources; and

WHEREAS, the City Council desires to amend Section 10.38.010(C) of the Capitola Municipal Code to establish an hourly parking meter rate of \$2.50 for Parking Meter Zone A(1) and A(2) and an hourly parking meter rate of \$1.50 for Parking Meter Zone B; and

WHEREAS, the City Council desires to amend Section 10.38.010(A)(3) of the Capitola Municipal Code to correct the referenced name of the parking lots in Zone B from the Upper and Lower Pacific Cove Parking Lots to the Upper and Lower City Hall Parking Lots; and

WHEREAS, the City Council intends that the parking meter rates established by this ordinance be implemented in a manner consistent with the City's certified Local Coastal Program, applicable Coastal Development Permit requirements and findings, and all conditions imposed through the applicable Coastal Development Permit.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CAPITOLA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Amendment to Municipal Code.

Section 10.38.010(A)(3) of Chapter 10.38 of Title 10 of the Capitola Municipal Code is hereby amended in its entirety to read as follows:

3. Parking Meter Zone B. The city-owned parking lots adjacent to, and directly to the north and east of Capitola City Hall, comprised of APN 35-141-33 located at 426 Capitola Avenue, which encompasses the area known as the Upper and Lower City Hall Parking Lots, as depicted on the map attached to the ordinance codified in this chapter as Exhibit "B" found on file in Ordinance 1061 in the office of the City Clerk, shall constitute Parking Meter Zone B.

And,

Section 10.38.010(C) of Chapter 10.38 of Title 10 of the Capitola Municipal Code is hereby amended in its entirety to read as follows:

C. Parking Meter Rates. The following parking meter rates are hereby established in the City of Capitola:

Parking Meter Zone	Location	Rate
Zone A(1)	Village Area	\$2.50 per hour
Zone A(2)	Cliff Drive Area	\$2.50 per hour
Zone B	Upper and Lower City Hall Parking Lots	\$1.50 per hour

SECTION 2. Limitations of Amendment to Municipal Code. The preceding section shall not be construed to authorize implementation of a parking rate change in a manner inconsistent with an applicable Coastal Development Permit or the City's certified Local Coastal Program.

SECTION 3. Coastal Development Permit and Local Coastal Program Compliance.

The City Council finds that the parking meter rate changes authorized by this ordinance are subject to the applicable Coastal Development Permit requirements and shall be implemented consistent with the findings and conditions of the applicable Coastal Development Permit.

The City Council further finds that implementation of the amended parking meter rates, together with the measures identified in the associated Coastal Development Permit, is intended to maintain and enhance public access to coastal resources, including by maintaining reasonably priced parking alternatives, providing lower-cost parking in City parking lots, supporting multimodal access, and continuing City services and facilities that provide and support public access to the coastal zone.

The City Council incorporates by reference the applicable Coastal Development Permit findings and conditions associated with the parking meter rate changes. In the event of a conflict between this ordinance and an applicable Coastal Development Permit or the City's certified Local Coastal Program, the Coastal Development Permit and certified Local Coastal Program shall control to the extent required by law.

SECTION 4. Environmental Review.

The City Council finds that adoption of this ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to 15301 (Existing Facilities), because the ordinance establishes parking meter rates and does not result in a physical change to the environment.

SECTION 5. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Capitola hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 6. Codification.

The City Clerk is authorized and directed to cause this ordinance to be codified as an amendment to Section 10.38.010(C) of the Capitola Municipal Code.

SECTION 7. Effective Date.

This ordinance shall take effect and be in full force and effect thirty (30) days after its adoption.

SECTION 8. Publication.

The City Clerk is directed to cause this ordinance to be published or posted in the manner required by law.

INTRODUCED at a special meeting of the City Council of the City of Capitola on the 24th day of September, 2026, and **PASSED AND ADOPTED** at a regular meeting of the City Council on the 8th day of October, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Margaux Morgan, Mayor

ATTEST:

Lesley Milton, Interim City
Clerk

APPROVED AS TO FORM:

Marc Tran, City Attorney

Capitola City Council

Agenda Report



Meeting: October 8, 2026

From: Administrative Services Department

Subject: Budget Amendment – California Voting Rights Act

Recommended Action: Adopt a resolution amending the Fiscal Year 2026-27 General Fund budget to appropriate \$35,000 from the General Fund Contingency Reserve to fund reimbursement costs associated with the City's transition from an at-large election system to a district-based election system pursuant to the California Voting Rights Act of 2001 (CVRA).

Background: On March 13, 2026, the City received written notice alleging that the City's then-current at-large election system for electing members of the City's governing body violated the California Voting Rights Act of 2001.

Following receipt of the notice, the City initiated the statutory process under California Elections Code Section 10010 to consider transitioning from an at-large election system to a district-based election system. The City subsequently completed the required process, including consideration of district-based election maps and the associated election sequence.

On August 27, 2026, the City Council adopted a district-based election system, including a corresponding district map and election sequence.

Following adoption of the district-based election system, the City received a request for reimbursement pursuant to California Elections Code Section 10010(f). The request seeks reimbursement for costs associated with the work performed prior to and in connection with the initial notice provided to the City.

The request includes an invoice from Compass Demographics, Inc. for demographic services related to the initial notice, as well as a time and task chart documenting work performed by attorneys with Shenkman & Hughes PC.

The documentation submitted identifies total costs of \$39,526.45. Shenkman & Hughes PC has offered to accept payment of \$35,000, which is less than the amount of costs identified in the supporting documentation and below the applicable statutory reimbursement limit cited in the request.

Discussion: California Elections Code Section 10010(f) provides for reimbursement of certain costs incurred in connection with a successful CVRA challenge to an at-large election system. The reimbursement provisions establish a statutory limitation on recoverable costs.

The City's transition to a district-based election system was completed with the adoption of the district map and election sequence on August 27, 2026.

Staff recommends appropriating \$35,000 from the General Fund Contingency Reserve to provide funding for the payment. Use of the contingency reserve is appropriate because the expense was not anticipated or included as a specific appropriation in the adopted Fiscal Year 2026-27 General Fund budget.

Other costs associated with the Districting Process include:

Additional costs include \$35,000 for the Demographer, \$10,000 for public outreach and approximately \$48,464 in legal fees for a total cost of \$128,864.

Fiscal Impact: The proposed budget amendment would transfer \$35,000 from the General Fund Contingency Reserve and appropriate the amount to the General Fund expenditure account established for legal/professional services associated with the City's CVRA election system transition. The amendment does not increase total General Fund appropriations; it reallocates existing General Fund resources from contingency reserves to fund the expense.

1. Attachment 1: Resolution

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government, Economic Opportunity

Report Prepared By: Report Prepared By: Jim Malberg, Administrative Services Director

Reviewed By: Lesley Milton, Interim City Clerk; Marc Tran, City Attorney

Approved By: Rudy Escalante, Interim City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
AMENDING THE 2026-27 FISCAL YEAR CITY BUDGET**

WHEREAS, it is necessary to adopt the 2026-27 Fiscal Year Budget for all City funds; and

WHEREAS, the City Council conducted budget study sessions, heard and considered public comments, had modified and proposed a budget accordingly, and on June 11, 2026, adopted such budget for the Fiscal Year July 1, 2026, through June 30, 2027; and

WHEREAS, since the adoption of the FY 2026-27 Budget the City has transitioned to district-based elections in compliance with California Elections Code Section 10010(f); and

WHEREAS, staff has received a reimbursement request from Shenkman & Hughes PC in the amount of \$35,000; and

WHEREAS, it is necessary to amend the FY 2026-27 Budget to transfer \$35,000 from the Contingency Reserve to the General Fund and appropriate those funds for costs associated with transitioning to district-based elections; and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola that the 2026-27 Fiscal Year Budget is hereby amended, including Exhibit A (Budget Amendment) to this Resolution; and

BE IT FURTHER RESOLVED that the Administrative Services Director is directed to enter the budget into the City's accounting records in accordance with appropriate accounting practices, and the City Manager, with the Administrative Services Director's assistance, shall assure compliance therewith.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Capitola on the 8th day of October 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux Morgan, Mayor

ATTEST:

Lesley Milton, Interim City Clerk

Capitola City Council

Agenda Report



Meeting: October 8, 2026

From: Finance Department

Subject: Amend FY 2026-27 City Fee Schedule

Recommended Action: Adopt a resolution amending the fee schedule for Fiscal Year (FY) 2026-27.

Background: On June 25, 2026, the City Council adopted Resolution 4500 adopting the FY 2026-27 Citywide Fee Schedule. The City Upper and Lower Lot Electric Vehicle Charging Fee remained \$2.00, consistent with the rate established in November 2024.

At the May 14, 2026, City Council meeting, staff reported that the existing EV charging rates did not adequately recover the cost of electricity consumed by users and referenced plans to upgrade the City's EV charging infrastructure in the City Upper Parking Lot.

Discussion: On September 15, 2026, the installation of four new Blink EV chargers was completed in the City Upper Parking Lot. These chargers can serve up to eight vehicles simultaneously and provide usage data and rate plans based on kilowatt-hours (kWh), allowing for more precise cost recovery.

The current FY 2026-27 fee schedule includes an electric vehicle charging rate of \$2.00 per hour, which was based on the older charging stations that did not support billing per kWh. With the installation of the new Blink chargers, the City can implement more accurate, consumption-based pricing.

Staff recommends amending the fee schedule to set the City Parking Lot EV charging rate at the lot rate plus \$0.45 / kWh which is consistent with the EV Chargers located at the Jade Street Community Center.

Fiscal Impact: The amended EV charging rate will offset the cost of electricity associated with charging vehicles at the new Blink EV stations in the City Upper Parking Lot.

Attachments:

1. Resolution (with Recommended FY 2026-27 Fee Schedule attached as Exhibit A)

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government, Economic Opportunity

Report Prepared By: Leda Laidlaw-Hunter, Accountant II

Reviewed By: Lesley Milton, Interim City Clerk; Jim Malberg, Administrative Services Director

Approved By: Rudy Escalante, Interim City Manager

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
AMENDING THE CITY'S FEE SCHEDULE FOR
FISCAL YEAR 2026-2027**

WHEREAS, the Government Code of the State of California, Section 66018 requires local agencies to notice and hold at least one open and public meeting prior to levying a new fee or increasing an existing fee; and

WHEREAS, the City Council of the City of Capitola has held a duly noticed public hearing on October 8, 2026, to consider amending existing fees charged for various City services; and

WHEREAS, the City provides certain services to its residents and those doing business in the City; and

WHEREAS, the City Council adopted Resolution 4500 on May 14, 2026, adopting the Fiscal Year 2026-27 City Fee Schedule; and

WHEREAS, such fees must be adjusted from time to time to reflect the true costs of such services; and

WHEREAS, City staff has researched and analyzed the cost of services provided by the City and determined the appropriateness of these adjusted rates relative to the cost of providing services; and

WHEREAS, the City has reviewed costs related to electric vehicle charging; and

WHEREAS, staff is proposing to amend the FY 2026-27 Fee Schedule effective October 8, 2026, as follows: Increase the Electric Vehicle Charging fee (City Upper and Lower Lots) to the current parking lot space hourly rate plus \$0.45 per kWh; and

WHEREAS, the adjusted fees do not exceed the cost of providing the related services.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Capitola does hereby adopt the amended City of Capitola Fee Schedule pursuant to the changes in Exhibit A (Amended Fee Schedule 2026-27) effective upon adoption of this resolution.

I HEREBY CERTIFY that the above and foregoing Resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 8th day of October 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux Morgan, Mayor

ATTEST:

Lesley Milton, Interim City Clerk

MISCELLANEOUS FEES

Description	2026-27 Fee Schedule
Appeal Fee Appeals to City Council (CMC 2.52)	\$622
Capitola Municipal Code	\$0.15 / page
Capitola Municipal Code Supplement Service (Per year)	\$0
Copies:	
1-5 copies	\$0
6 or more copies (per copy)	\$0.25 / page
Gov't Code § 81008 (Political Reform Act) statements/reports (Per copy)	\$0.10 / page
Simple film permit	\$72
Major film permit	\$825
Returned Check Fee	\$35
Business License Overpayment Refund Fee (resolution 3532, ord 871)	\$0
Business License Late Payment Penalty Admin. Fee	\$25
Business License Application Fee (Reso. 3532)	\$25
Business License - Disability Access and Education Fee (State)	\$4
Temporary, Publicly Attended Activities, Application Fee (Municipal Code § 9.36.040)	\$34
Public Art (Total Building Valuation \$250,000 or more) (Municipal Code Chapter 2.58)	2% of TBV or 1% in lieu to City
Notice of Intent to Circulate Initiative Petition (Elections Code § 9103(b))	\$200
Notary Service Fees (State Code)	
Acknowledgment or proof of a deed, or other instrument, to include the seal and writing of the certificate	\$15.00 / per signature
Administering an oath or affirmation to one person and executing the jurat, including the seal	\$15.00 / per signature
Credit Card Transaction Fee	\$0
Passport Acceptance Fee	\$35
Marriage License	\$38
Marriage Ceremony	\$125
Marriage Ceremony - Witness Fee	\$32

POLICE DEPARTMENT FEES

Description	2026-27 Fee Schedule
<u>Special Events & Entertainment</u>	
Special Event Permit	\$447
Recurring Special Event Permit - Major	\$754
New Major Special Event Permit	\$2,232
Neighborhood Special Event/Block Party	\$224
Special Event Pacific Cove Parking Lot Space Use Rates (upper lot max 232 parking spaces, lower lot max 226 parking spaces)	
Parking space rate per day	\$12 / space
Parking space rate per day (nonprofit)	\$7.20 / space
Special Event Village Closure Rates (max of 191 parking spaces at \$24 per space per day)	
Closure of Village for Special Event -full day	\$4,584
Closure of Village for Special Event -half day	\$2,292
Closure of Village for Special Event -full day (nonprofit)	\$2,750
Closure of Village for Special Event -half day (nonprofit)	\$1,375
Amplified Sound Permit (Municipal Code 9.12.040)	\$93
Bandstand Rental Fee	\$258 / 4 hrs or \$517 / all day deposit \$1,500
Single Entertainment Permit	\$224
Minor Entertainment Permit	\$224
Regular Entertainment Permit	\$800
Bingo Permit	\$93
<u>Firearms</u>	
Firearm Dealer License - City Application	\$92
Local Firearm dealers (set by state)	
New application	set by state
Renewal	set by state
Second Dealers License (set by state)	
Application	set by state
Renewal	set by state
Carrying a Concealed Weapon (CCW) Permit - City Application	\$169
Concealed Weapon Permits (set by state)	
Application	
Standard	\$0
Judicial	\$0
Employment	\$0
Renewal	
Standard	\$0
Judicial	\$0
Employment	\$0
Firearm Surrender Fees (set by state law)	
1-5 guns	\$0
6+guns	\$0
<u>Parking Permits</u> (separate action by the Council)	
Neighborhoods per year	\$25
Village Preferential Permit	\$50
Village Preferential Permit - Hotels/Motels	\$365
Village Employer/Employee Permit - City Parking Lots	\$50
Morning Village Parking Permit	\$55

Description	2026-27 Fee Schedule
Electric Vehicle Charging Fee	
City Parking Lots - EV charging rate	lot rate plus \$0.45 / kWh
Community Center - EV charging rate	\$0.45 / kWh
Miscellaneous	
DUI Cost Recovery Fee (Res. 3533)	Not to exceed \$12,000
Copies of reports: Crime Reports, Special Reports, etc. (Regardless of number of pages)	\$0.25 / page
Copies of: Citations, Code sections, Ordinances, etc.	\$0.25 / page
Postage (for copies of reports, citations, code sections, etc, if over 15 pages)	Current Postal Rate
Photographs	\$29
Video Tapes, Flash Drive, CD/DVD Production	\$74
Taxi Fee per application	set by state
Tobacco retail license	\$375
Cannabis Annual License Fee	\$2,969
Retail Cannabis Application Fee	\$2,122
Civil Subpoena (per case) (set by state)	set by state
Administrative fee to release Impounded / Stored Vehicle	\$157
Surf School Permit Fee	\$623
Parking Permit Replacement (Lost/Stolen)	\$17
Boot Removal	\$126
Tow Hearing	\$163

PUBLIC WORKS DEPARTMENT FEES

Description	2026-27 Fee Schedule
Encroachment Permits	
Application Fee	\$149
Traffic Control Plan Review - Local Street	\$74
Traffic Control Plan Review - Collector Street	\$357
Traffic Control Plan Review - Arterial Street	\$535
Inspection - Local Street	\$74
Inspection - Collector Street	\$198
Inspection - Arterial Street	\$298
Revocable Encroachment Permit Application- Outdoor Dining	\$1,461
Temporary (includes materials storage within right-of-way road and sidewalk closures)	\$25
Village Sidewalk Sign Encroachment Permit	\$50
Construction Parking Permit - Village	\$29
Construction Parking Permit - City Lot	\$15
Construction Parking Permit - Neighborhood	\$30
Blanket Permits (repair and maintenance of existing facilities encompassing up to 20 utility instances per year)	\$3,377
Residential Blue Curb Application Fee	\$444
Residential Blue Curb Annual Fee	\$118
Revocable Encroachment for Private Improvements	
Applications for Minor Revocable Encroachment	\$504
Applications for Major Revocable Encroachment	\$1,619
SPECIAL TRANSPORTATION PERMIT – OVERSIZE LOAD - Single (set by state)	\$16
SPECIAL TRANSPORTATION PERMIT – OVERSIZE LOAD - Annual (set by state)	\$90
New Memorial Bench	\$2,770
Replacement Memorial Bench	\$2,704
Memorial Plaque	\$674
Replacement Plaque	\$473
Overhead Banner (outside of special event)	\$170
Stormwater Development Review Fee	
Application Fee	\$146
Large Project Plan Review Deposit	
Tier 1	\$365
Tier 2	\$729; \$2,000 deposit
Tier 3 & 4	\$729; \$5,000 deposit
Research Fee - 1/2 hour minimum charge	Cost
Information Technology Fee (Resolution No. 3786 adopted 11/12/09)	5% of Permit Fee
Final Parcel Map	\$4,555
Final Tract Map	\$6,493
Certificate of Compliance & Lot Merger	\$2,680
Boundary Line Adjustment	\$2,680
Separate Instrument Dedication Fee	\$3,087
Abandon Excess Public Right-of-Way & Public Easement	\$3,087

PLANNING FEES

Description	2026-27 Fee Schedule
<u>Administration/Documents</u>	
Continuance Request - Applicant (2+)	\$190
Staff Billing Rate	Cost
Consultant Billing Rate	Cost
Appeals-by Applicant	Cost
Appeals- by City Officials	\$0
Appeals- by Other	\$1,312
Coastal Development Permit Appeal	\$0
Appeals -Building/Zoning Code Violations	\$1,312
Records Search/Research/Special Report	Cost
<u>Administrative Permits</u>	
Tree Removal I- Staff Review	\$190
Tree Removal -- 3 or more trees on a property	\$379
Tree Installation Deposit (Refundable)	\$500
Tree replacement in-lieu fee (if available)	\$630
Tree removal w/ PC approval	\$1,493
Commercial Sidewalk/Parking Lot Sale Permit	\$197
Tenant Use Permit (MCUP)--Staff approval	\$197
Transient Rental Occupancy Use Permit	\$395
Fence Permit- Staff approval	\$99
Fence Permit- PC approval	\$1,655
Sidewalk vendor permit	\$197
Temporary Use Administrative Permit	\$197
<u>Sign Permits</u>	
Temporary Signs and Banner Permits	\$49
Signs permit - Staff Review	\$197
Signs permit - PC Review	\$804
Master Sign Program	Cost; \$3,000 min. deposit
Village Sidewalk Sign Permit	\$50
<u>Design Permits</u>	
Residential Single Family/Minor Design Permit - Staff Review	\$1,124
Residential Single Family - PC Review	\$3,739
Residential Multi-Family up to 4 Units - PC Review	\$5,250
Residential Multi-Family 5+ Units - PC Review	Cost; \$6,000 min. deposit
Commercial - PC Review	\$4,200
Accessory Dwelling Unit- Staff Review	\$545
Accessory Dwelling Unit- PC Review	\$1,832
Residential Multi-Family/Minor Design Permit - Staff Review	\$2,100
Commercial Minor Design Permit	\$2,100
Historic In-Kind Replacement Design Permit	\$392
Sidewalk & Street Dining Design Permit	\$1,314
<u>Development Review (Public Works)</u>	
Design Permits - Residential Single Family	\$237
Design Permits - Residential Multi-Family/Commercial 2-4 units	\$1,027
Design Permits - Residential Multi-Family/Commercial 5+ units	Cost; \$2,000 min. deposit

Description	2026-27 Fee Schedule
<u>Use Permits</u>	
Master Conditional Use Permit	Cost; \$3,500 min. deposit
Conditional Use Permit/Minor Use Permit - Staff Review (No fee for childcare facilities)	\$1,124
Conditional Use Permit - PC approval	Cost; \$3,500 min. deposit
Temporary Use Permit	\$135
<u>Subdivisions</u>	
Tentative Parcel Map (Minor Subdivision)	Cost; \$3,500 min. deposit
Tentative Map (Major Subdivision)	Cost; \$5,000 min. deposit
Revised Map	Cost; \$5,000 min. deposit
Time Extension	\$2,100
Subdivision Modification	Cost; \$5,000 min. deposit
<u>Plan Amendments</u>	
General Plan Amendment	Cost; \$5,000 min. deposit
Local Coastal Plan Amendment	Cost; \$5,000 min. deposit
Rezone	Cost; \$5,000 min. deposit
Planned Development Rezone	Cost; \$3,500 min. deposit
<u>Other Discretionary Permits</u>	
Variance	\$1,581
PC review of minor modifications	\$1,099
Coastal Development Permit	\$829
Coastal Permit Exclusion	\$829
Mobile home Park Change of Use or Closure	Cost; \$10,000 min. deposit
Development Agreement	Cost; \$10,000 min. deposit
Developer agreement annual review	\$2,625
Specific Plan	Cost; \$10,000 min. deposit
Permit Time Extension -Staff Review	\$482
Permit Time Extension - PC Review	\$1,368
Permit Amendment (any permit)	50% of original cost
Annexation	Costs+ overhead / \$5,000 min. deposit
<u>Environmental Review</u>	
Negative Declaration (and Mitigated ND)	Cost; \$5,000 min. deposit
EIR Processing	Cost; + 21% of consultant; \$10,000 min. deposit
Mitigation/Condition Monitoring Program	Cost + 21%
NEPA Compliance	Cost + 21%
<u>Other Permits/Fees</u>	
Conceptual Review Fee- PC	\$3,412
Conceptual Review Fee- PC and CC	\$4,666
Technical Study Preparation and Review	Cost + 21%
NOTE: Third party review costs to be required as necessary	Cost + 21%
Code Compliance	Double Application Fees
Code Compliance confiscated property recovery fee	\$270
Research Fee - 1/2 hour minimum charge	Cost
Pre-Application Review	Cost; \$3,500 min. deposit
SB330 Pre-Application	Cost; \$1,000 min. deposit
Building Plan Check & Final Inspection	20% of Building Permit Fee
Major Development Project Fee	Cost; \$5,000 min. deposit
Historical significance determination	Cost + 21%
<u>Inclusionary Housing</u>	
Inclusionary Housing - Unit Sale	\$847
Inclusionary Housing - Unit Refinance	\$847

Description	2026-27 Fee Schedule
Other Fees and Assessments	
General Plan Maintenance Fee	0.75%
Information Technology Fee (Resolution No. 3786 adopted 11/12/09)	5.0%
Green Building Educational Resource Fund Fee (Municipal Code 17.10.080)	Fee equals .0025 times the overall building permit valuation of the project.
Affordable Housing In-Lieu Fees	
For Sale Housing Developments of two to six units (Municipal Code Chapter 18.02) :	
All Units	\$25 per sq. ft.
For Sale Housing Developments of Seven or more units	
#Units: 7 #Units Built 1	\$0.00
#Units: 8-13 #Units Built 1	Total # units minus 7 @ \$25 per avg. sq. ft. per unit
#Units: 14 #Units Built 2	\$0.00
#Units: 15-20 #Units Built 2	Total # units minus 14 @ \$25 per avg. sq. ft. per unit
#Units: 21 #Units Built 3	\$0.00
#Units: 22-27 #Units Built 3	Total # units minus 21 @ \$25 per avg. sq. ft. per unit
#Units: 28 #Units Built 4	\$0.00
Rental Multi-Family	\$6 per sq. ft.
Affordable Housing Impact Fees	
For Sale Housing Developments of Six or Less Units: New housing units that are constructed to replace housing units that were demolished less than two years before the project developer applied for a permit to construct the housing development project are exempt	\$25 per square foot
Rental Multi-Family	\$6 per square foot
Additional to Housing Units of 50% or more (charged to additional square footage only)	\$2.50 per square foot

NOTES:

1. All Fees are non-refundable.
2. Deposit accounts are billed on a time and material basis. Additional deposits may be necessary depending on the complexity of the project. Any unused monies in a deposit account will be refunded following case closure.
3. The Community Development Director may reduce the total fee/deposit requirements for applications which are unlikely to require the full deposit amounts established herein.
4. Applications which include a fee and a deposit payment will be processed with a single deposit account.
5. Outside agency fees, including but not limited to County recordation fees, State Fish and Wildlife fees, etc. are charged at cost.
6. The Community Development Director may establish a reasonable fee or deposit amount for permit types required by the Capitola Municipal Code or State law which are not included in the fee schedule.
7. Flat fee applications are entitled up to two public hearings. Additional public hearings shall be charged to the applicant at cost.
8. The Community Development Director may designate a project as a Major Development Project if it has a valuation of \$2M+ or is considered technically complex or especially controversial.

BUILDING FEES

Description	2026-27 Fee Schedule
The cost of a "building permit" shall be the amounts shown in Table 1-A. A "building permit" is defined as a permit for a scope of construction work regulated solely by a single model code. The model codes are the building code, the plumbing code, the mechanical code and the electrical code.	
The cost of a "combination building permit" shall be 1.5 times the amounts shown in Table 1-A. A "combination building permit" is defined as a permit for a scope of construction work regulated by two or more of the model codes. The model codes are the building code, the plumbing code, the mechanical code, and the electrical code.	
TABLE 1-A	
Total Valuation	
\$1.00 to \$500.00	\$159.50
\$501.00 to \$2,000.00	\$159.50 for the first \$500.00 plus \$4.03 for each additional \$100.00 or fraction thereof.
\$2,001.00 to \$25,000.00	\$218.60 for the first \$2,000.00 plus \$18.47 for each additional \$1,000.00 or fraction thereof.
\$25,001.00 to \$50,000.00	\$634.44 for the first \$25,000.00 plus \$13.32 for each additional \$1,000.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$960.44 for the first \$50,000.00 plus \$9.25 for each additional \$1,000.00 or fraction thereof.
\$100,001.00 to \$500,000.00	\$1,412.94 for the first \$100,000.00 plus \$7.40 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$1,000,000.00	\$4,308.94 for the first \$500,000.00 plus \$6.26 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 and up	\$7,373.94 for the first \$1,000,000.00 plus \$3.39 for each additional \$1,000.00 or fraction thereof.
Building Permit Reinstatement Fee	50% of the original, singular building permit fee or combo building permit fee, whichever is applicable to the permit being reinstated
Stop Work Order Fee	2x the singular building permit fee
Electric Vehicle Charging Permits	
a. Level I (120 volts)	\$187.25
b. Level II (208-240 volts)	\$270.50
c. Level III (480 volts)	based on valuation
Solar P.V. System	\$498.00
Solar P.V. System (Commercial Sale/Distribution)	\$498.00
Home battery permit (when in combination with Solar PV permit)	\$0.00
Solar Hot Water Heater	\$0.00
Residential Water Heater Replacement	\$125.00
Re-Roofing Permit (Residential)	\$455.00
Re-Roofing Permit (Commercial)	\$540.00
Re-Roofing with Solar Permit and Replacement	Standard Fee + \$180
Greywater System Permit	\$0.00
Demolition Permit (Residential)	\$228.00
Demolition Permit (Commercial)	\$675.00
Electrical Service (up to 400 amp)	\$263.50
Temporary Power Pole	\$159.50
Reinspection Fee	\$208.00
Special Inspection or Lapsed Permit	\$215.00
Permit Extension Fee	\$208.00
Hourly Rate (Miscellaneous)	\$159.50
Research Fee - 1/2 hour minimum charge	Cost
Information Technology Fee (Resolution No. 3786 adopted 11/12/09)	5.0%
Temporary Trailer/Mobile Home Occupancy Permit	\$367.00
Improvement Plan Review (Public Works)	
Building Permits - Residential Single Family	\$403.00
Building Permits - Residential Multi-Family/Commercial	\$1,046.00
Structural Review of Engineered Plans	cost + 21%
Outside Consultant Plan Review	cost + 21%

Description		2026-27 Fee Schedule
Grading Plan Review Fees		
50 cubic yard or less		\$411.00
51 to 100 cubic yard		\$411.00
101 to 1,000 cubic yards		Cost +21%
1,001 to 10,000 cubic yards		Cost +21%
10,001 to 100,000 cubic yards		\$456.46 for first 10,000 plus \$258.85 for each additional 10,000 cubic yards
100,001 to 200,000 cubic yards		\$2,786.21 for first 100,000 plus \$136.24 for each additional 10,000 cubic yards
200,001 cubic yards or more		\$5,374.82 for first 200,000 plus \$74.62 for each additional 10,000 cubic yards
Grading Permit Fees		
50 cubic yard or less		\$0.00
51 to 100 cubic yard		\$0.00
101 to 1,000 cubic yards		\$198.46 for first 100 plus \$28.66 for each additional 100 cubic yards
1,001 to 10,000 cubic yards		\$456.46 for first 1,000 plus \$7.66 for each additional 1,000 cubic yards
10,001 to 100,000 cubic yards		\$525.48 for first 10,000 plus \$258.85 for each additional 10,000 cubic yards
100,001 to 200,000 cubic yards		\$2,855.24 for first 100,000 plus \$143.14 for each additional 10,000 cubic yards

PARKS AND RECREATION FEES

Description	2026-27 Fee Schedule
All fees are evaluated annually to determine if they are competitive with other recreation programs in Santa Cruz County	
<u>Classes</u>	
Activity Fee (Instructor receives 65% of this fee, Department retains 35%)	
Registration Fee - Resident - Department retains this fee	\$20
Drop-in and Workshop Registration Fee - Department retains this fee	\$10
Online Class Registration fee-Department retains this fee	5.5% of Activity Fee
Non-Resident Fee: in addition to Registration Fee - Department retains this fee	\$20
Drop-in Activity Fee	Prorated cost of Session Activity Fee
Senior Discount	10% of Activity Fee
Change is registration/reservation	\$25
Negotiated Instructor of Private Tennis Lessons Activity Fee (Instructor receives 75% of this fee, Department retains 25%)	
<u>Sports</u>	
League Fees	\$659 / team
League fees will change depending upon number and type of leagues offered, number of games per league, number of officials, amount of equipment needed, field/site prep and maintenance, and whether or not playoffs & awards are offered. Fees are calculated based on direct costs + 30% admin fee.	
<u>After School</u>	
Resident/non resident	\$5.88 / \$6.64
Registration/Change Fee - Resident - Department retains this fee	\$30
Late Pick-Up Fee	\$1 / minute
Parent's Night Out	\$26 / \$32
<u>Junior Guards</u>	
Resident/non resident	\$318 / \$413
U-19 resident/non resident	\$199
Registration/Change Fee - Resident - Department retains this fee	\$30
Late Pick-Up Fee	\$1 / minute
Regionals	\$118
<u>Camp Capitola</u>	
*Daily rate used only to calculate program fee	\$35 / \$43
All day 2 week session, resident/non resident	\$343 / \$429
1/2 day 2-week session, resident/non resident	\$174 / \$215
All day 1 week session, resident/non resident	\$174 / \$215
All day 1 week teen session, resident/non resident	\$310 / \$386
Single day a-la-carte	\$49
Junior Leader program	\$74
Registration/Change Fee - Resident - Department retains this fee	\$30
Late Pick-Up Fee	\$1 / minute
Extended Care--daily add on, resident/non resident	\$12
AM Extended Care--per 2 week session resident/non resident or AM & PM for 1 week long session	\$59
PM Extended Care--per 2 week session resident/non resident	\$59
Transportation/Lunch Break fee	\$64

Description	2026-27 Fee Schedule
<u>Family Camp</u>	
3 night family camp Adult (13+) / Child (3-12)	\$366 / \$249
<u>Rapid Weddings</u>	
Event Fee per registration	\$409
plus civil ceremony fees found in Admin Fee section	Cost
<u>Facility Rentals</u>	
Field and Courts hourly rental; non profit youth groups/other non profit & Cap residents/all others	\$15 / \$30 / \$39
Capitola Community Center	
Room A	\$55 / hour
Room B	\$65 / hour
Patio Room	\$80 / hour
Room B & Patio Room	\$145 / hour
Patio	\$35 / hour
Kitchen	\$45 / hour
Entire Center	\$200 / hour
Non profit discount	25%
Community Center Cleaning Deposit	\$300
Lost key fee	\$28
<u>Event Fees</u>	
Event vendor fee	\$111
Merchandise Fee	Cost + 50% administration fee
Plein Air Art Exhibition service fee	30% retained by City, 70% paid to Artist
Plein Air Artist Application Fee	\$50
Staffing required to prepare for or supervise recreation activities	Cost
<u>Park Rental Fees</u>	
Park Space Reservation (hourly)	\$10
Barbeque permit	\$10
Bounce House / Powered Equipment permit	\$60
Temporary Structures (more than 100 sq ft) permit	\$60
Notes: Resident include Soquel Union Elementary School District	
Costs mean staff costs adjusted for benefits, department overhead, and City overhead as calculated by the City Manager. Costs can also mean direct cost of a consultant. When consultant costs are included 21% of such costs will be charged to cover staff time for contract management. Staff costs do not accrue during an appeal unless appeal is made by applicant.	
Deposits are stated as minimums. Actual deposits depend on the evaluation by staff of an individual project or application. The City Manager may lower minimum deposits if the application or project justifies a lower deposit. When an application involves multiple minimum fees the highest minimum fee applies.	

HISTORICAL MUSEUM FEES

Description	2026-27 Fee Schedule
Research Fee - 1/2 hour minimum charge	Cost
Print of an electronically available Photograph in Collection	\$8
Digital Copies of Collection Items	\$23
Scan High Resolution Tiff File of any collection item for a customer	\$27

Capitola City Council

Agenda Report

Meeting: October 8, 2026

From: Community and Economic Development Department

Subject: Consideration and Potential Adoption of Resolution Accepting Coastal Commission Recommendation for Local Coastal Program Amendments



Recommended Action: Adopt a resolution accepting the California Coastal Commission's recommendations for the Cliff Drive Resiliency Project's Local Coastal Program Amendments.

Background: The City of Capitola is undertaking the Cliff Drive Resiliency Project to address coastal erosion, sea-level rise, public access, and other coastal hazards affecting Cliff Drive and the surrounding coastal area. The project includes improvements intended to enhance the long-term resiliency of the coastline while maintaining and improving public access and protecting coastal resources.

The City's Local Coastal Program (LCP) provides the guiding policy and regulatory framework for development and resource protection within Capitola's coastal zone. The LCP consists of two components:

1. Land Use Plan (LUP) – Establishes policies addressing land use, public access, coastal resources, hazards, and other coastal planning issues; and
2. Implementation Plan (IP) – Contains the zoning regulations, development standards, procedures, and other regulations used to implement the Land Use Plan.

As part of the Cliff Drive Resiliency Project, the City identified the need to update portions of both the LUP and IP to address outdated provisions and establish a regulatory framework for coastal resiliency and adaptation. The LCP amendments address issues including coastal hazards, sea-level rise, bluff and beach erosion, public access, environmentally sensitive habitat areas (ESHA), geological hazards, parking, and coastal armoring associated with public access improvements.

The City received a grant from the California Coastal Commission to assist with the Cliff Drive Resiliency Project. Updating the City's LCP is a requirement of that grant.

On September 4, 2025, the Planning Commission held a public hearing to consider the LCP Amendments, received public comment, and made two separate motions related to the amendments. They voted to recommend the City Council adopt the proposed LCP Implementation Plan amendments and to continue the LCP Land Use Plan amendments due to additional edits requested during the meeting.

On October 2, 2025, the Planning Commission reviewed the additional LCP Land Use Plan amendments, received public comment, and forwarded a positive recommendation to the City Council to adopt.

On January 8, 2026, the City Council unanimously introduced the ordinance. The Council also unanimously adopted a resolution for the LCP Land Use Plan, with one minor edit to Land Use Plan Chapter 2: Public Access. Specifically, the implementation section under Policy II-4 was updated to remove the reference to the Village and Park Avenue area since the policy had been amended to focus specifically on Cliff Drive. The ordinance was adopted on January 22, 2026.

Because Capitola's LCP is subject to the California Coastal Act, the City-adopted amendments require certification by the California Coastal Commission before they can become effective.

The City's LCP Amendments were placed on the California Coastal Commission's July 10, 2026, agenda for consideration.

On July 9, 2026, the Coastal Commission posted an addendum to its staff report recommending two modifications to the LCP Amendments in response to public comments received during the Commission's review.

On July 10, 2026, the Coastal Commission acted to certify the LCP Amendments with the two suggested modifications. The Commissions recommended changes are included in Attachment 1 and Attachment 2 with redlines highlighting the changes in the full context of each document.

Discussion: The Coastal Commission recommended modification are for the LCP Land Use Plan Chapter 7: Natural Hazards and Zoning Code Chapter 17.32: Parks and Open Space; The Commissions recommended changes are included in Attachment 1 and Attachment 2, with redlines highlighting the changes in the full context of each chapter. Below is a snapshot of the recommended changes with redlines showing deletions in cross out and new text in underline.

Coastal Commission Modification 1: LUP Policy VII-12: Beach and Bluff Erosion (Attachment 1)

Policy VII-12. Resiliency and adaptation projects may be approved along Cliff Drive provided they use the best available science to address and mitigate impacts from sea level rise and climate change related phenomena, enhance public recreational access, and protect/enhance ESHA/paleontological resources.

Coastal Commission Modification 2:Table 17.32-1, which is the permitted land use table for the Community Facility and Parks and Open Space Zone, has a footnote added for Public Paths and Coastal Accessways which states "Coastal armoring to support public paths and coastal accessways along Cliff Drive is allowable. See Capitola LCP policy II-4 and VII-12. The Coastal Commission recommended modification is to change the change footnote 2 of IP Table 17.32-1, as follows:

Footnote [2] Coastal armoring to support public paths and coastal accessways along Cliff Drive is allowable if it meets applicable LCP provisions, including Capitola LCP policies II-4, VII-9, and VII-12.

For the first recommended modification, the original wording with "notwithstanding other LCP provisions", would be interpreted that Policy VII-12 is intended to control even if another LCP policy or regulation might otherwise restrict or prohibit the project. In effect, it creates a hierarchy: if there is a conflict between Policy VII-12 and another LCP provision, there is an argument that VII-12 should prevail. By removing the phrase, the policy becomes a stand-alone policy rather than an express override. It establishes that these projects *may* be approved if they satisfy the listed criteria, but it does not expressly say that the policy supersedes other LCP provisions.

The second recommended modification means that Footnote 2 does not independently authorize coastal armoring notwithstanding other provisions of the LCP. Instead, the footnote establishes that armoring supporting public paths and coastal accessways can be an allowable use, subject to consistency with the applicable LCP requirements. This change clarifies when armoring is allowable (it meets LCP provisions) and makes clear which provisions apply (II-4, VII-9, and VII-12).

A future application for coastal armoring will require a Coastal Development Permit (CDP). In order to issue a CDP for a project, the review authority is required to make a finding that the application conforms with the Local Coastal Program. The following text is from Capitola Municipal Code section 17.44.130, which lists the findings for approval for a Coastal Development Permit.

17.44.130 Findings for approval.

A. Conformance with LCP Required. A CDP shall be granted only upon finding that the proposed project is consistent with the LCP. As applicable to the proposed project, the review authority shall consider whether:

1. The project is consistent with the LCP land use plan, and the LCP implementation program.
2. The project maintains or enhances public views.
3. The project maintains or enhances vegetation, natural habitats and natural resources.
4. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.
5. The project maintains or enhances opportunities for visitors.
6. The project maintains or enhances coastal resources.
7. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.
8. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

B. Basis for Decision. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. (Ord. 1043 § 2 (Att. 2), 2020)

All CDP applications are required to conform with the LCP Land Use Plan and Implementation Plan (Zoning Code). The Coastal Commission's recommended modifications are therefore consistent with, and largely restate, the existing requirements for approval of a Coastal Development Permit. The second recommended modification provides references to three specific LCP policies but does not establish a more stringent standard than the original language. Rather, it clarifies that the allowance for coastal armoring in Footnote 2 is subject to the applicable LCP provisions and identifies Policies II-4, VII-9, and VII-12 as specific policies that must be considered in evaluating consistency.

A future coastal armoring project would still be evaluated through the CDP process and would be required to demonstrate consistency with all applicable LCP policies and regulations. As a result, the recommended modifications do not prohibit or otherwise preclude future coastal armoring along Cliff Drive; rather, they clarify that such projects must be designed and reviewed in a manner that is consistent with the LCP as a whole.

Next Steps: The amendments are not yet in effect. Under the Coastal Act, when the Coastal Commission suggests modifications to an LCP amendment, the local government must consider the suggested modifications within six months of the Commission's action.

Accordingly, the next step is for the City Council to consider whether to accept the two suggested modifications through a formal resolution.

If the City Council accepts the suggested modifications, the City's LCP Amendments will become effective upon the required notification from the Coastal Commission Executive Director.

If the City Council does not accept the modifications, the City Council can either 1) propose a new amendment to the documents or 2) decide not to pursue modifications and the existing documents will remain unaltered. Staff included a flow chart as Attachment 3 to outline the steps for Coastal Commission certification.

Fiscal Impact: The City currently has funding for Cliff Drive improvements, including armoring. A coastal development permit will be required for the project. If the City Council approves the suggested amendments, the coastal development permit could be considered prior to the funding expiring.

Attachments:

1. Capitola Land Use Program Part 7 with Coastal Commission redline
2. Capitola Zoning Code Chapter 17.32 with Coastal Commission redline
3. Coastal Commission Certification Process
4. Proposed Resolution

Alignment with 2025-2029 Strategic Plan Priority: Accountable Government; Sustainable Infrastructure

Report Prepared By: Katie Herlihy, Community and Economic Development Director

Reviewed By: Lesley Milton, Interim City Clerk; Marc Tran, City Attorney

Approved By: Rudy Escalante, Interim City Manager

VII. NATURAL HAZARDS

BACKGROUND

The hazards policy group of the land use plan concerns the following: seismic shaking, liquefaction, tsunamis, landslides, flooding, and bluff and beach erosion. A brief definition of each type of hazard is given along with a summary of the hazards existing in Capitola's coastal zone. For a more detailed discussion of each type of hazard and the remainder of the background information below, see Capitola LCP Working Paper #2 (May 1980; available at Commission or City offices).

SEISMIC SHAKING

Seismic shaking is caused by movement of the earth's crust in fault zones. Active faults are located offshore from Capitola in Monterey Bay and in the Santa Cruz mountains. While no active faults underlie the City, a high magnitude earthquake along any of the nearby faults would result in intense shaking.

LIQUEFACTION

Liquefaction occurs in areas underlain by unconsolidated water-saturated sediments. During seismic shaking, these areas acquire liquid-like properties which can result in ground failure and buildings sinking, tilting, or toppling. The hazard areas in the coastal zone are the Village, the Soquel Creek mouth and banks, and Noble Gulch. A map is attached which shows the areas subject to liquefaction.

TSUNAMIS

Tsunamis or seismic sea waves are large oceanic waves, resulting from submarine volcanic eruptions, seismic events, or landslides. The maximum probable tsunami to hit Capitola's shoreline is estimated to be 20 feet in height. Portions of the Village and mouth of Soquel Creek could be inundated as indicated on the attached map.

LANDSLIDES

Landslides occur as a result of ground failure in inherently unstable materials, as well as during seismic shaking on steep slopes. Several human-induced factors contribute to slope instability. These activities include removal of vegetation, alteration of slopes by grading and construction, top loading of slopes with structures, and alteration of slope drainage patterns by channeling runoff from impervious surfaces or otherwise blocking natural drainage paths.

There exist in the coastal zone several areas with slopes of 30 percent or greater. These areas are located along Soquel Creek, Noble Gulch, and Escalona Gulch. The Escalona Gulch landsliding potential is compounded by the fact that the area is covered by highly erodible soils.

FLOODING

The lowlands along Soquel Creek, most of the Village, and the lowlands immediately adjacent to Noble Gulch lie within the 100 year floodplain (i.e. all this area is expected to flood at least once every 100 years). Soquel Creek has flooded several times in the past and will probably flood again. Development within the floodplain increases the severity of floods by obstructing waterflow and supplying debris which can accumulate, causing flood waters to back up and rise.

BLUFF AND BEACH EROSION

The beaches and bluffs of most of the California coastline are eroding. ~~In~~ Bluffs in the City of Capitola, the bluffs extend both up and downcoast of the Village, and these areas are eroding at ~~a moderate to~~ fairly high rate (from up to 1.5 to 3 feet per year). Both private and public development is presently threatened by such bluff retreat. The most important public ~~property properties~~ immediately endangered is are along Grand Avenue at Depot Hill and Cliff Drive. Several residential structures are also threatened along those bluffs. ~~Presently the only seawall or protective device to reduce the rate of erosion is the rip rap placed at the base of the bluff just upcoast of Hooper Beach. Other than~~ armoring nearest the Village, the bluffs along Depot Hill are almost entirely unarmored (as of 2025). The armoring at Cliff Drive is significant, but it is being undercut by ongoing and episodic erosion. Without intervention, the bluff will continue to recede, threatening the Cliff Drive corridor. In terms of beach/shoreline erosion, Capitola Beach has experienced periodic episodes of erosion and lost sand after the Santa Cruz Small Craft Harbor was completed, apparently including because the harbor and its jetties have interfered with downcoast transport of beach sand. The City had a groin installed in 1970 and In 1970, the Army Corps of Engineers constructed a groin at the downcoast end of the Esplanade, which was accompanied by imported sand to fully recharge the beach. The groin has helped maintain and restore beach width at Capitola Beach, and was refurbished in 2020 to help extend its life and preserve its efficacy. A concrete seawall at the inland boundary of the separates the beach from protects the parking lot and Village businesses from wave attack unless the waves are large enough to, although large waves/wave events periodically top the wall, resulting in flooding and storm damage in the Village, an event which has occurred in recent past winters.

RELEVANT COASTAL ACT POLICIES

The following Coastal Act policies pertain to natural hazards in Capitola's coastal zone:

SEC. 30253 (1) AND (2)

New development shall:

- 1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- 2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

SEC. 30211

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

SEC. 30212

- a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.
- b) For purposes of this section, "new development" does not include:
 - Replacement of any structure pursuant to the provisions of subdivision (g) of section 30610.
 - a. The demolition and reconstruction of a single-family residence; provided that the reconstructed residence shall not exceed either the floor area, height, or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.
 - b. Improvements to any structure which do not change the intensity of its use, which do not increase either to floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.
 - c. Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the regional commission or the commission determines that such activity will have an adverse effect on lateral public access along the beach.
- c) As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

Nothing in this division shall restrict public access, nor shall it excuse the performance of duties and responsibilities of public agencies which are

required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by Cal. Stats. 1979, Ch. 919.)

SEC. 30230

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

SEC. 30231

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

SEC. 30233 (a)

- a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:
 - 1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.
 - 2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.
 - 3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including

berthing space, turning basins, necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

- 4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.
- 5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake or outfall lines.
- 6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.
- 7) Restoration purposes.
- 8) Nature study, aquaculture, or similar resource-development activities.

SEC. 30235

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

SEC. 30244

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation shall be required.

SEC. 30251

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

SEC. 30270

The commission shall take into account the effects of sea level rise in coastal resources planning and management policies and activities in order to identify, assess, and, to the extent feasible, avoid and mitigate the adverse effects of sea level rise.

EXISTING POLICIES AND REGULATIONS

SEISMIC SHAKING & LIQUEFACTION

The City of Capitola has adopted and enforced the Uniform Building Code which stipulates standard construction methods for areas subject to earthquakes. The Seismic Safety Element of the General Plan has a policy which requires that in areas identified in the General Plan EIR as having high to very high seismic shaking hazard, a geologic study shall be done which delineates adequate structural mitigation measures prior to approval of development plans.

TSUNAMIS

The General Plan states that any development, redevelopment, or major rehabilitation along the beachfront and mouth of Soquel Creek that may be subject to runup shall require a report demonstrating measures of mitigation for potential flooding. The General Plan also requires an adequate setback from bluff edges to reduce the hazard of wave runup. This setback is to be determined in a geologic report which the City is to require for all bluff top developments.

LANDSLIDES

Although the City's General Plan does not have a specific section on landslides, unstable slopes are treated by the Open Space Element. The Open Space Element prohibits development along riparian areas which are susceptible to landslides.

FLOODING

The General Plan states that no new development should take place within the 100-year flood plain of Soquel Creek unless federal flood plain standards are met. The zoning ordinance includes a flood plain zoning overlay and flood plain regulations which are applied to the 100-year flood plain as designated by FEMA. The flood plain ordinance does not allow new construction or substantial improvement in the designated flood way and requires that such development in the flood plain be elevated above the flood height for residential construction or flood-proofed for commercial development.

BLUFF AND BEACH EROSION

In response to ongoing bluff and beach erosion, multiple armoring structures exist along the Capitola shoreline. However, such armoring structures, while protecting development

inland of them, have a series of adverse coastal resource impacts, including ultimately leading to a loss of beach.

The bluffs and beaches are threatened by storms, erosion, and sea level rise; and adaptation, in light of such coastal hazards, will prove critical in coming years. The City will continue to engage in coastal adaptation planning to address known vulnerabilities of bluff and beach erosion and explore mechanisms to better protect resources and enhance and adapt public and recreational access opportunities and amenities.

~~The City's General Plan includes the Coastal Commission's interim guideline (of 1974) on bluff top development as a policy in the Seismic Safety Element. However, the Coastal Commission has revised its bluff top policy to make it more clear and stringent; this indicates a need for the City to possibly update its policy. The Conservation Element has policies on both beach and bluff erosion. It recommends replacement of sand lost from erosion and stabilization measures for Capitola Beach. The Conservation Element also includes a policy that shoreline protection works can be placed after detailed study of the subject area. It also ranks the types of permissible shoreline works as follows:~~

- ~~1) Addition of rip rap at the base of the cliffs;~~
- ~~2) Provision of additional rock groins to encourage permanent expansion of beaches if feasible;~~
- ~~3) Provision of seawalls as a last resort where other methods are not satisfactory.~~

STATE AND FEDERAL REGULATIONS

Several agencies have jurisdiction over areas that are involved in the above hazard types. These are:

- California Coastal Commission – Even after the City's LCP has been certified and is being implemented, the Coastal Commission retains permit control jurisdiction over tidelands, submerged lands, and public trust lands (pursuant to Coastal Act Section 30519), and performs an oversight role in relation to the City's delegated jurisdictional responsibilities.
- State Department of Fish and Game Wildlife– Requires a permit for any activity in Soquel Creek and the immediate banks, and reviews any project proposed for ocean waters.
- State Lands Commission – Requires a permit for any project which is a seaward of the Mean High Tide line or which would alter the MHT line, i.e. the State's boundary.

- State Department of Parks and Recreation – If their property is to be utilized for any project, including as access to another site, the Department’s permission is necessary.
- U.S. Army Corps of Engineers – Requires a permit for any activity which is seaward of the Mean High Tide line or is in any navigable water or wetland.
- Regional Water Quality Control Board – Activities affecting California's surface, coastal, or ground waters require a permit from the Central Coast Regional Water Quality Control Board.
- Monterey Bay National Marine Sanctuary – Regulated activities below Mean High Tide Line require a National Marine Sanctuary permit.

Natural Hazards Component Policies

GENERAL POLICIES

Policy VII-1 It shall be the policy of the City of Capitola to adequately plan for natural hazards in new development, reduce risks to life and property, and revise all plans and Zoning Ordinances to be in conformance with all the policies of the Coastal Act relating to hazards and shoreline structures. The City shall further take into account the effects of sea level rise in coastal resources planning and management policies and activities in order to identify, assess, and, to the extent feasible, avoid and mitigate the adverse effects of sea level rise.

Implementation:

- a) Requires geologic/engineering reports in areas of high seismic shaking for structures subject to public use or multi-residential as required by the UBC.
- b) Revise Zoning Ordinance to require geologic reports for all development proposed on coastal bluffs or beaches, including shoreline structures such as seawalls and including provisions of Policy VII-8.

Policy VII-2 All geologic/engineering reports required by the City pursuant to the policies of this component shall be prepared by a qualified geologist/engineer according to the guidelines for practice issued by the California ~~Division of Mines and Geology~~ Geological Survey and shall be based on the best available, professionally accepted science and scientific guidance., ~~specifically CDMG notes Numbers 37 (Guidelines to Geologic/Seismic Reports), 43 (Recommended Guidelines for Determining the Maximum Probably Earthquakes), 44 (Recommended~~

~~Guidelines for Preparing Engineering Geologic Reports) and interpretive Coastal Commission for Bluff Top Development.~~

Bluff and hillside stability evaluations shall consider a range of coastal hazards—including erosion rates, wave climate, storm surge, and sea-level rise—over a 50-year planning horizon. Proposed development shall incorporate mitigation measures designed to perform for a minimum of 50 years post-occupancy. Site-specific analysis must be prepared and sealed by a California-licensed Geotechnical Engineer (GE) or Certified Engineering Geologist (CEG) and accepted by the City of Capitola.

Implementation:

Incorporate policy requirements for all development proposals subject to Policy VII-2.

SPECIFIC POLICIES

Seismic Safety Policies

Policy VII-3 The City shall require all new building plans, for public use structures or multi-residential (more than three units), to conform with the Uniform Building Code construction standards.

Implementation:

Requires geologic/engineering reports in areas or high seismic shaking for structures subject to public use or multi-residential as required by the UBC.

Tsunamis

Policy VII-4 Measures to mitigate possible flooding shall be submitted for all new structures that will be occupied by the public located in areas as shown on Map VII-3.

Implementation:

Develop regulations limiting development in coastal flood hazard areas as designated by FEMA.

Landslides

Policy VII-5 A geologic/engineering report which indicated methods of achieving structural stability and mitigation measures to prevent erosion shall be submitted for any structure which is to be constructed on a slope in excess of 30 percent.

Implementation:

Revise Zoning Ordinance to require geologic/engineering report for structures to be built on slopes in excess of 30 percent.

Flooding

- Policy VII-6 It shall be the policy of the City to adopt a local flood plain ordinance consistent with the Federal Emergency Management Agency (FEMA) requirements for designated 100-year riverine flood plains

Implementation:

Adopt riverine flood plain ordinance.

Beach and Bluff Erosion

Objective: Protect and enhance bluff, shoreline, offshore, and sandy beach recreational areas for public use and enjoyment while ensuring all development (including private structures and public infrastructure) is protected, as much as possible, from both current and future coastal hazards. Ensure that otherwise allowable development is sited, designed, and conditioned to minimize risks to life and property, to avoid being subject to coastal hazards, and where development cannot entirely avoid coastal hazards, to appropriately mitigate for adverse impacts to coastal resources, including to bluff, shoreline, offshore, and sandy beach recreational areas.

- Policy VII-7 Bluff and cliff top development shall be approved only if design and setback provisions are adequate to assure stability and structural integrity for ~~the expected economic lifespan of the development (at least 50 years)~~ and if the development (including storm runoff, foot traffic, grading, and irrigation) will neither create nor contribute significantly to erosion problems or geologic instability of the site or surrounding area. This policy shall be carried out by requiring geologic reports as per Policy VII-8.

Implementation:

~~Revise Zoning Ordinance to require geologic reports for all development proposed on coastal bluffs or beaches, including shoreline structures such as seawalls and with specific emphasis on provisions outlined in Policy VII-7.~~

- Policy VII-8 A geologic/engineering report shall be submitted for any bluff top or cliff development proposed within 200 feet of the cliff edge.

The City may designate a lesser area of demonstration in specific areas of known geologic stability (as determined by adequate geologic evaluation and historic evidence) ~~or where adequate protective works already exist.~~ The City may designate a greater area of demonstration or exclude development entirely in areas of known high instability.

The ~~technical geology~~ report shall be prepared by a ~~registered geologist or professional civil engineer~~ qualified professional with expertise in shoreline processes ~~soils or foundation engineering or by a certified engineering geologist.~~ The report shall consider and analyze any information required by Policy VII-2.

Implementation:

~~a) Revise Zoning ordinance to require geologic reports for all development proposed on coastal bluffs or beaches, including shoreline structures, such as seawalls and including provisions of Policy VII-8.~~

a) Develop maps for public information showing areas and parcels requiring the submittal of geologic reports.

Policy VII-9 ~~Shoreline structures, such as~~ including but not limited to seawalls, revetments, groins, and breakwaters, shall be permitted only to serve coastal dependent uses, to protect existing development structures (other than accessory structures), or to protect public beaches in danger of erosion; shall only be permitted ~~only~~ if nonstructural solutions (such as ~~artificial~~ beach nourishment and relocating structures) and any other less environmentally damaging alternatives (such as nature-based adaptation measures) have proved to be infeasible; shall only be permitted if determined to be the least environmentally damaging feasible alternative to protect the endangered structure/beach/use; and, shall only be permitted if all coastal resource impacts are avoided as much as possible, and where all unavoidable impacts are commensurately mitigated. Such structures shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supply, public access, visual resources, marine habitats, ~~and~~ paleontological resources, and other coastal resources. It is further the policy of the City of Capitola that no permanent channelization of the mouth of Soquel Creek shall be permitted. The seasonal movement of sand to form the lagoon, maintenance dredging and infill of bulkheads shall not be considered permanent channelization.

Implementation:

Incorporate policy direction in Planning Commission and Architectural and Site Review for projects involving shoreline structures.

- Policy VII-10 The City should continue to participate with the State Department of Boating and waterways in studying the bluff erosion problem and possible solutions. The City should participate in any proposed shoreline project only if the project is in conformance with other LCP policies.

Implementation:

- a) Present results of bluff erosion study by the Department of Boating and Waterways to the public for review. Pursue funding for proposed measures, if any, if they appear feasible.
- b) Develop an ordinance to require notification of potential erosion hazards to any new owner, upon sale of properties along Coastal bluffs within Capitola.

- Policy VII-11 The City shall construct future drainage projects and improve existing drainage facilities where feasible so that runoff is ~~filtered and treated, and~~ directed away from the coastal bluffs, ~~or if it cannot be~~ (except that where such measures are infeasible it shall be discharged in a place and manner so as not to contribute to erosion of a bluff or beach.)

~~As a condition of approval f~~ For any coastal adaptation strategies along Cliff Drive, require the removal of any non-native and invasive plants and replacement with native bluff plants and explore the feasibility of directing drainage to inland drainage systems. Ensure that drainage in coastal hazard areas does not contribute to coastal bluff or other shoreline and erosion, and camouflage all drainage elements to minimize impact to visual resources.

Implementation:

Cooperate with AMBAG in the development of erosion control regulations for all new development as required by the regional Water Quality Control Board with specific emphasis on reducing erosion impacts on coastal bluffs and beaches.

- Policy VII-12 ~~Notwithstanding other LCP provisions, r~~ Resiliency and adaptation projects may be approved along Cliff Drive provided they use the best available science to address and mitigate impacts from sea level rise and climate change related phenomena, enhance public recreational access, and protect/enhance ESHA/paleontological resources.

Capitola Village

Policy VII-13 Capitola Village is critically important for the City, not only for its residents, but also its visitor-focused economy and its significant public recreational access offerings. Due to its low-lying nature, the Village and its fronting beach are threatened by storms, erosion, and sea level rise. Adaptation in light of such coastal hazards will prove critical in coming years. The City is pursuing funding to embark on coastal adaptation planning to address known vulnerabilities of the Village and Capitola Beach and explore mechanisms to better protect Village resources and enhance and adapt public and recreational access opportunities and amenities.

MAP NOTES

The LCP Land Use Plan Map has been prepared by using the same format as the City of Capitola General Plan Map, in order to make it easier to use. The land use designations in the General Plan are carried over into the Land Use Plan where they are consistent with the Coastal Act of 1976. The maps included in the text should be considered as part of the Land Use Plan Map and provide further interpretation of the Land Use Plan policies. The full-size versions of these reduced maps will be available for review in the City offices.

Also, as in a General Plan Map, this Land Use Plan Map is not meant to be a parcel-by-parcel description of appropriate land uses. Rather, the Map should be used in conjunction with the Policies to guide development of individual parcels. Other map notes follow.

- 1) The Map shows land use designations only for those areas that are both in the Coastal Zone and the City limits.
- 2) The Coastal Zone boundary line is approximate. Official boundary maps are available in the Coastal Commission and the City of Capitola offices.
- 3) As under the current Capitola General Plan, in some cases, the designated land use is not representative of the existing land use. The designated use should direct future permits and planning.
- 4) The location of coastal bluffs that are shown are only approximate. Policies of the Natural Hazards Component should guide land use involving bluffs.
- 5) In areas designated residential, public facilities (e.g. fire station, parks, schools) are permitted uses.
- 6) The V-5 symbol on the map denotes that a site is designated for a visitor-serving use. Visitor-serving uses are defined in the Recreation and Visitor-Serving Component.
- 7) The Mixed Commercial-Residential land use indicates that combined commercial and residential uses are appropriate on a single site. This land use designation is defined in the Housing Component.
- 8) The map has 6 high-density residential uses designated. Two of these sites have been identified in the Housing Component Policies as suitable for low and moderate income housing projects.
- 9) The Village Center area is outlined. Design and Development Guidelines for the Village are included in the Visual Resources and Special Communities Component. Land areas in the Village are designated for Residential or Mixed Commercial-Residential, Visitor-Serving and Public Facilities compatible with land use patterns.

Chapter 17.32

SPECIAL PURPOSE ZONING DISTRICTS Revised 1/25 Revised 6/25

Sections:

17.32.010 Purpose of the special purpose zoning districts.

17.32.020 Land use regulations. Revised 1/25 Revised 6/25

17.32.030 Development standards.

17.32.010 Purpose of the special purpose zoning districts.

A. Community Facility (CF). The CF zoning district provides areas for public and community facilities serving Capitola residents and visitors. Land uses permitted in the CF zoning district include public uses such as governmental offices, police and fire stations, community centers, schools, libraries, and other similar uses. The CF zoning district implements the public/quasi-public land use designation in the general plan.

B. Parks and Open Space (P/OS). The P/OS zoning district provides parks, recreational facilities, and open space for the use and enjoyment of the community and visitors. The P/OS zoning district also protects and preserves environmentally sensitive natural areas and habitat in Capitola. The P/OS zoning district implements the parks and open space land use designation in the general plan. (Ord. 1043 § 2 (Att. 2), 2020)

17.32.020 Land use regulations. Revised 1/25 Revised 6/25

A. Permitted Uses. Table 17.32-1 identifies land uses permitted in the CF and P/OS zoning districts.

B. Commercial Uses in the P/OS Zoning District. Commercial uses that are accessory to a permitted use in the P/OS zoning district are permitted with a conditional use permit as long as the park, recreation, and open space purposes are met by the overall development.

C. Visitor Accommodations in New Brighton State Beach. Visitor accommodations and campground uses are permitted in the New Brighton State Beach.

D. P/OS Standards. The following standards apply to uses in the P/OS zoning district:

1. Any structure, land use, or removal of vegetation or natural materials that in the opinion of the community development director is inconsistent with the purpose of the P/OS zoning district is prohibited.
2. Development shall be subordinate to its recreational, scenic, or natural resource purpose consistent with the local coastal program (LCP). Natural resource protection shall include protection of arroyos; creeks, riparian corridors, and other environmentally sensitive habitat; and woodlands.
3. No new structures are permitted on the open, sandy beach area of Capitola except for appropriate public facilities (e.g., the flume and jetties), required shoreline protective structures (approved beach erosion control structures), and structures required for public health and safety (e.g., lifeguard stands) if otherwise consistent with the local coastal program.

Table 17.32-1: Permitted Land Uses in the CF and P/OS Zoning Districts

Key		Zoning District		Additional Regulations
P	Permitted Use			
A	Administrative Permit required			
M	Minor Use Permit required			
C	Conditional Use Permit required			
—	Use not allowed	CF	P/OS	
Public and Quasi-Public Uses				
Colleges and Trade Schools		C	—	
Community Assembly		P [1]	—	
Cultural Institutions		P [1]	—	
Day Care Centers		P [1]	—	
Government Offices		P	—	
Parks and Recreational Facilities		P [1]	P [1]	
Public Paths and Coastal Accessways [2]		P	P	
Public Safety Facilities		P	—	
Schools, Public or Private		P	—	
Transportation, Communication, and Utilities Uses				
Recycling Collection Facilities		C	—	Section 17.96.130
Utilities, Major		C	C	
Utilities, Minor		P	P	
Wireless Telecommunications Facilities		See Chapter 17.104		
Other Uses				
Accessory Uses and Structures		See Chapter 17.52		
Temporary Uses and Structures		See Section 17.96.180		
Urban Agriculture				
Community Gardens		M [1]	M [1]	

Note:

[1] Publicly owned and/or operated facilities only.

[2] Coastal armoring to support public paths and coastal accessways along Cliff Drive is allowable if it meets applicable LCP provisions, including Capitola LCP policies. See Capitola LCP policy II-4, VII-9, and VII-12.

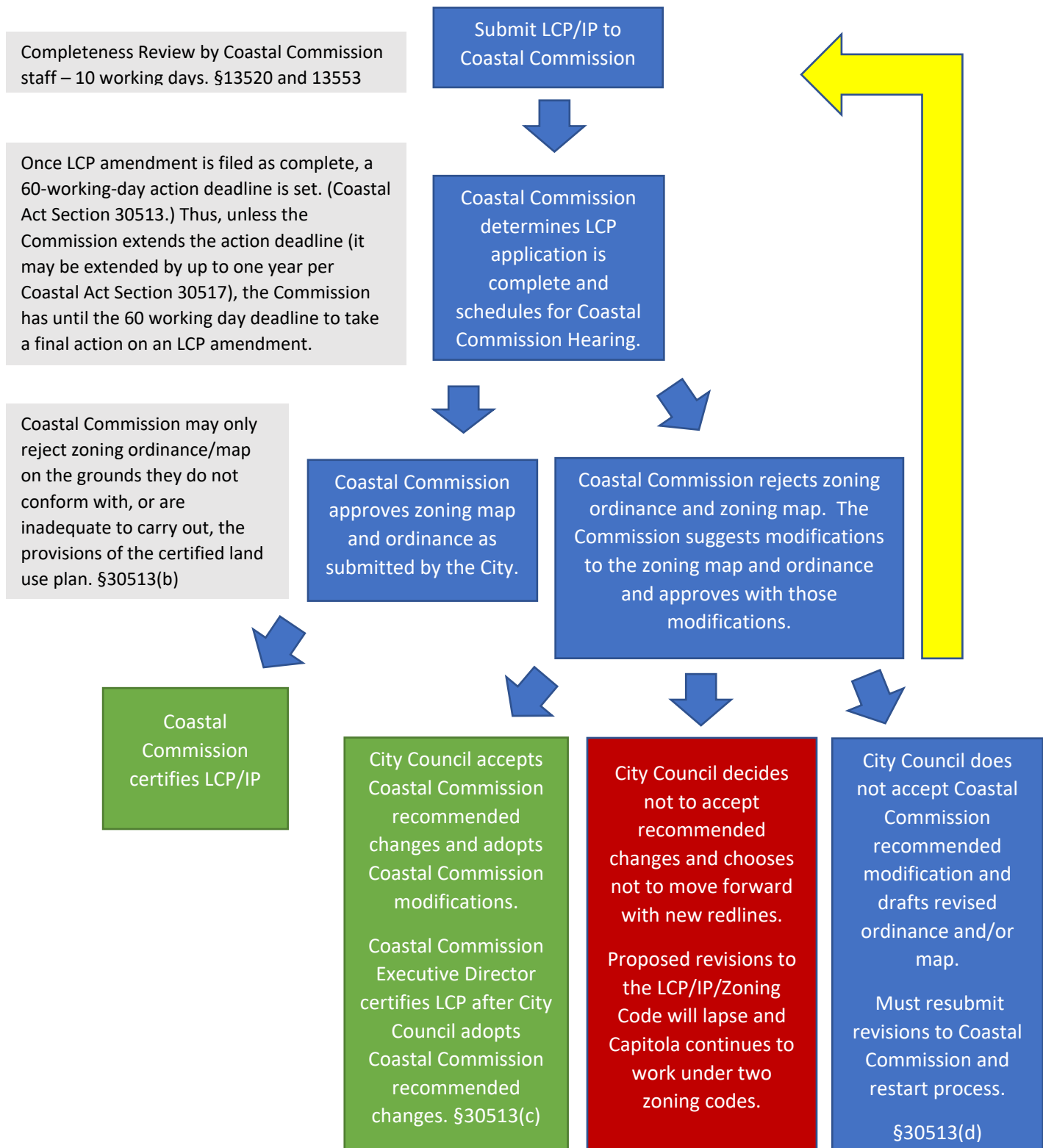
(Ord. 1066 § 2 (Att. 1), 2024; Ord. 1043 § 2 (Att. 2), 2020)

17.32.030 Development standards.

A. Floor Area Ratio. The maximum permitted floor area ratio (FAR) is 0.25 in the P/OS zoning district and as determined by the planning commission through the design review process in the CF zoning district.

B. Other Development Standards. Other development standards (e.g., setbacks, height, building coverage) in the CF and P/OS zoning districts shall be determined by the planning commission through the design review and coastal development permit (if in the coastal zone) process. (Ord. 1043 § 2 (Att. 2), 2020)

Coastal Commission Zoning Code (LCP-IP) Certification Process



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ACCEPTING THE CALIFORNIA COASTAL COMMISSION'S RECOMMENDED AMENDMENTS FOR THE CLIFF DRIVE RESILIENCY PROJECT COMPONENT OF THE CITY OF CAPITOLA'S LOCAL COASTAL PROGRAM AND THE CITY'S LOCAL COASTAL PROGRAM LAND USE PLAN MAP, AND DIRECTING THE COMMUNITY DEVELOPMENT DIRECTOR TO TRANSMIT THE ACCEPTANCE TO THE CALIFORNIA COASTAL COMMISSION

WHEREAS, pursuant to authority delegated to the City of Capitola by the California Coastal Commission, the City of Capitola regulates development in the portion of the coastal zone that lies in the City boundary and that is outside of the original jurisdiction of the California Coastal Commission and the Local Coastal Program; and

WHEREAS, the Local Coastal Program Implementation Plan establishes specific land use and development regulations to implement the Local Coastal Program Land Use Plan, and Chapter 17: Zoning of the Capitola Municipal Code and the Capitola Zoning Map (Exhibit A) are part of Capitola's Local Coastal Program Implementation Plan; and

WHEREAS, the Local Coastal Program Land Use Plan is a comprehensive long-term plan for land use and physical development within the City's coastal zone and includes the Coastal Land Use Plan Map, which is the adopted General Plan Land Use Map for the area within the coastal zone; and

WHEREAS, the City of Capitola's Local Coastal Program (LCP) was certified by the California Coastal Commission in December of 1981 and has since been amended from time to time; and

WHEREAS, on September 4, 2026, the City's Planning Commission held a public hearing to consider the LCP Plan Amendments and ultimately recommended the City Council adopt a proposed LCP Implementation Plan amendments and continued the LCP Land Use Plan Amendments; and ; and

WHEREAS, on October 2, 2025, the City's Planning Commission held another public hearing and recommended the City Council adopt the additional LCP Land Use Plan amendments; and

WHEREAS, on January 8, 2026, the City Council unanimously introduced an ordinance to adopt the recommended changes; and

WHEREAS, also on January 8, 2026, the City Council adopted a resolution for the LCP Land Use Plan, with a minor edit to Land Use Plan Chapter 2: Public Access; and

WHEREAS, on July 10, 2026, the California Coastal Commission held a public hearing to certify the LCP Amendments with two suggested modifications; and

WHEREAS, insofar as the proposed changes to the Capitola Land Use Map, Zoning Map, and Zoning Code are amendments to the Local Coastal Program and LCP Implementation Plan, the application of the proposed amendments in the coastal zone is statutorily exempt from California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Section 15265 and the California Public Resources Code Section

21089.9.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola that the recitals set forth above are incorporated herein by reference.

BE IT FURTHER RESOLVED AND ORDERED that the City Council accepts each of the modifications suggested by the California Coastal Commission to the Capitola LCP Plan amendments, LCP Implementation Plan amendments, LCP Land Use Plan amendments, attached hereto and incorporated as Exhibit A.

BE IT FURTHER RESOLVED AND ORDERED that the City Council hereby directs the Community Development Director or their designee to transmit this acceptance and any adopted ordinance that incorporates these modifications to the California Coastal Commission for concurrence by its Executive Director.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Capitola on the 8th day of October 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux Morgan, Mayor

ATTEST:

Lesley Milton, Interim City Clerk



Cliff Drive Resiliency Project Local Coastal Program Amendments

City Council
October 8, 2026



Cliff Drive Resiliency Project Local Coastal Program Amendments

Update on Coastal Commission Certification

- Two modifications recommended by the Coastal Commission
- What the modifications mean
- Next steps for LCP certification

Cliff Drive Resiliency Project Local Coastal Program Amendments

Background

- Planning Commission reviewed the LCP Amendments in September and October 2025
- City Council approved the LUP and IP amendments in January 2026
- California Coastal Commission *conditionally certified* the amendments on July 10, 2026
- Conditional certification includes two recommended modifications
- The City Council may either accept, reject, or modify

Cliff Drive Resiliency Project

Local Coastal Program Amendments

Modification 1: Land Use Plan — Policy VII-12

Policy VII-12. ~~Notwithstanding other LCP provisions, r~~Resiliency and adaptation projects may be approved along Cliff Drive provided they use the best available science to address and mitigate impacts from sea level rise and climate change related phenomena, enhance public recreational access, and protect/enhance ESHA/paleontological resources.

- Removes language that could be interpreted as allowing Policy VII-12 to override other LCP provisions.
- Policy VII-12 applicable to Cliff Drive resiliency and adaptation projects.
- Projects must comply with the LCP as a whole.

Cliff Drive Resiliency Project

Local Coastal Program Amendments

Modification 2: Table 17.32-1: Permitted Land Uses in the CF and P/OS Zoning District relative to Public Paths and Coastal Accessways Footnote 2

Footnote [2] Coastal armoring to support public paths and coastal accessways along Cliff Drive is allowable if it meets applicable LCP provisions, including Capitola LCP policies. See Capitola LCP policy II-4, VII-9, and VII-12.

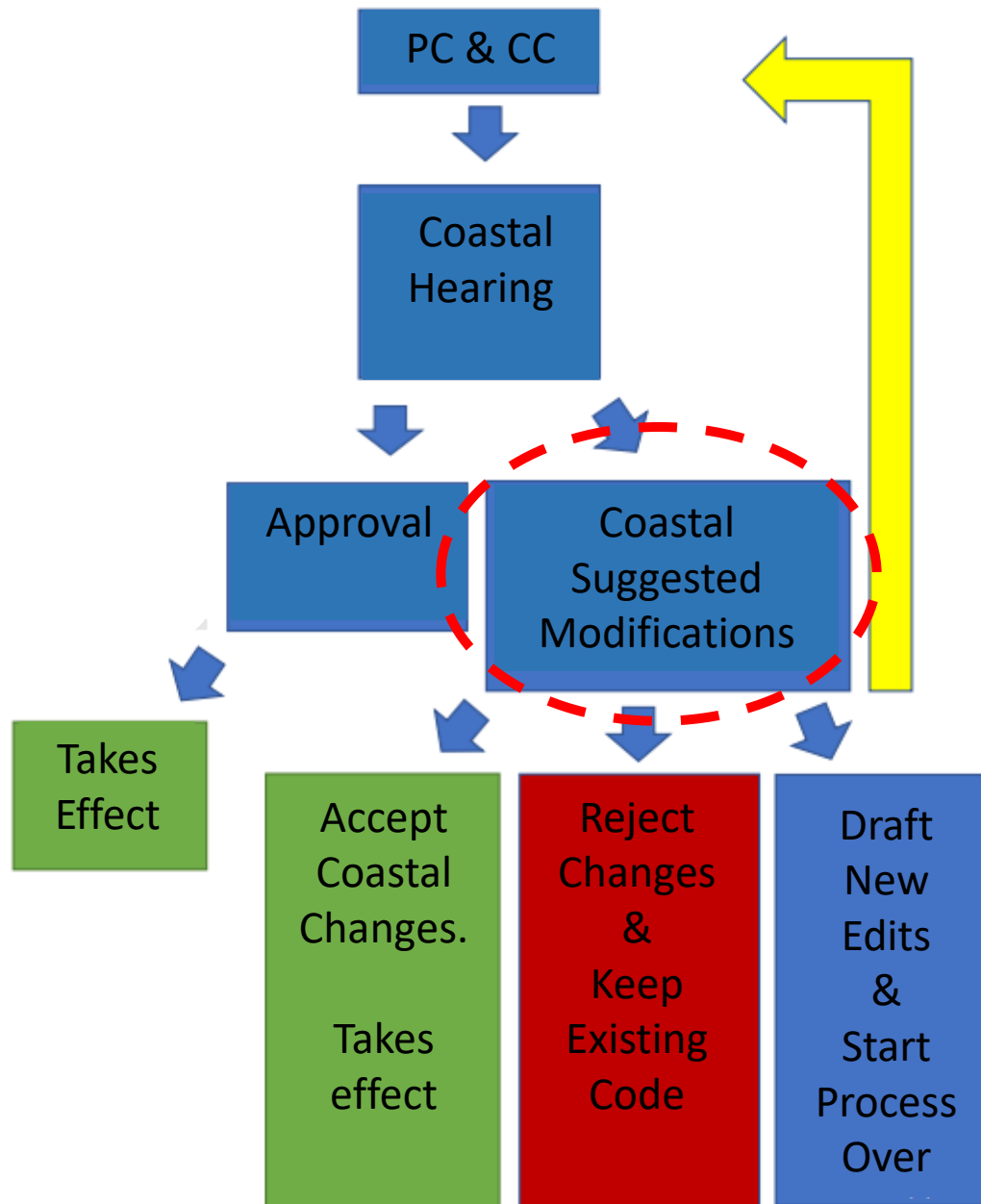
- Clarifies that coastal armoring supporting public access is subject to applicable LCP requirements.
- Identifies Policies II-4, VII-9, and VII-12 for consideration.



Cliff Drive Resiliency Project Local Coastal Program Amendments

A future coastal armoring project must obtain a Coastal Development Permit and demonstrate consistency with the LCP as a whole.

Modification do not prohibit or preclude future armoring along Cliff Drive.



Cliff Drive Resiliency Project

1. Initial Study / Mitigated Negative Declaration

- Available on Public Works Cliff Drive Resiliency Webpage.
<https://www.cityofcapitola.gov/732/Cliff-Drive-Resiliency-Project-Update>
- Public Review Period ended on 9/9/2026
- Currently working on response to comments
- City Council Review of IS/MND 2027

2. Coastal Commission Emergency Coastal Development Permit – 2027



Other LCP Items

Senate Bill 272 (2023) requires all jurisdictions in coastal zone to adopt a sea level rise adaptation plan by 2034

2025 – Council authorized staff to apply for OPC SB1 Grant

Not successful. Duplicative task. Should rely more on City's 2017 Sea-Level Rise Vulnerability Assessment

August 27, 2026 –Council authorization to submit updated application in September 2026.

Includes wholistic look at coastline and LCP updates

Capitola City Council

Agenda Report

Meeting: October 8, 2026

From: Community and Economic Development Department

Subject: 41st Avenue, Clares Street, and Capitola Road Corridor Plan



Recommended Action: Adopt a resolution adopting the 41st Avenue, Clares Street, and Capitola Road Corridor Plan.

Background: On March 27, 2025, the City Council authorized a professional services agreement with SWA Group to prepare the 41st Avenue Corridor Plan. The purpose of the Corridor Plan is to establish a long-term vision for 41st Avenue as a more vibrant, multimodal corridor that supports economic vitality, improved mobility, enhanced public spaces, and future housing.

Initial work completed by the consultant team included background analysis, existing conditions review, transportation and land use assessment, and extensive community outreach. Outreach efforts included an online community survey with 197 respondents; a public workshop on October 8, 2025, attended by approximately 50 to 60 participants; stakeholder meetings with local agencies, business owners, and property owners; and additional outreach to nearby residents.

Based on public input and technical analysis, draft corridor goals were presented to the City Council on November 13, 2025. The goals focused on:

1. Multi-modal streets
2. Safe and healthy streets
3. Memorable and quality public realm
4. Public realm activation and economic vitality
5. Design for future development

On December 11, 2025, the City Council directed staff to expand the Corridor Plan boundary to include portions of Clares Street surrounding the Capitola Mall area and Capitola Road from the western city boundary to approximately 43rd Avenue. The expanded study area recognizes the importance of coordinated planning surrounding the City's largest anticipated redevelopment area within the Capitola Mall block and the regional commercial district along 41st Avenue.

Following the expanded scope, SWA Group had additional traffic analysis collected and ran transportation modeling for Clares Street and Capitola Road. SWA also created corridor branding concepts. Additional outreach included a second public survey, stakeholder meetings, and a virtual community meeting to receive feedback on the expanded scope and branding ideas.

The Planning Commission reviewed the draft Corridor Plan on May 7, 2026, and provided comments and recommendations for refinement prior to City Council consideration, including clarification of roadway transitions along Clares Street, additional emphasis on bicycle wayfinding, buffered bicycle facilities, and alternative bicycle routes, updates to corridor branding concepts, and revisions to maintain minimum 10-foot vehicle lane widths throughout the corridor.

On May 28, 2026, the City Council received a presentation from staff on the draft Corridor Plan and directed staff to seek additional public input on the draft with an emphasis to reaching out to property owners and businesses along the corridor. Following the meeting, staff created a survey highlighting the recommendations in the corridor plan. Notice of survey was circulated through postcards mailed to all property owners and tenants, hand delivered notices with QR codes for the survey to all businesses along the corridor, and posts on social media and in the City's newsletter. 807 responses were received

(Attachment 2). Survey highlights and updates to the corridor plan are included in the following discussion section. One major change in the draft document was the removal of the Clares Street near-term concept from the main document. That concept was moved into the Plan appendix, should the City want to revisit the concept in the future.

Discussion: The 41st Avenue, Clares Street, and Capitola Road Corridor Plan establishes a long-term framework for transforming the City's primary commercial corridors into safer, more attractive, and more economically vibrant multimodal streets. The Plan is intended to guide future public and private improvements related to redevelopment, capital improvement projects, and transportation investments.

The Corridor Plan envisions improvements that enhance pedestrian safety, bicycle connectivity, traffic operations, public spaces, landscaping, wayfinding, and corridor identity. The Plan also supports implementation of recently adopted zoning regulations that encourage mixed-use and higher-density residential redevelopment in the Capitola Mall area.

The Corridor Plan identifies conceptual roadway cross-sections and improvement strategies for the three major streets. The concepts are intended to serve as planning-level guidance and will require future engineering and environmental review before implementation.

The Corridor Plan's recommended improvements assume future redevelopment of the Capitola Mall and incorporation of the recently adopted 20-foot minimum pedestrian realm on private property, including widened sidewalks, landscaping, and enhanced pedestrian amenities along the periphery streets.

Under the adopted zoning code new projects would be required to develop a 20 foot minimum pedestrian realm on private property to accommodate enhanced sidewalks, bicycle lanes, and landscaping.

The Corridor Plan also includes a District Placemaking chapter intended to strengthen corridor identity and improve the public realm through gateway signage, landscaping, public art, wayfinding, furnishings, and streetscape enhancements.

Implementation of the Corridor Plan will occur incrementally over many years through redevelopment projects, capital improvement projects, grant funding opportunities, and public-private partnerships.

The May 7, 2026, Planning Commission discussion focused heavily on bicycle safety, roadway transitions, lane widths, placemaking, landscaping themes, and multimodal circulation. In response to Planning Commission feedback, staff has included the following updates to the Corridor Plan:

- Revised roadway sections to maintain minimum 10-foot travel lane widths throughout the corridor;
- Clarified lane transition locations and roadway configurations along Clares Street;
- Added additional emphasis on bicycle wayfinding strategies intended to redirect cyclists toward lower-stress bicycle routes;
- Expanded discussion of buffered bicycle lanes and physical delineation treatments; and
- Refined district branding concepts and landscape transition areas emphasizing the "Mountains + Bluffs" identity in the North, East, and Western portion of the Corridor along Capitola Road, Clares Street, and 41st Avenue north of Capitola Road, transitioning to coastal-oriented landscaping south of Capitola Road to the southern City limit heading into Pleasure Point.

The Corridor Study survey was open for the month of August and had 807 participants. Although a great effort was put forth for business and property owner participation, there continued to be an underwhelming involvement by these groups. However, when staff separated the survey findings between the different categories of participants (residents, visitors, property owners, and businesses), the results were consistent across participant categories on most items, except landscaping preference by business owners. The major takeaways from the survey were as follows:

- Participants: 40% residents, 28% visitors, 4% property owners, and 1.5% business owners.
- Majority preferred landscape combo of the "Mountains + Bluffs" and "Gateway to the Shore".

- 64% business owners preferred “Gateway to the Shore”; however, only 11 business owners provided feedback on this item.
- 85% support additional street furniture.
- Comment regarding Clares Street focused on traffic congestion, traffic flow, bicycle infrastructure, and safety.
- 67% of business owners and 60% of Capitola residents expressed negative sentiment about removing a vehicle lane on Clares Street in the near-term plan, compared to 46% of visitors.
- Traffic and pedestrian safety was the most common theme in final open-ended responses, followed by project coordination/scheduling and access to 41st Avenue.

In response to the survey results, the following modifications were made to the Draft Corridor Plan.

	Section of Roadway	Description	Page
1	41 st Ave Zone 1	Close the south bound curb opening across from 2121 41 st Avenue and extend the center median. Police identified area as prone to accidents.	29
2	41 st Ave Zone 3	Keep southbound left-turn lane at 1440 41 st Avenue open.	37
3	41 st Ave Zone 3	Remove emergency vehicle access across from Alameda and extend the center median. Ambulances are no longer stationed on Alameda.	37
4	Clares Street	Maintain two vehicle lanes in each direction and move Clares Street Lane reduction study to Appendix.	44-59
5	Clares Street	Note added to indicate the two mid-block crossings on Clares Street could be implemented ahead of redevelopment.	57
6	Clares Street	Note added for future zoning amendments to be considered to require all redevelopment along Clares Street (both sides of street) to dedicate frontage toward pedestrian and bike improvements at time of redevelopment.	46
7	Entire Corridor	Updated furniture recommendations based on survey results.	87
8	Signs	New signs to help identify the corridor. The 41 st Avenue Sign is based on the current City logo with a bluff replacing the Wharf, as are the conditions at the end of the street. The update also include safe route signs for bicycles which could be installed in the suggested safe routes identified in the plan.	76

The summary of the changes with images are included as Attachment 4.

Potential Future AB 1600 Impact Fee: The 41st Avenue Corridor Plan also provides a potential foundation for consideration of a future AB 1600 development impact fee program. The Corridor Plan identifies transportation, streetscape, multimodal, and other capital improvements that could help accommodate future development and growth along the corridor. In 2027, staff anticipates bringing forward a broader discussion of economic development strategies and potential funding mechanisms, at which time the City Council could consider whether a development impact fee is an appropriate tool for funding a portion of identified capital improvements. Any future impact fee would require a nexus study demonstrating the required relationship between new development, the identified improvements, and the amount of the fee, consistent with the Mitigation Fee Act.

Relationship to Active Transportation Plan: The City's Active Transportation Plan (ATP), which began in summer 2026 and is anticipated to be completed in early 2028. The ATP is intended to provide a citywide framework for walking, bicycling, and other active transportation improvements; however, 41st Avenue and Bay Avenue are specifically outside the primary focus of the ATP because corridor planning efforts for both corridors were already underway when the ATP began. The 41st Avenue Corridor Plan therefore serves as the more detailed planning document for the corridor, while the ATP can help establish broader citywide connections and priorities. The two planning efforts can be coordinated as appropriate, and the 41st Avenue Corridor Plan can be amended in the future if recommendations from the ATP or other transportation planning efforts identify a need for additional changes. Caltrans guidance similarly recognizes that corridor plans are intended to be revisited and updated as conditions, priorities, and broader planning initiatives evolve.

Gateway Opportunity: The 41st Avenue Corridor Plan also identifies an opportunity to establish a new gateway opportunity at the corner of 41st Avenue and Gross Road Extension, in front of Pizza My Heart site. The site was prepared during the recent 41st Avenue Pavement Rehabilitation and Multimodal Improvements with curb and gutter; however, funding for a gateway project is not currently available. In the interim, City staff will plant cape rush or twig rush grasses and cover the area with mulch to create a finished appearance. The two grasses are identified in the Corridor Plan as part of the Mountains and Bluffs understory planting palette. The City Council could then consider allocating funding as part of the FY 2027/28 budget process to design and construct a gateway project and associated improvements.

Fiscal Impact: Preparation of the Corridor Plan is funded through previously authorized consultant agreements and existing budget appropriations.

Future implementation of corridor improvements identified in the Plan will require significant additional funding and will likely occur incrementally over many years through a combination of development contributions, grants, capital improvement funding, and public-private partnerships. Appendix A.4 of the plan includes estimated costs.

Attachments:

1. Resolution adopting the 41st Avenue, Clares Street, and Capitola Road Corridor Plan
2. Corridor Plan: 41st Avenue, Clares Street, and Capitola Road link at:
<https://www.cityofcapitola.gov/DocumentCenter/View/3529/Corridor-Plan-41st-Avenue-Clares-Street--Capitola-Road-October-2026>
3. Survey Results
4. 41st Avenue Corridor Study Most Recent Amendments

Alignment with 2025-2029 Strategic Plan Priority: Community Safety; Economic Opportunity; Healthy Families, Community, and Environment; and Sustainable Infrastructure

Report Prepared By: Katie Herlihy, Community and Economic Development Director

Reviewed By: Lesley Milton, Interim City Clerk; Marc Tran, City Attorney

Approved By: Rudy Escalante, Interim City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ADOPTING THE
41ST AVENUE, CLARES STREET, AND CAPITOLA ROAD CORRIDOR PLAN**

WHEREAS, the City of Capitola initiated preparation of the 41st Avenue, Clares Street, and Capitola Road Corridor Plan to establish a long-term vision for the City's primary commercial corridors; and

WHEREAS, on March 27, 2025, the City Council authorized a professional services agreement with SWA Group to prepare the Corridor Plan; and

WHEREAS, the purpose of the Corridor Plan is to guide future public and private improvements that support economic vitality, multimodal transportation, pedestrian and bicycle safety, housing opportunity, placemaking, and enhanced public spaces; and

WHEREAS, preparation of the Corridor Plan included analysis of existing conditions, transportation and land use assessments, corridor design concepts, and extensive public outreach efforts including community surveys, public workshops, stakeholder meetings, and virtual outreach meetings; and

WHEREAS, on November 13, 2025, the City Council reviewed draft corridor goals focused on multimodal mobility, safe and healthy streets, public realm improvements, economic vitality, and future development design; and

WHEREAS, on December 11, 2025, the City Council directed expansion of the Corridor Plan study area to include portions of Clares Street and Capitola Road surrounding the Capitola Mall area; and

WHEREAS, the Planning Commission reviewed the draft Corridor Plan on May 7, 2026, and provided comments and recommendations for refinement prior to City Council consideration; and

WHEREAS, the City Council reviewed the draft Corridor Plan on May 28, 2026, and directed staff to solicit additional input on the draft prior to City adoption; and

WHEREAS, a survey highlighting the recommendations in the corridor plan was circulated for the month of August, 807 responses were received, and the corridor plan was updated to incorporate feedback received in the survey; and

WHEREAS, the Corridor Plan identifies conceptual transportation, streetscape, bicycle, pedestrian, placemaking, landscaping, and public realm improvements intended to guide future redevelopment and capital improvement efforts within the corridor area; and

WHEREAS, the Corridor Plan is intended to serve as a long-range policy and planning document and does not constitute approval of specific construction projects or funding commitments; and

WHEREAS, future implementation of improvements identified in the Corridor Plan will require additional engineering, environmental review, public outreach, funding identification, and future City Council approvals as applicable; and

Item 9 B.

WHEREAS, the City Council finds that adoption of the Corridor Plan is consistent with the City's General Plan goals related to mobility, economic vitality, sustainability, housing, public safety, and community character; and

WHEREAS, adoption of the Corridor Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies) because the Plan involves only conceptual planning studies for possible future actions that have not yet been approved, adopted, or funded.

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

Section 1. The City Council hereby adopts the 41st Avenue, Clares Street, and Capitola Road Corridor Plan attached hereto and incorporated herein by reference.

Section 2. The Corridor Plan shall serve as a long-range planning and policy guidance document for future public and private improvements within the corridor area.

Section 3. Adoption of the Corridor Plan does not authorize construction of any specific improvement project, commit the City to funding any improvements identified in the Plan, or approve any future development applications.

Section 4. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 8th day of October, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Margaux Morgan, Mayor

ATTEST: _____

Lesley Milton, Interim City Clerk

Survey for Corridor Study: 41st Avenue, Clares Street, and Capitola Road

Tuesday, September 15, 2026

807

Total Responses

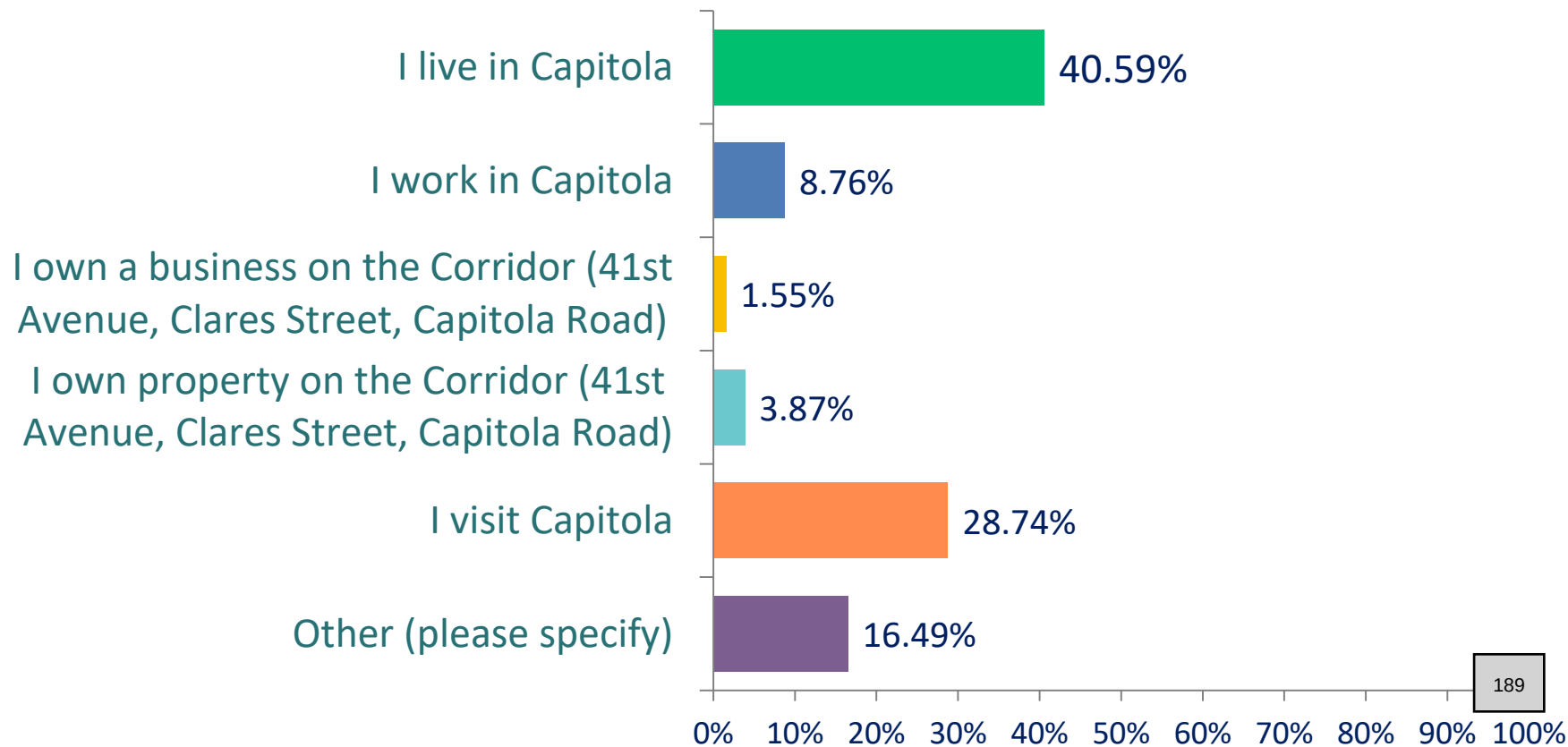
Date Created: Tuesday, June 09, 2026

Complete Responses: 807

Q1: Which best describes you:

Answered: 776 Skipped: 31

Item 9 B.



Q2: The study recommends special hardscapes in high-traffic pedestrian areas. Curved, wave-inspired hardscapes that reflect Capitola's surf culture and seaside identity are proposed.

Do you like the concept of including special hardscape designs in areas with higher pedestrian traffic, as shown in the images?



SPECIAL PAVING EXAMPLE - PAVER FURNISHING ZONE



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STABILIZED GRAVEL AREA AROUND TREE WELL



SPECIAL PAVING EXAMPLE - THERMOPLASTIC APPLICATION



DG SHOULDER ALONG SIDEWALK



SPECIAL PAVING EXAMPLE - CURVED UNIT PAVERS

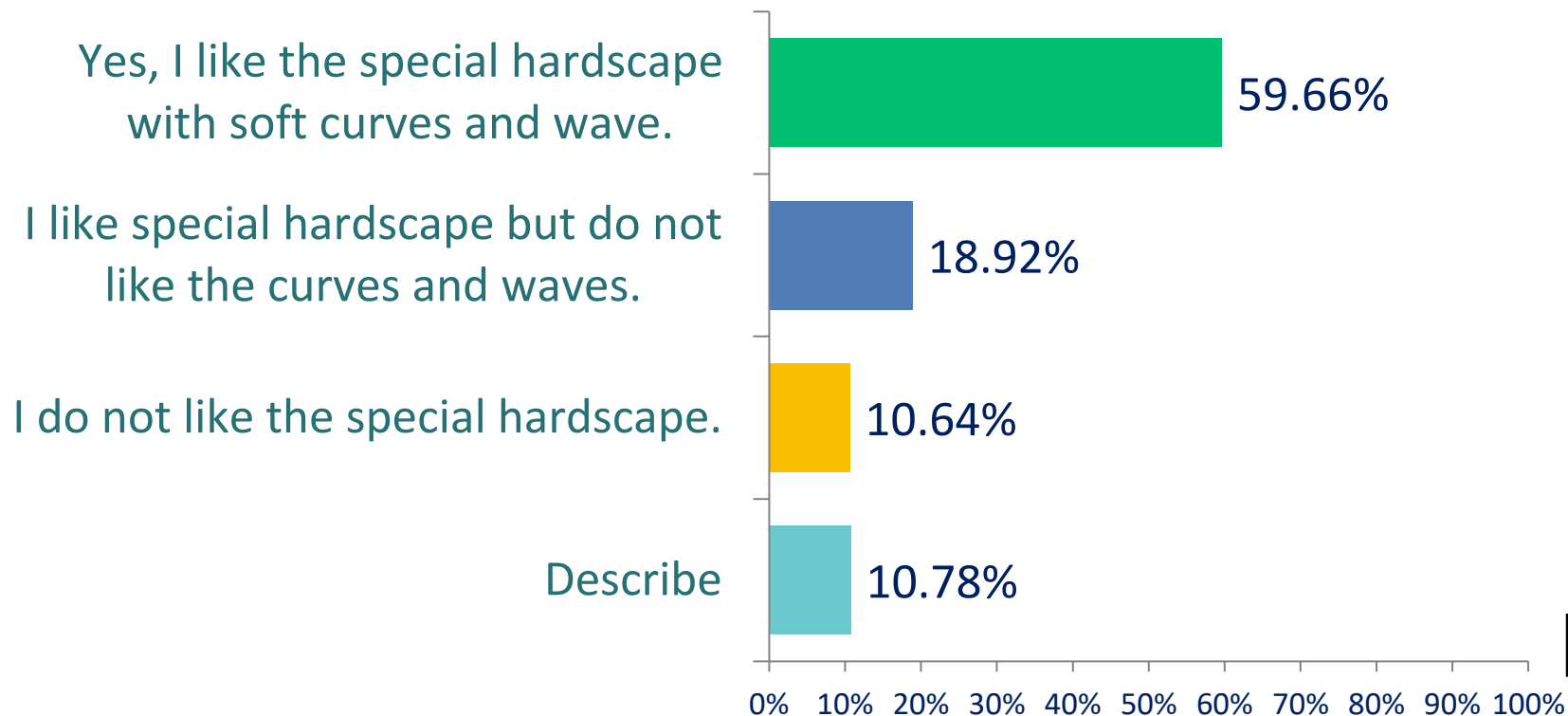


PERMEABLE PAVERS AROUND STREET TREES

Q2: Do you like the concept of including special hardscape designs in areas with higher pedestrian traffic, as shown in the images?

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Response By All



Q3: Street furniture along a corridor also helps with placemaking. Which of the following furniture designs do you prefer for the corridor?

Option 1: Wood bench with painted metal



Option 2: Metal bench with Wave



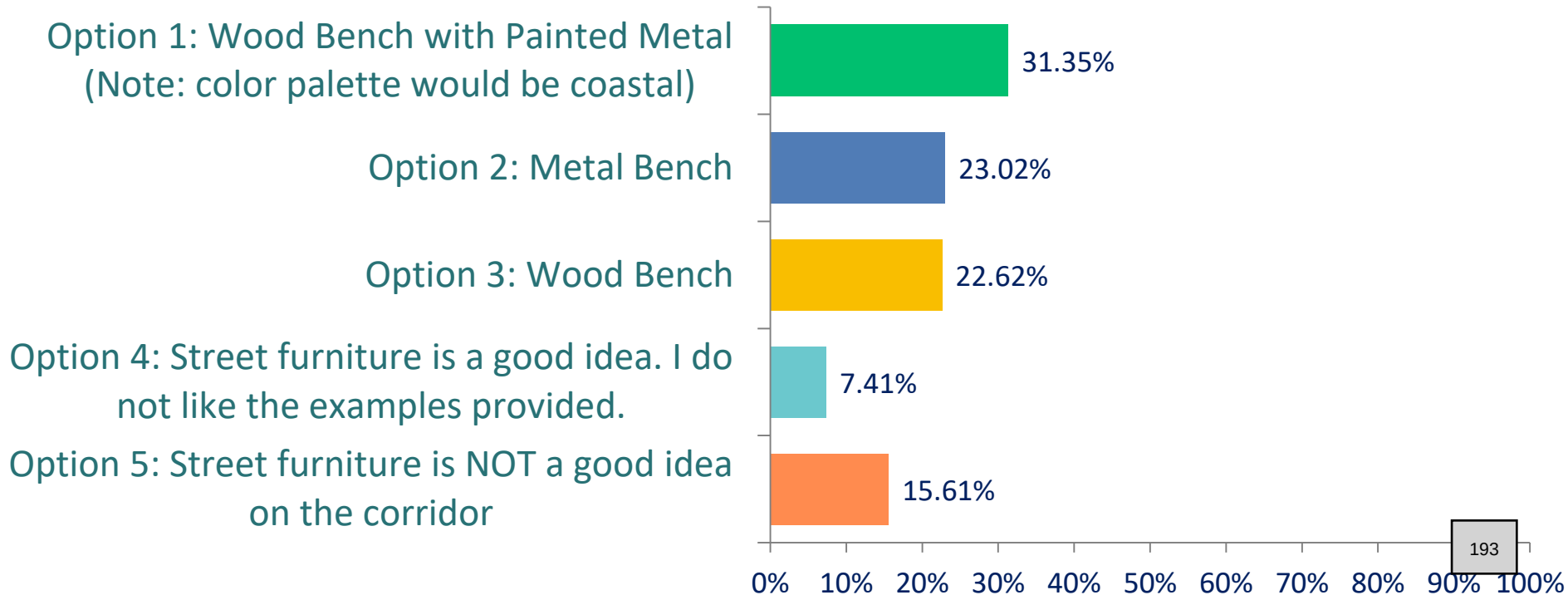
Option 3: Wood Bench



Q3: Street furniture along a corridor also helps with placemaking. Which furniture designs do you prefer for the corridor?

Item 9 B.

Response By All



Q4: Which of the following best represents your opinion of the landscaping concepts?

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Mountains and Bluffs



Gateway to the Shore



The corridor plan transitions the landscaping from “Mountains and Bluffs” emphasizing the surrounding forested hillside character north of Capitola Road to “Gateway to the Shore,” representing a more coastal, beach-oriented identity south of Capitola Road.

Q4: Which of the following best represents your opinion of the landscaping concepts?

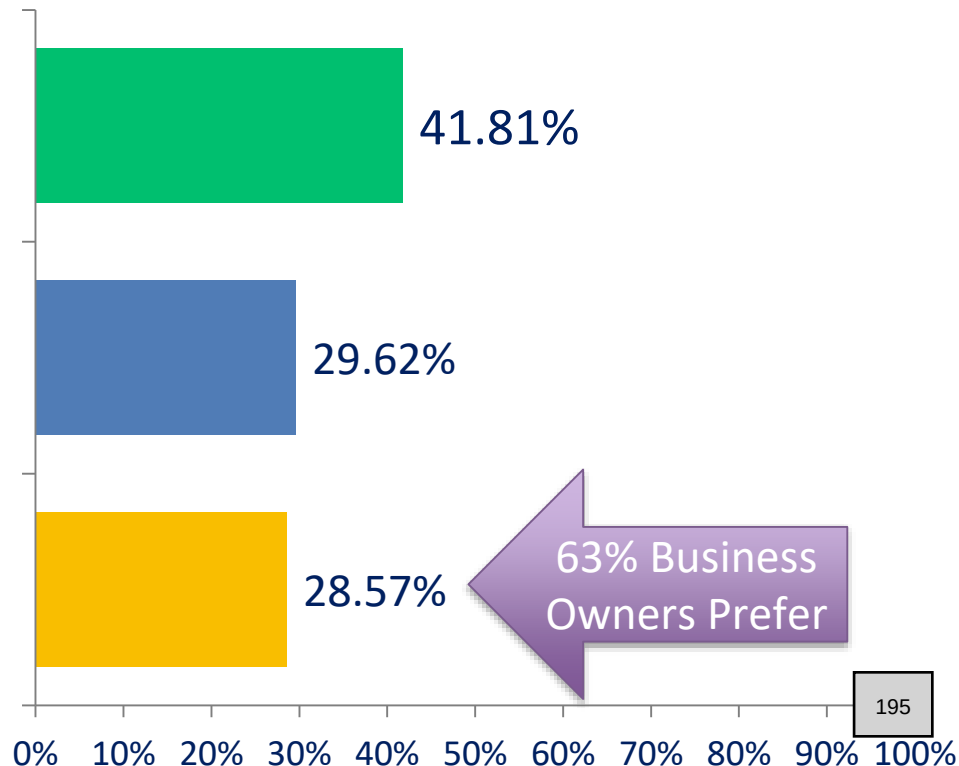
Item 9 B.

Response By All:

I like corridor plan transition from “Mountains and Bluffs” north of Capitola Road to “Gateway to the Shore,” south of Capitola Road.

I prefer Mountains + Bluff for entire corridor.

I prefer Gateway to the Shore for entire corridor.



Clares Street Section



Clares Street

The Draft Corridor Plan proposes:

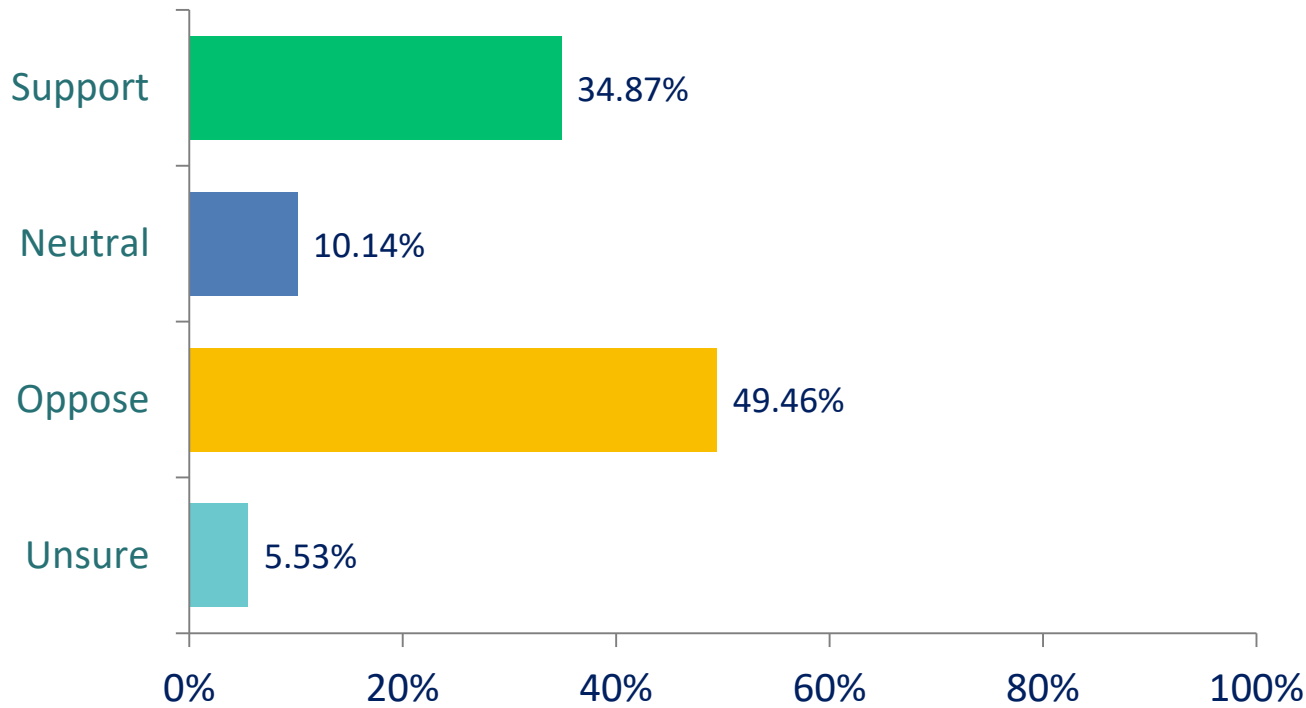
1. Replacing the outer vehicle lane in each direction of the curved portion of Clares Street with protected bike lanes between two new midblock crossings. Traffic analysis indicates the lane reduction can accommodate current vehicle flows.
2. Existing shopping center entrances and medians would remain, with two new midblock pedestrian crossings added.
3. The straight segments near the Ross Center and between the Mall Food Court and Capitola Road would remain two lanes to accommodate intersection queuing.



Q6: Do you support reducing the center portion of Clares Street from two vehicle travel lanes to one vehicle travel lane in each direction to provide a protected bicycle lane within the existing footprint?

Item 9 B.

Response By All



Clares Street Takeaways

- Majority prefer maintaining two vehicle lanes rather than creating bike lanes.
- The majority of votes were cast by Capitola residents.
- Roughly a 25% of survey takers skipped this section

41st Avenue Sections

01
GROSS ROAD TO
CLARES STREET

02
CLARES ST. TO
CAPITOLA RD.

03
CAPITOLA ROAD
TO BROMMER
STREET

04
BROMMER
STREET TO NOVA
DRIVE



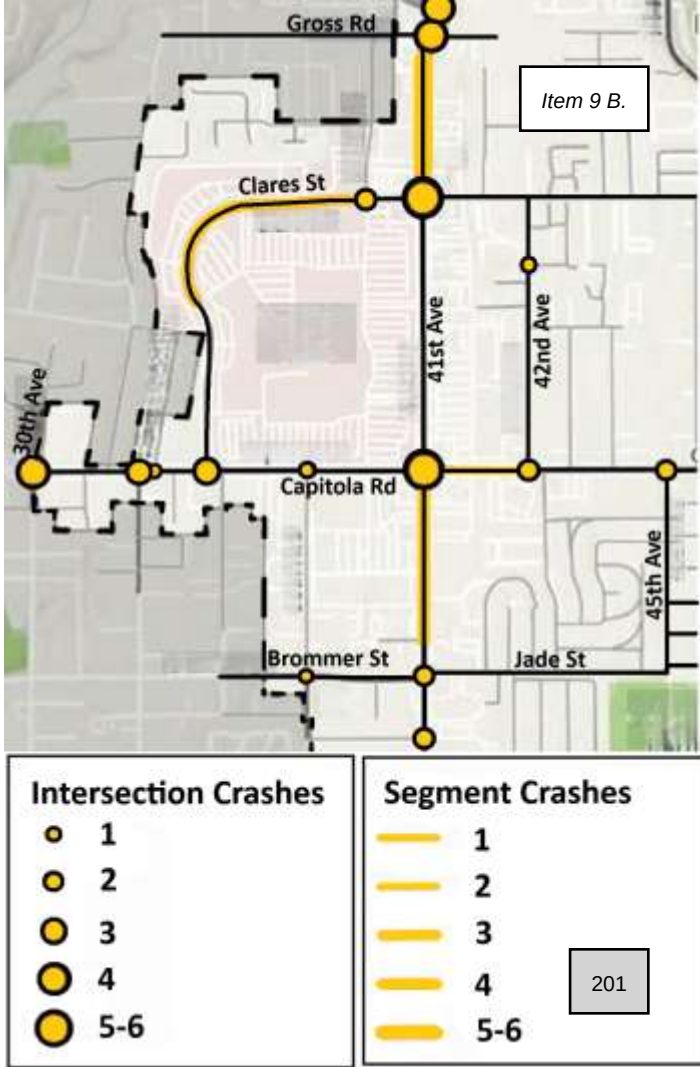
Item 9 B.

Capitola's 2026 Local Roadway Safety Plan

Most injury collisions in Capitola happen along 41st Avenue.

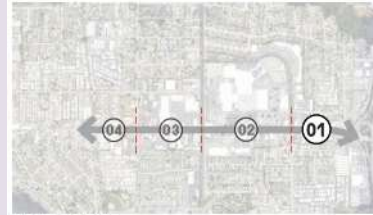
- Collision data collected over a 5-year span:
- Intersection crashes and segment crashes
 - Segment crashes are often related to midblock turns from a center turn lane.

To improve safety, the corridor plan suggest removing certain midblock turns along 41st Avenue.



Q9: 41st Avenue Section 01: Gross Road to Clares Street: Check each of the items you DO support:

- ☐ Maintain all vehicle lanes
- ☐ Paint Class 2 bike lanes green
- ☐ Bike lane crossover to keep bikes out of right turn lane
- ☐ Remove center turn lane
- ☐ Add gateway public art opportunity



KEY MAP



EXISTING CONDITIONS



HIGHWAY ONE TO CLARES STREET
ILLUSTRATIVE PLAN OF THE
PROPOSED INTERVENTIONS

SAFETY DESIGN STRATEGIES

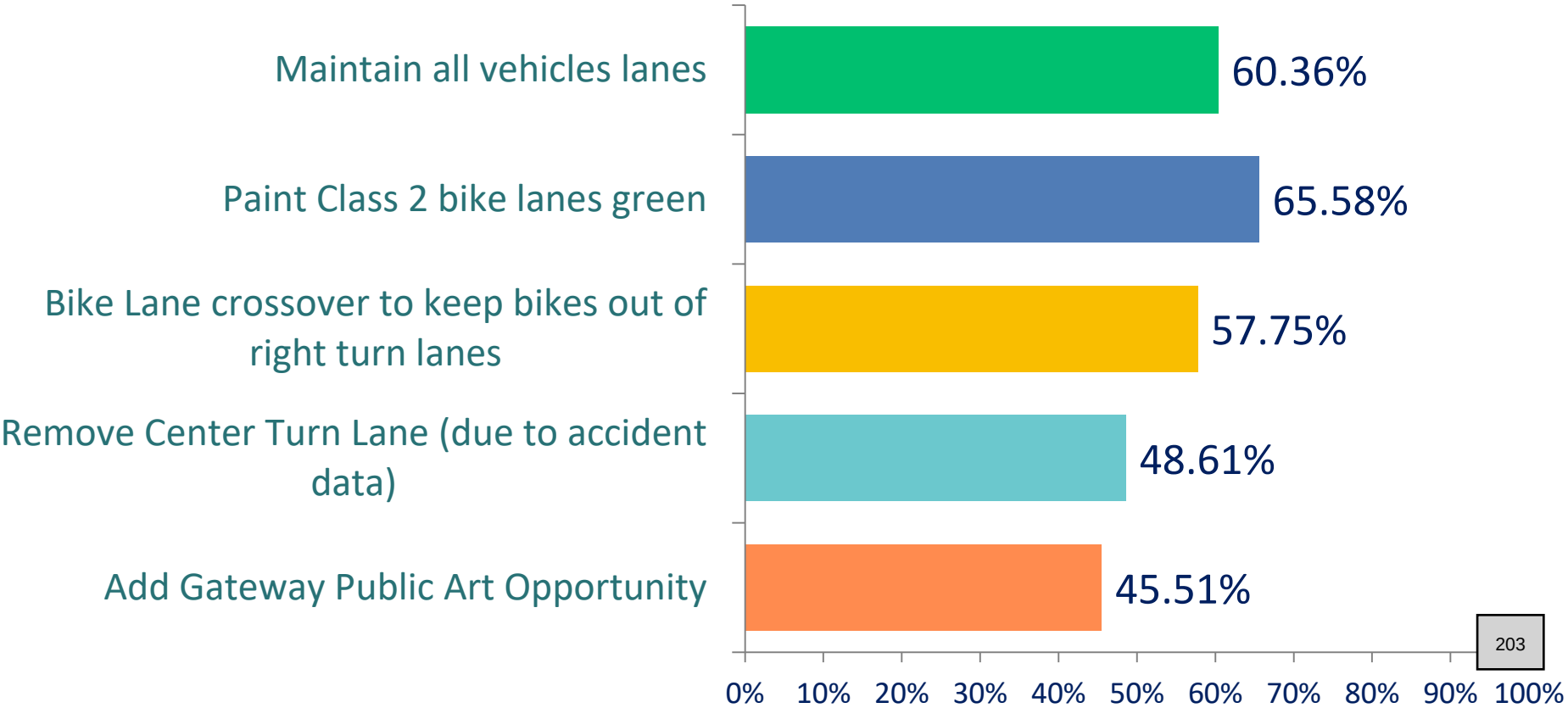
- CLASS II BIKE LANE
- REMOVE CENTER TURN LANE
- GATEWAY OPPORTUNITY
- BIKE LANE CROSSOVER



Q9: 41st Avenue - Section 01: Gross Road to Clares Street

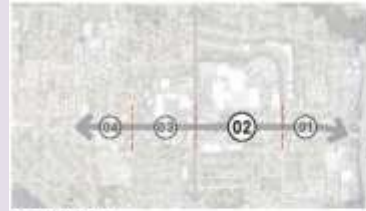
Item 9 B.

Response By All



**Q10: 41st Avenue Section 02:
Clares Street to Capitola Road:
Check each of the suggested
corridor modifications you DO
support:**

- ☐ Maintain all vehicle lanes
- ☐ Paint Class II bike lanes green
- ☐ Add bike lane crossover
- ☐ Remove left turn lane from median into mall
- ☐ Add opportunity for public art median
- ☐ Improve sidewalk and landscaping along mall street frontage



KEY MAP



EXISTING CONDITIONS



CLARES STREET TO CAPITOLA ROAD
ILLUSTRATED PLAN OF
PROPOSED INTERVENTIONS

SAFETY DESIGN STRATEGIES

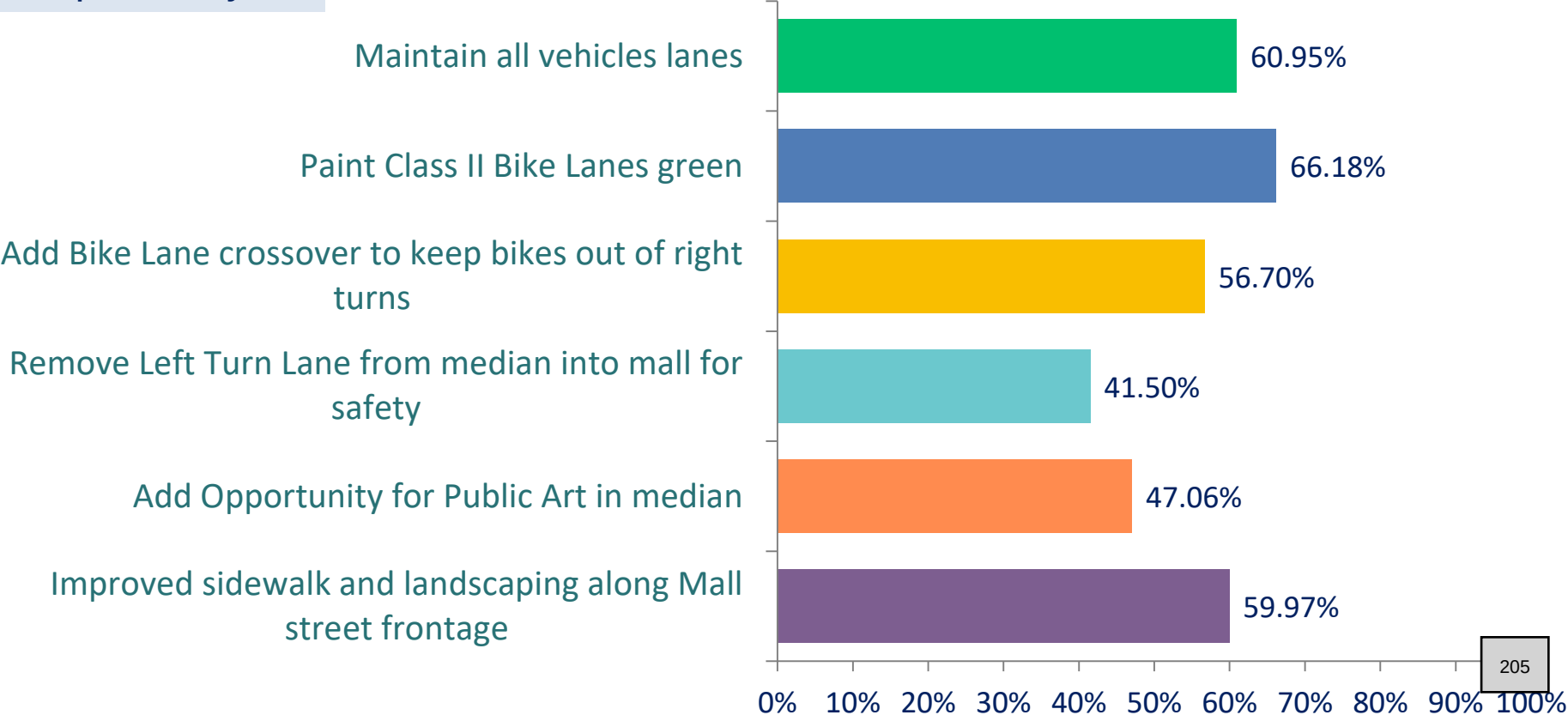
- | | | |
|---------------------------|--------------------------------------|--|
| ● REMOVE CENTER TURN LANE | ● CLASS II BIKE LANE | ● ART OPPORTUNITY ENHANCE PUBLIC REALM |
| | ● BIKE LANE CROSSOVER AT RIGHT TURNS | |



Q10: 41st Avenue Section 02: Clares Street to Capitola Road

Item 9 B.

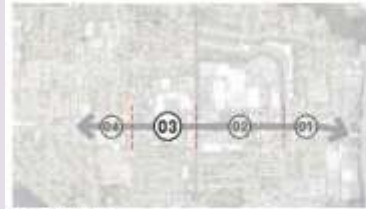
Response By All



Q11: 41st Avenue Section 03: Capitola Road to Brommer Street

Check all suggested corridor
modifications you DO support:

- ☐ Maintain all vehicle lanes
- ☐ Reduce lane width
- ☐ Paint Class II bike lanes green
- ☐ Remove center turn lane
- ☐ Add street trees
- ☐ Add opportunity for public art at corner of Brommer St
- ☐ Curb and sidewalk extensions at Brommer St



KEY MAP



EXISTING CONDITIONS



CAPITOLA ROAD TO BROMMER
STREET
ILLUSTRATIVE PLAN OF THE
PROPOSED INTERVENTIONS

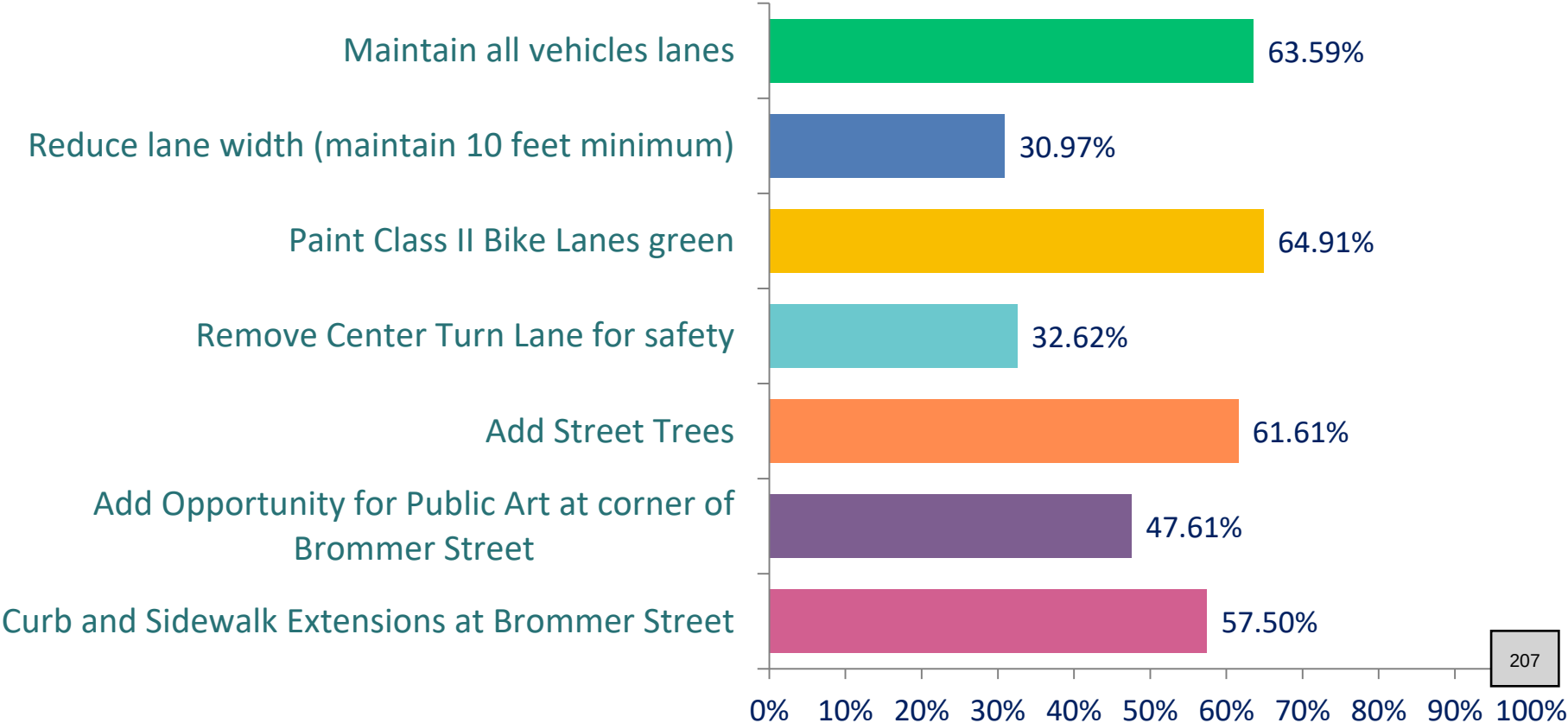
SAFETY DESIGN STRATEGIES

- | | | |
|---------------------------|----------------------|-------------------------------|
| ● REDUCE LANE WIDTH | ● CLASS II BIKE LANE | ● ART OPPORTUNITY |
| ● REMOVE CENTER TURN LANE | ● STREET TREES | ● CURB AND SIDEWALK EXTENSION |

Q11: 41st Avenue Section 03: Capitola Road to Brommer Street

Item 9 B.

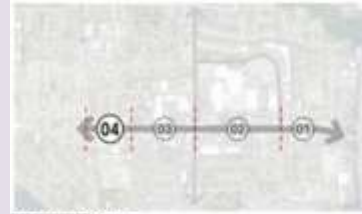
Response By All



Q12: 41st Avenue Section 04: Brommer Street to Nova Drive

Check all suggested corridor
modifications which you DO
support:

- ☐ Reduce number of lanes
- ☐ New street parking
- ☐ New street trees
- ☐ Class IV bike lanes
- ☐ Remove center turn lane
- ☐ New median
- ☐ Public art in median
- ☐ Bulb outs and extended
sidewalks
- ☐ Raised traffic islands
- ☐ Opportunity for gateway sign



KEY MAP



EXISTING CONDITIONS



BROMMER STREET TO NOVA DRIVE

ILLUSTRATIVE PLAN OF THE PROPOSED INTERVENTIONS

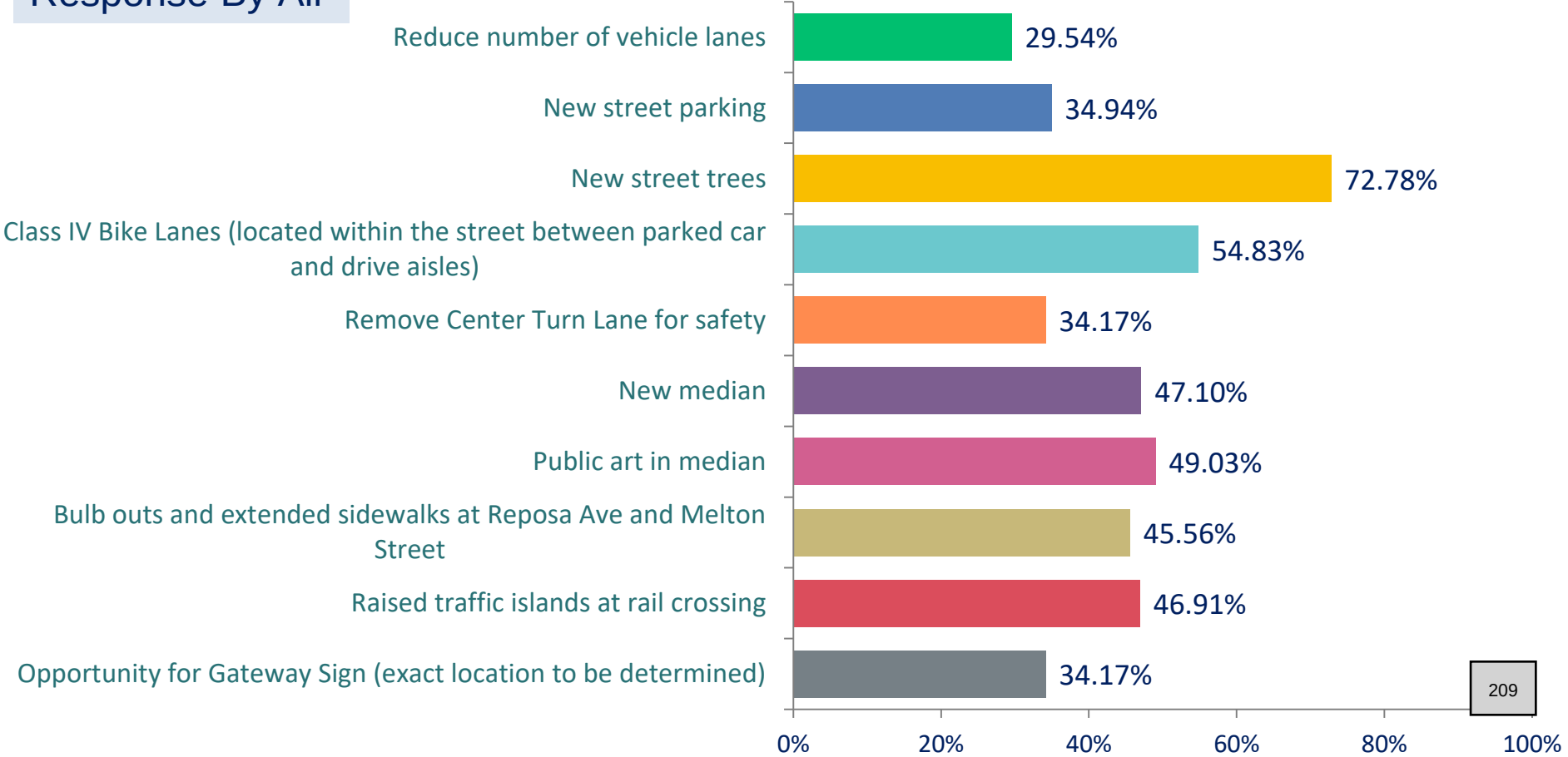
SAFETY DESIGN STRATEGIES

- | | | |
|---------------------------|---------------------------|-----------------------|
| • REDUCE LANES | • ADD STREET PARKING | • CLASS IV BIKE LANES |
| • REMOVE CENTER TURN LANE | • CURB/SIDEWALK EXTENSION | • STREET TREES |

Q12: 41st Avenue Section 04: Brommer Street to Nova Drive

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Response By All



41st Avenue Takeaways

- Most support to vehicle lane widths and paint bike lanes.
- Least support for removal of center turn lanes and public art in medians.
- For area between Brommer and Nova Drive

Most support for new street trees & bike lanes

Least support for lane reduction, street parking, removing center turn lanes, and gateway art opportunity.

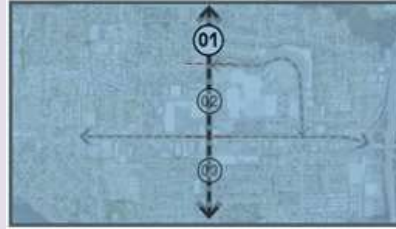
- Roughly 30% of skipped 41st Avenue improvements.

Capitola Road Sections



**Q14: Capitola Road Zone
01: 30th Avenue to Clares
Street:
Check all suggested
corridor modifications
which you DO support:**

- ☐ Gateway monument sign opportunity
- ☐ Improved median plantings
- ☐ Advanced bar and bicycle box at intersection
- ☐ Bus stop boarding island



KEY MAP



EXISTING CONDITIONS



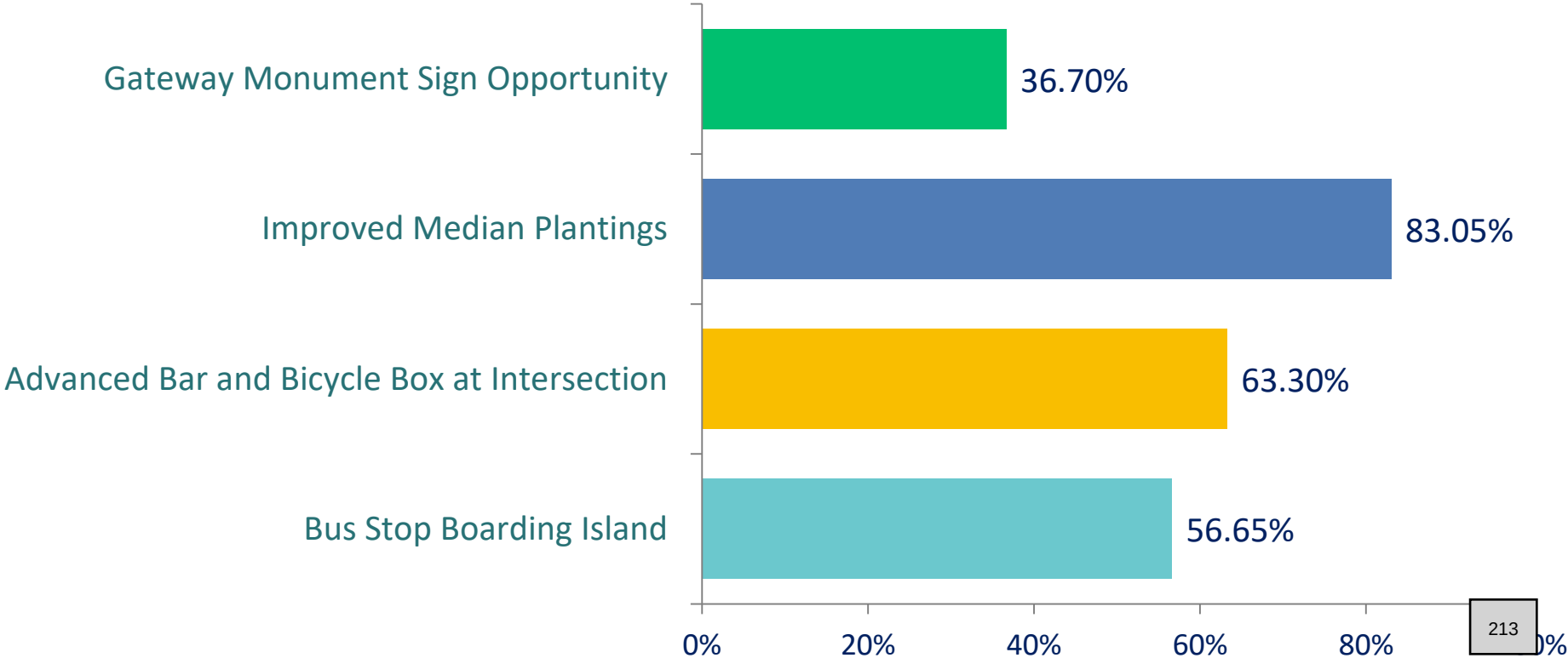
30TH AVENUE TO CLARES STREET

ILLUSTRATED PLAN OF THE PROPOSED INTERVENTIONS

Q14: Capitola Road Zone 01: 30th Avenue to Clares Street:

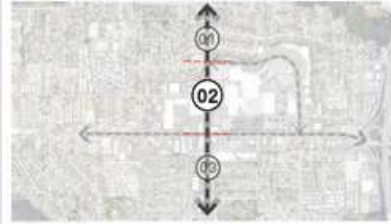
Item 9 B.

Response By All



**Q15: Capitola Road Zone
02: 41st Street to Clares
Street: Check all suggested
corridor modifications
which you DO support:**

- ☐ Improved median plantings
- ☐ Advanced bar and bicycle box at intersection
- ☐ Bus stop boarding island
- ☐ Median public art opportunity



KEY MAP



EXISTING CONDITIONS



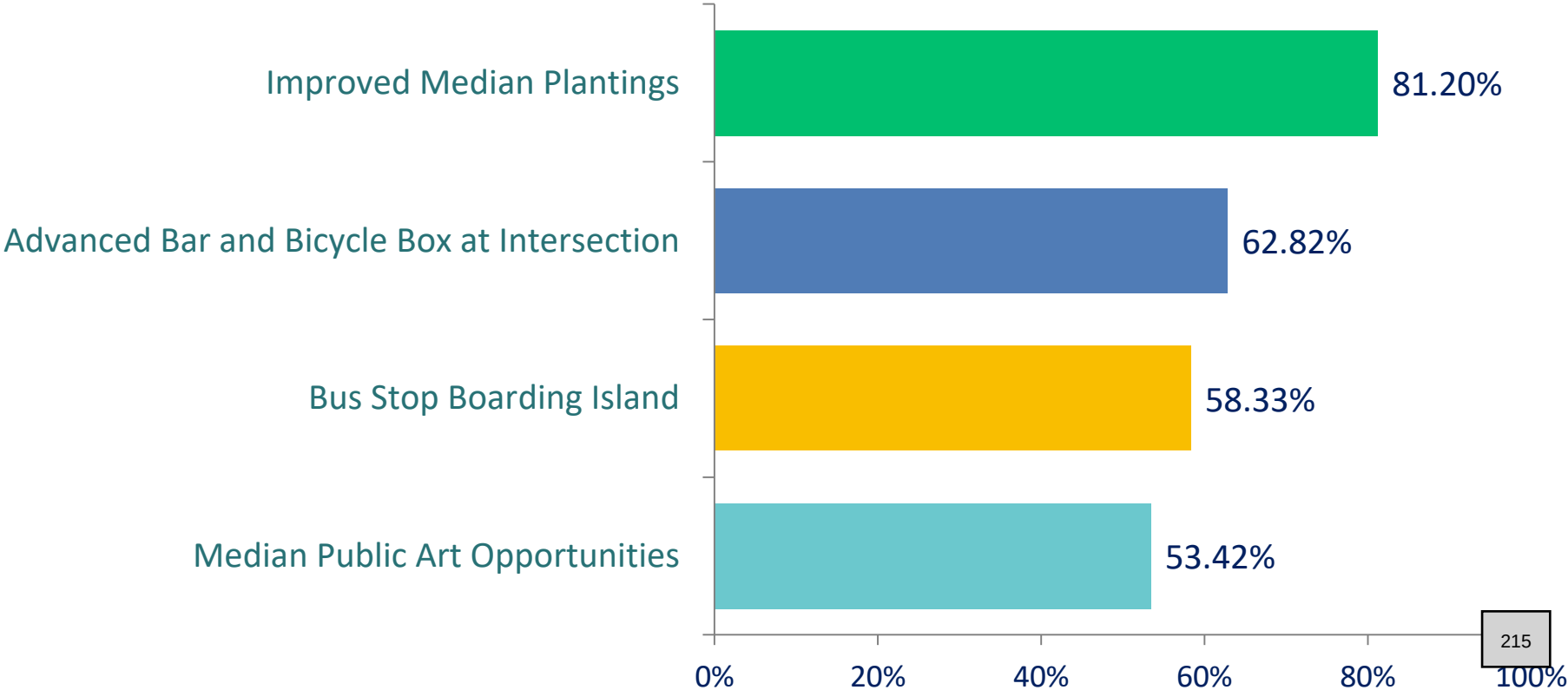
CLARES STREET TO 41ST AVENUE

ILLUSTRATIVE PLAN OF THE PROPOSED INTERVENTION

Q15: Capitola Road Zone 02: The following images shows the suggested corridor modifications:

Item 9 B.

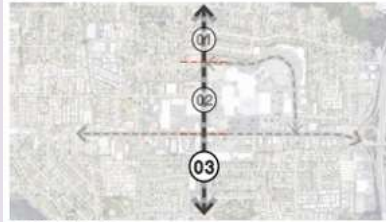
Response By All



Q16: Capitola Road Zone 03: 41st Avenue to 42nd Avenue

Check all suggested
corridor modifications
which you **DO** support:

- ☐ Improved median plantings
- ☐ Median public art opportunity



KEY MAP



EXISTING CONDITIONS



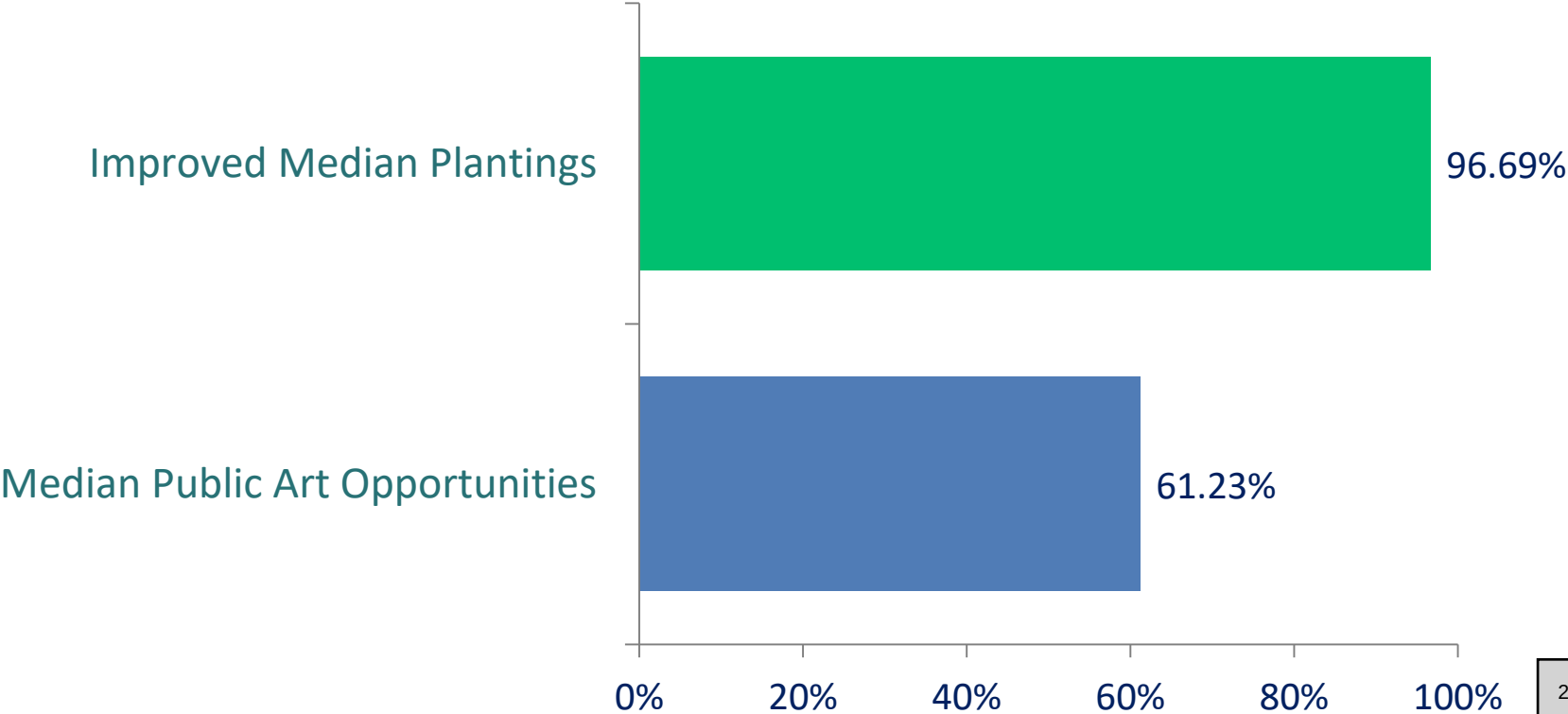
41ST AVENUE TO 42ND AVENUE

ILLUSTRATIVE PLAN OF THE PROPOSED INTERVENTIONS

Q16: Capitola Road Zone 03: The following images shows the suggested corridor modifications:

Item 9 B.

Response By All



Capitola Road Takeaways

- Almost half of survey takers skipped Q14 through Q16 about Capitola Road improvements, resulting in roughly 450 votes.
- Other than a gateway monument sign opportunity, over half of respondents voted in favor of every proposed improvement along Capitola Road.
- 97% of respondents voted in favor of improved median plantings.

Major Takeaways

Item 9 B.

- 40% residents, 28 % visitors, 4% property owners, and 1.5% business owners.
- when comparing categories of participants (residents, visitors, property owners, and businesses), results are consistent across participants, except landscaping preference by business owners.
- 64% business owners preferred “Gateway to the Shore”; however, only 11 of 717 responses.
- 60% like the idea of special hardscape with soft curves and waves.
- 85% think street furniture is a good idea.
- Traffic congestion, traffic flow, bicycle infrastructure, and safety comments regarding Clares
- 60% of Capitola residents expressed negative sentiment about removing a vehicle lane on Clares Street, compared to 46% of visitors and 67% of business owners.
- Traffic and pedestrian safety was the most common theme in final open-ended responses, followed by project coordination/scheduling and access to 41st Avenue.

Updates to Draft Corridor Plan

Item 9 B.

	Section of Roadway	Description
1	41 st Ave Zone 1	Close the south bound curb opening across from 2121 41 st Avenue and extend the center median. Police identified area is prone to accidents.
2	41 st Ave Zone 3	Keep southbound left-turn lane at 1440 41 st Avenue
3	41 st Ave Zone 3	Remove emergency vehicle access across from Alameda and extend the center median. Ambulances are no longer stationed in that location.
4	Clares Street	Remove near-term plan and maintain two vehicle lanes in each direction.
5	Clares Street	Add two street crossing as shown in the near-term plan in the final corridor plan.
5	Clares Street	Require all redevelopment along Clares Street (both sides of street) to dedicate frontage toward pedestrian and bike improvements at time of redevelopment.
7	Entire Corridor	Update street furniture to show preferred furniture from survey results

Updates to Draft Corridor Plan

Item 9 B.

New Corridor Identification Signs

41st Avenue: Similar to City Logo with a bluff replacing wharf, representing end of 41st Ave.

Preferred Safe Route: Wayfinding sign to identify suggested safe routes identified in plan.



Staff Recommendation:

**Adopt resolution adopting the
41st Avenue Corridor Plan
as amended.**

Latest Updates to Draft Corridor Plan

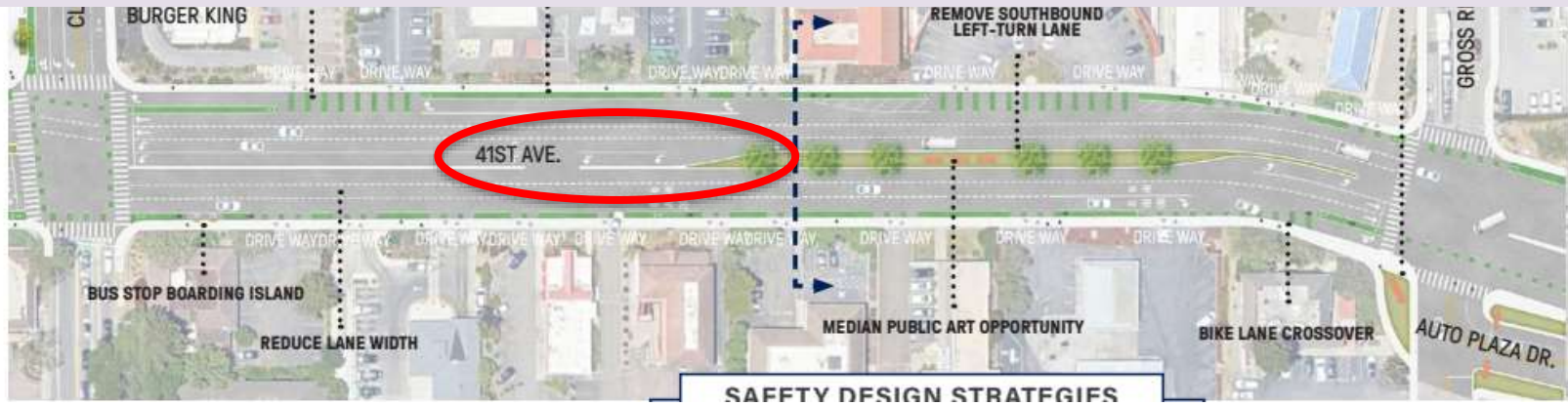
Item 9 B.

Section of Roadway		Description	Page
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2	41 st Ave Zone 3	Keep southbound left-turn lane at 1440 41 st Avenue open.	37
3	41 st Ave Zone 3	Remove emergency vehicle access across from Alameda and extend the center median. Ambulances are no longer stationed on Alameda.	37
4	Clares Street	Maintain two vehicle lanes in each direction and move Clares Street Lane reduction study to Appendix.	44-59
5	Clares Street	Note added to indicate the two mid-block crossings on Clares Street could be implemented ahead of redevelopment.	57
6	Clares Street	Note added for future zoning amendments to be considered to require all redevelopment along Clares Street (both sides of street) to dedicate frontage toward pedestrian and bike improvements at time of redevelopment.	46
7	Entire Corridor	Updated furniture recommendations based on survey results.	87
8	Signs	New signs to help identify the corridor. The 41 st Avenue Sign is based on the current City logo with a bluff replacing the Wharf, as are the conditions at the end of the street. The update also include safe route signs for bicycles which could be installed in the suggested safe routes identified in the plan.	76

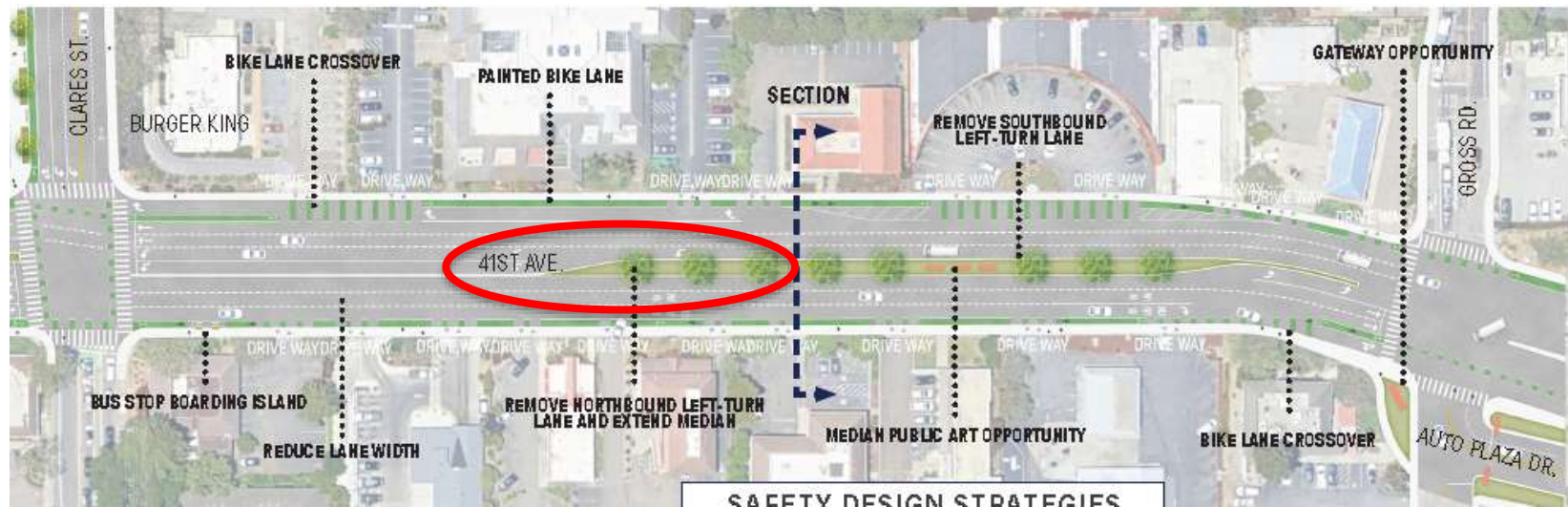
1. 41st Avenue Zone 1: Close south bound curb opening across from 2121 41st Avenue and extend center median. Police identified area as prone to accidents

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Previous Draft



Updated Draft



2. 41st Avenue Zone 3: Keep southbound left-turn lane at 1440 41st Avenue open.

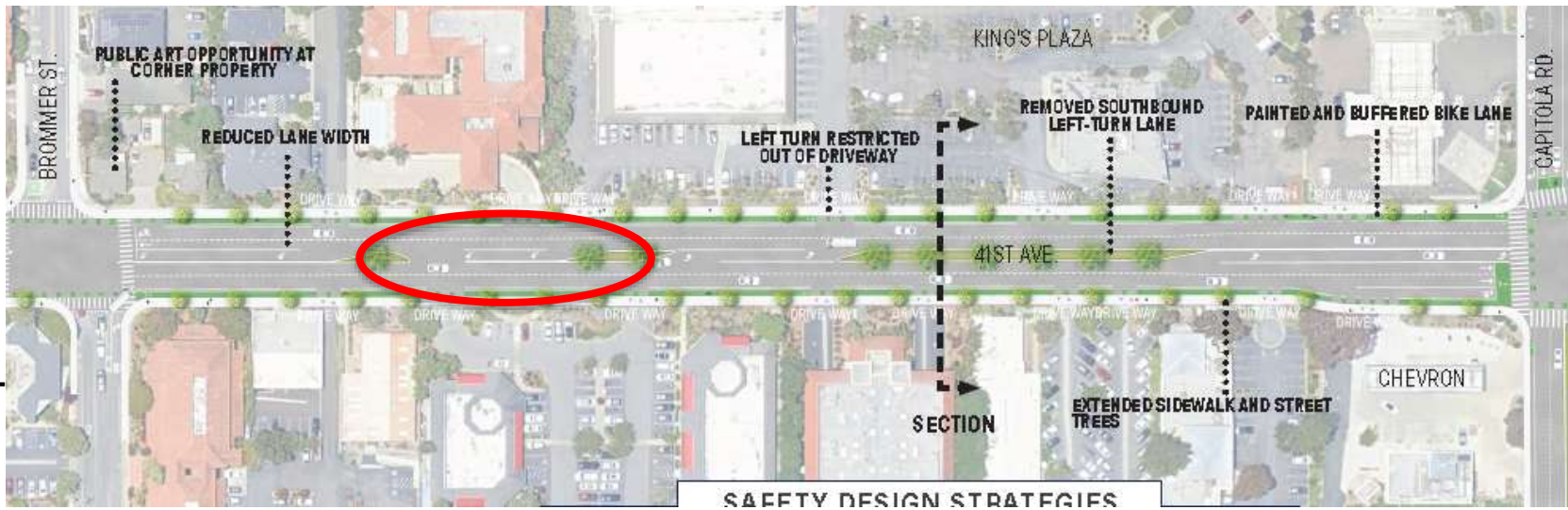
Previous Draft



Item 9 B.

37

Updated Draft



37

3. 41st Avenue Zone 3: Remove emergency vehicle access across from Alameda.
Ambulances are not longer stationed on Alameda.

Previous Draft



Updated Draft



4. Clares Street: Maintain two vehicle lanes in each direction and move Clares Street Lane reduction study to appendix.

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Previous Draft

Appendices98

- A.1 City of Capitola Local Roadway Safety Plan
- A.2 Community-Wide Survey 1 Results
- A.3 Community-Wide Survey 2 Results
- A.4 Corridor Plan ROM Opinion of Probable Cost
- A.5 Corridor Traffic Volume Data

Updated Draft

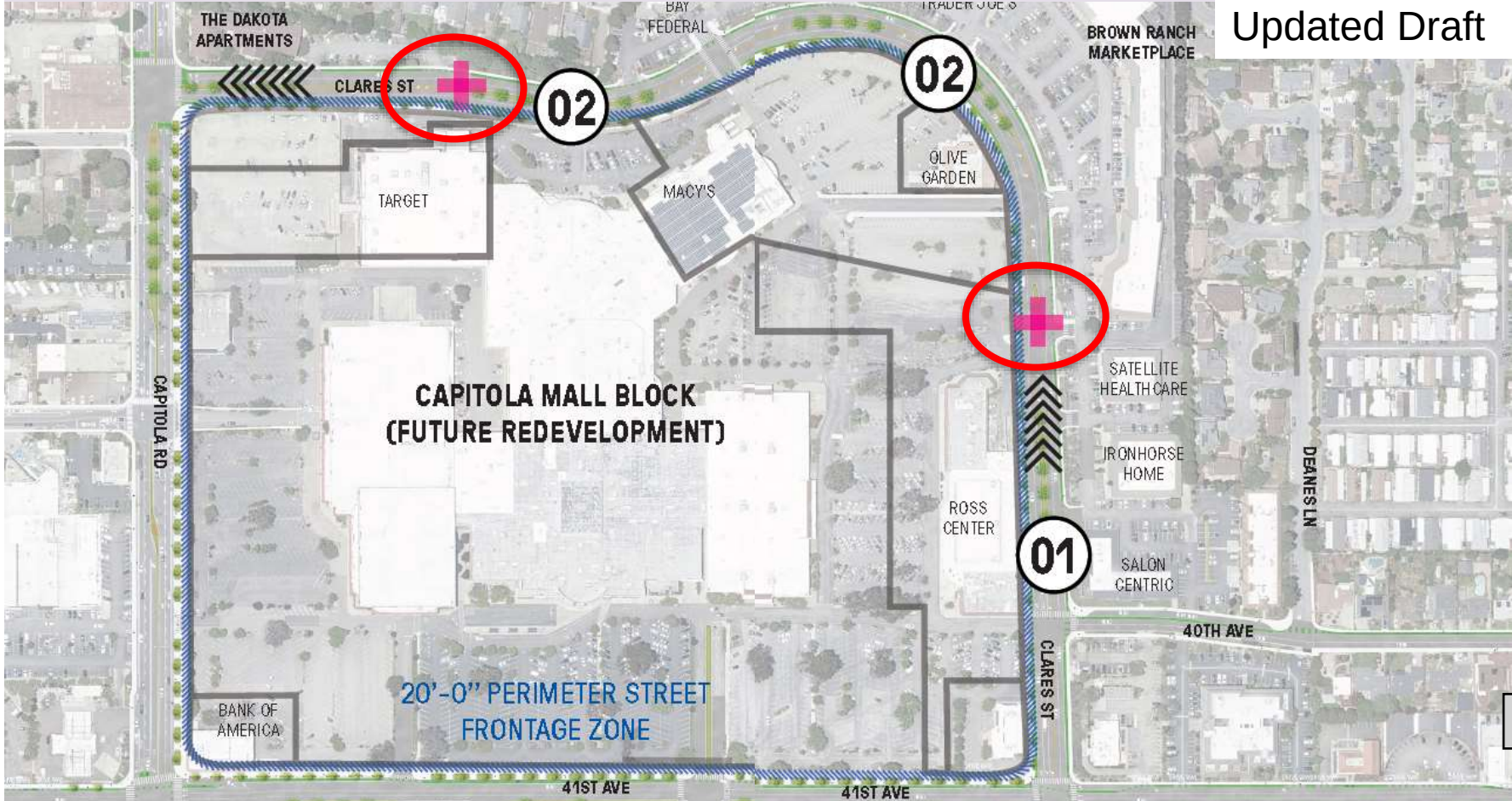
Appendices

- A.1 City of Capitola Local Roadway Safety Plan
- A.2 Community-Wide Survey 1 Results
- A.3 Community-Wide Survey 2 Results
- A.4 Community-Wide Survey 3 Results
- A.5 Clares Street Lane Reduction Study
- A.6 Corridor Plan ROM Opinion of Probable Cost
- A.7 Corridor Traffic Volume Data

4. Clares Street: Note added to indicate the two street crossings could be implemented ahead of redevelopment.

Item 9 B.

Updated Draft



Updated Draft

6. Clares Street: Note added for future zoning amendments to be considered to require all redevelopment along Clares Street (both sides of street) to dedicate frontage pedestrian and bike improvements at time of redevelopment.

and 40th Avenue consist of 5 narrow travel lanes with bicycle sharrows on either side. This segment experiences heavy traffic, with vehicles frequently queuing at the signal to access northbound 41st Avenue toward the highway. Limited right-of-way constrains opportunities for roadway improvements.

The existing conditions between 40th Avenue and Capitola Road consist of two travel lanes in each direction and bicycle sharrows within the outer travel lanes. There is no room for bike lanes within the existing right of way.

the redevelopment of the Capitola Mall site. Per the recent zoning updates, redevelopment along the mall side is subject to the 20'-0" minimum pedestrian realm for street frontage improvements. The Clares Street improvement utilize this zone to increase the usable right-of-way, in order to add dedicated bike lanes while maintaining 2 lanes in each direction.

These improvements, however are dependent on redevelopment occurring on these parcels. Achieving full build-out in the near term may be challenging given that the majority of properties along Clares are not owned by the majority mall owner, Merlone Geier Partners

along Clares Street are: Target, entry parking area, Macy's, Center, and Citibank. There is a low likelihood of all properties along Clares redeveloping at the same time.

Therefore, to maximize opportunities for securing additional right-of-way, the plan recommends additional zoning code updates to establish requirements for frontage improvements on the opposite side of Clares Street as well. The proposed sections in this chapter identify additional right of way required to achieve the proposed improvements.



Updated Draft



SITEPIECES MONOLINE BENCH (WITH AND WITHOUT BACK)



VESTRE BLOC SUN BENCH



VESTRE VROOM BENCH



SITEPIECES MONOLINE SOLID SEATING



VESTRE BLOC BENCH



VESTRE CODE MODULAR BENCH



8. Signs. New signs to help identify the corridor. The 41st Avenue Sign is based on the current City logo with a bluff replacing the Wharf, as are the conditions at the end of the street. The update also include safe route signs for bicycles which could be installed in the suggested safe routes identified in the plan.

Item 9 B.



Corridor Study: 41st Avenue, Clares Street, and Capitola Road

Item 9 B.



City Council October 8, 2026

Background:

Item 9 B.

March 27, 2025, City Council authorized 41st Avenue Corridor Plan

- Initial outreach: Online survey; public workshop; stakeholder meetings

November 13, 2025: Draft corridor goals presented City Council

December 11, 2025: Council direction

- Expand to include portions of Clares Street and Capitola Road
- Additional traffic analysis/modeling and public outreach (survey, stakeholder meetings, and virtual community meeting)

May 7, 2026: Planning Commission review and recommendations

May 28, 2026, City Council review. Directed staff to seek additional public input with emphasis on property owners and businesses along the corridor

Survey for Corridor Study: 41st Avenue, Clares Street, and Capitola Road

807

Total Responses

Posted: August 1 – August 31, 2026

Complete Responses: 807

Survey Takeaways

Item 9 B.

Participants: 40% Capitola residents, 29% visitors, 9% work in Capitola, 4% corridor property owners, 1.5% corridor business owners, 16% other.

Overall: Participant feedback was generally aligned.

Landscape: Majority preferred **Mountains & Bluffs → Gateway to Shore**; 64% of business owners preferred **Gateway to Shore** (1.5% of participants).

Public Realm: 85% support street furniture and coastal hardscape improvements.

Clares Street: Negative sentiment toward removing a vehicle lane: 67% business owner; 58% employees, 52% residents, 41% visitors, 38% property owners.

41st Avenue: Least support for narrowing travel lanes, removing center turn lanes, and median public art.

Key Concerns: Traffic/pedestrian safety, project coordination and scheduling, and access to 41st Avenue.

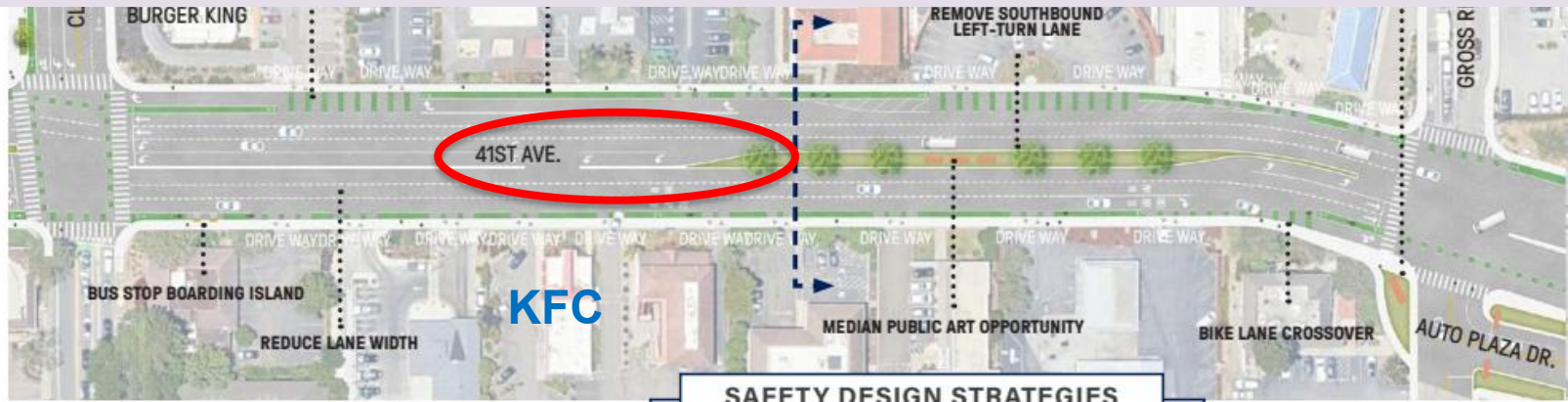
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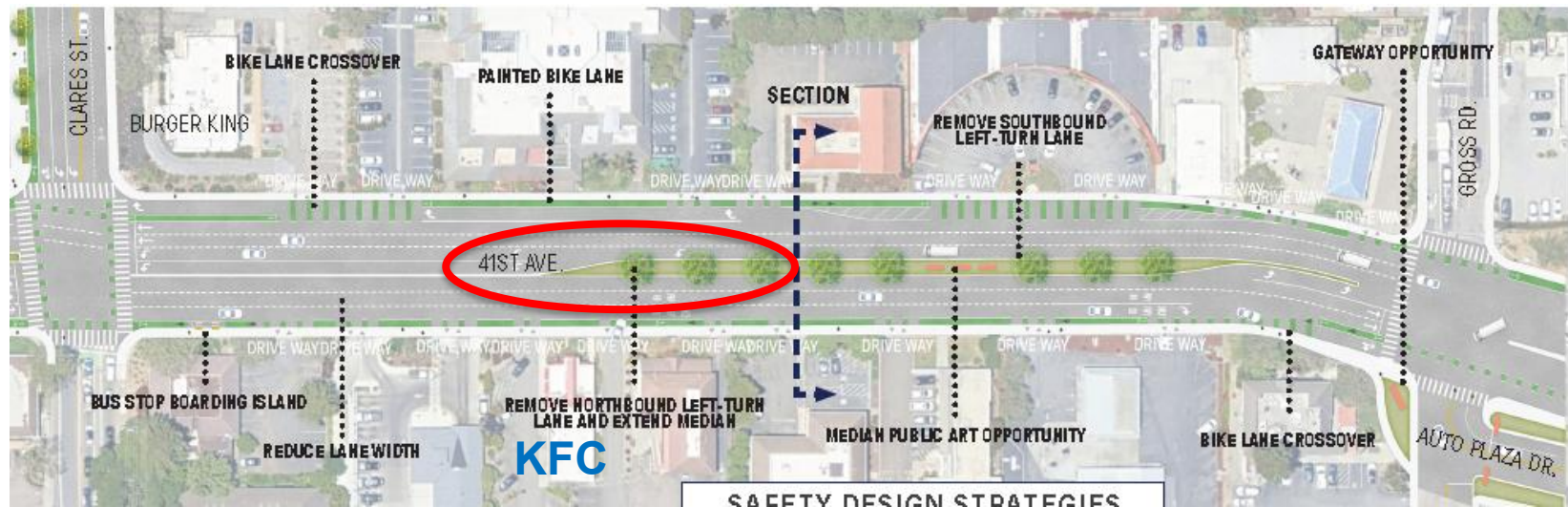
1. 41st Avenue Zone 1: Close south bound curb opening across from 2121 41st Avenue and extend center median. Police identified area as prone to accidents

Item 9 B.

Previous Draft



Updated Draft



2. 41st Avenue Zone 3: Keep southbound left-turn lane at 1440 41st Avenue open.

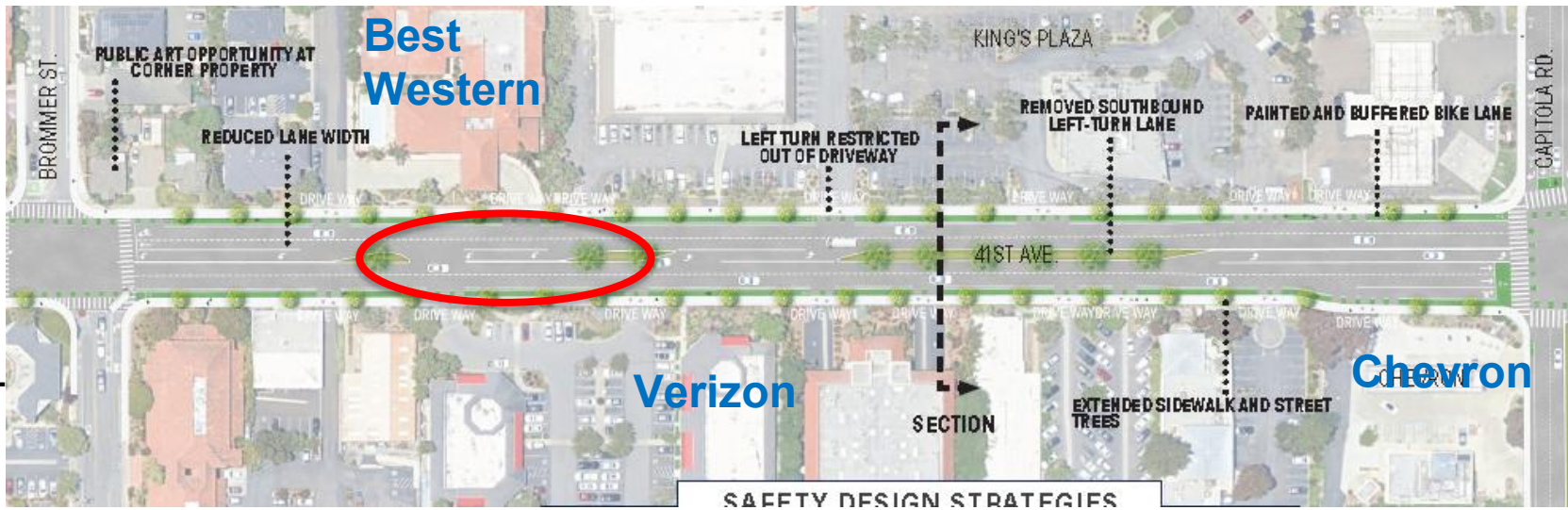
Previous Draft



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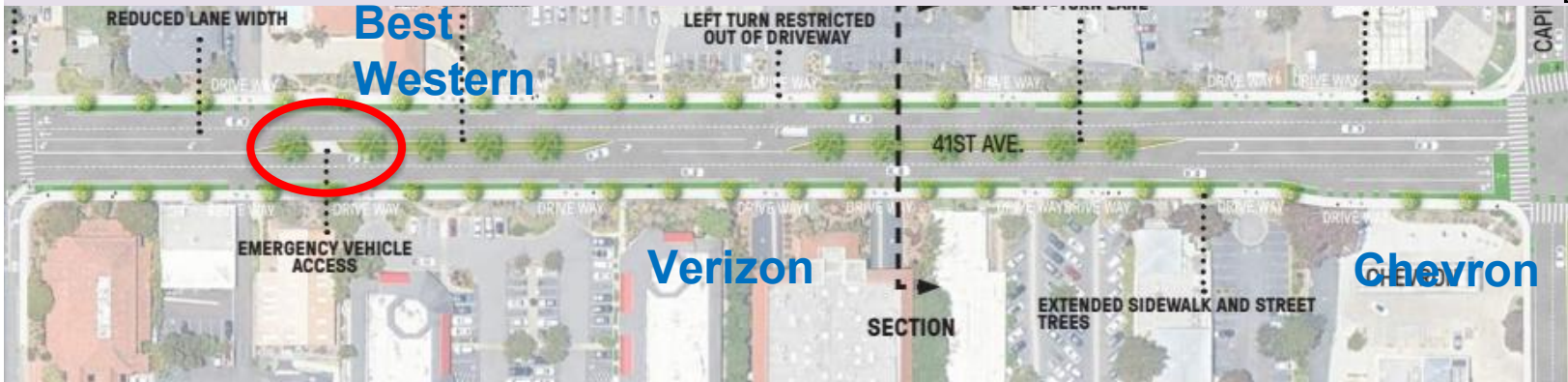
Updated Draft



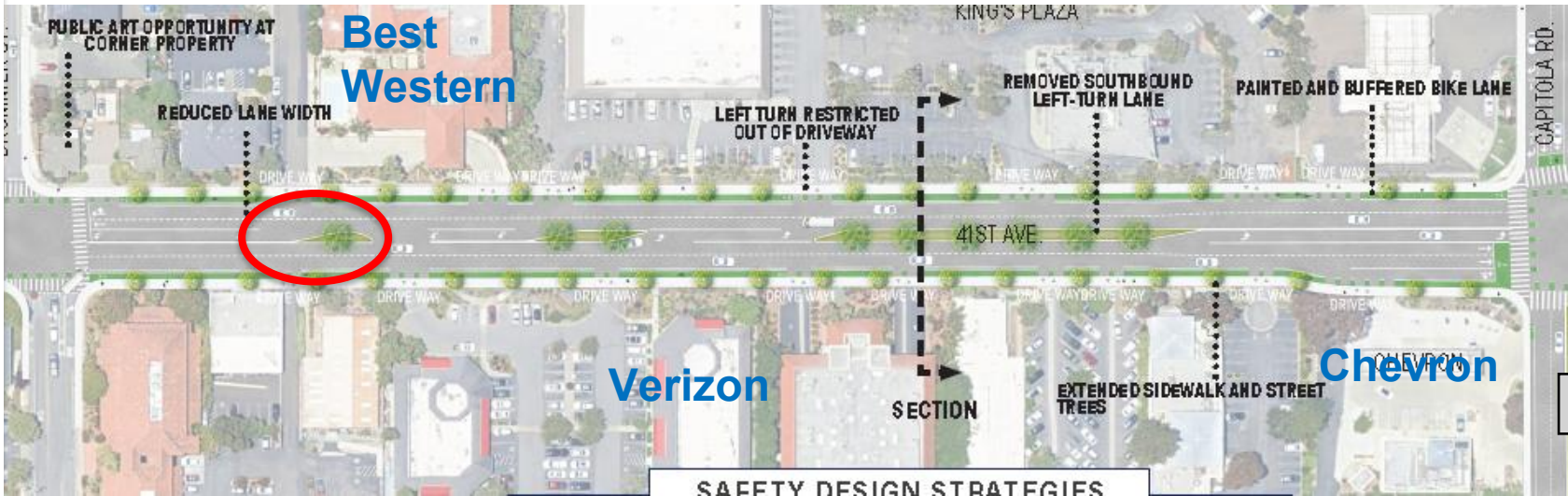
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3. 41st Avenue Zone 3: Remove emergency vehicle access across from Alameda.
Ambulances are not longer stationed on Alameda.

Previous Draft



Updated Draft



4. Clares Street: Maintain two vehicle lanes in each direction and move Clares Street Lane reduction study to appendix.

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Appendices98

- A.1 City of Capitola Local Roadway Safety Plan
- A.2 Community-Wide Survey 1 Results
- A.3 Community-Wide Survey 2 Results
- A.4 Corridor Plan ROM Opinion of Probable Cost
- A.5 Corridor Traffic Volume Data

Updated Draft

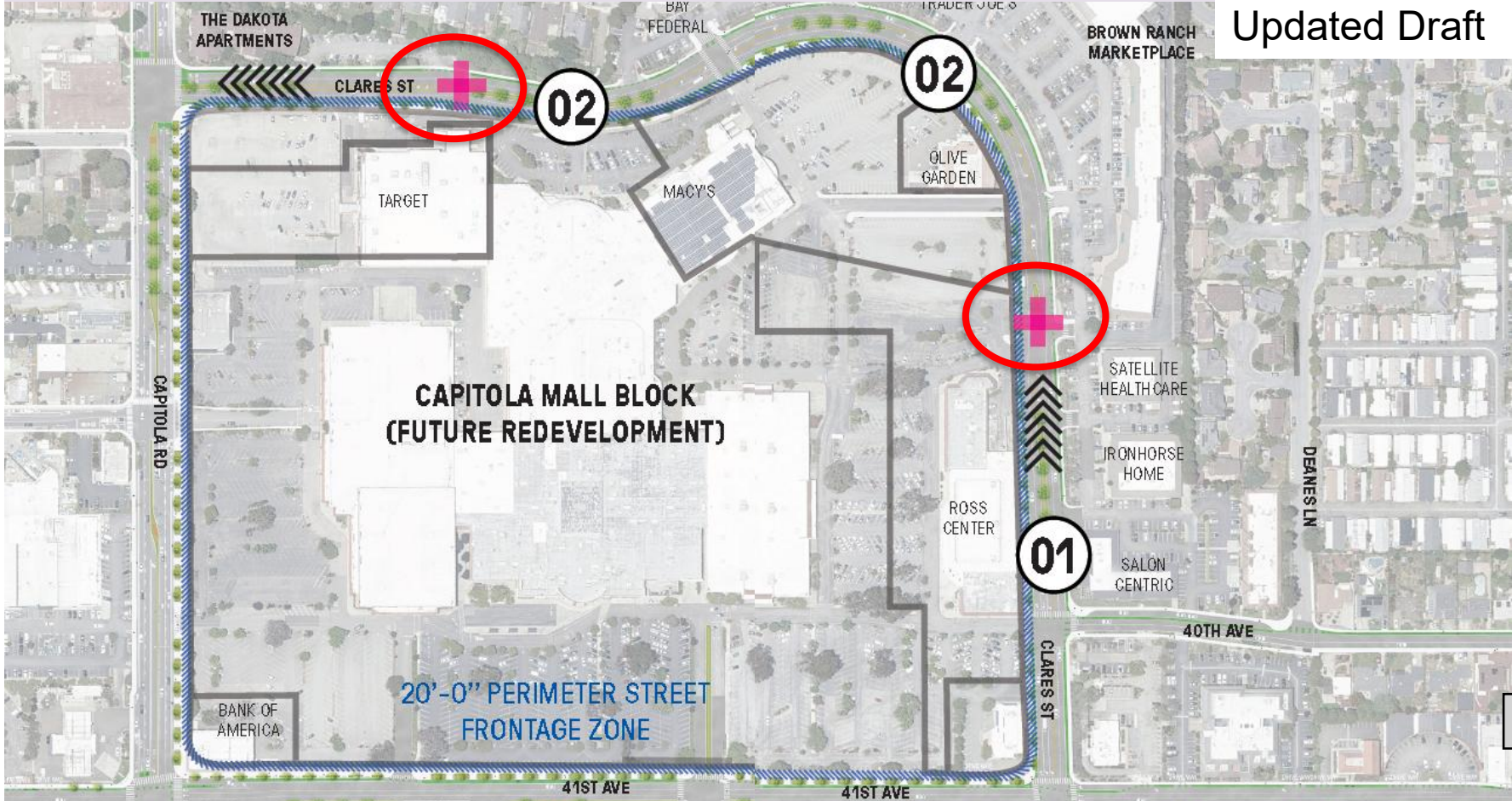
Appendices

- A.1 City of Capitola Local Roadway Safety Plan
- A.2 Community-Wide Survey 1 Results
- A.3 Community-Wide Survey 2 Results
- A.4 Community-Wide Survey 3 Results
- A.5 Clares Street Lane Reduction Study
- A.6 Corridor Plan ROM Opinion of Probable Cost
- A.7 Corridor Traffic Volume Data

4. Clares Street: Note added to indicate the two street crossings could be implemented ahead of redevelopment.

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along Clares Street are: Target entry parking area, Macy's, Center, and Citibank. There is a low likelihood of all properties along Clares redeveloping at the same time.

Therefore, to maximize opportunities for securing additional right-of-way, the plan recommends additional zoning code updates to establish requirements for frontage improvements on the opposite side of Clares Street as well. The proposed sections in this chapter identify additional right of way required to achieve the proposed improvements.

and 40th Avenue consist of 5 narrow travel lanes with bicycle sharrows on either side. This segment experiences heavy traffic, with vehicles frequently queuing at the signal to access northbound 41st Avenue toward the highway. Limited right-of-way constrains opportunities for roadway improvements.

The existing conditions between 40th Avenue and Capitola Road consist of two travel lanes in each direction and bicycle sharrows within the outer travel lanes. There is no room for bike lanes within the existing right of way.

the redevelopment of the Capitola Mall site. Per the recent zoning updates, redevelopment along the mall side is subject to the 20'-0" minimum pedestrian realm for street frontage improvements. The Clares Street improvement utilize this zone to increase the usable right-of-way, in order to add dedicated bike lanes while maintaining 2 lanes in each direction.

These improvements, however are dependent on redevelopment occurring on these parcels. Achieving full build-out in the near term may be challenging given that the majority of properties along Clares are not owned by the majority mall owner, Merlone Geier Partners



Updated Draft



SITEPIECES MONOLINE BENCH (WITH AND WITHOUT BACK)



VESTRE BLOC SUN BENCH



VESTRE VROOM BENCH



SITEPIECES MONOLINE SOLID SEATING



VESTRE BLOC BENCH



VESTRE CODE MODULAR BENCH



8. Signs. New signs to help identify the corridor. The 41st Avenue Sign is based on the current City logo with a bluff replacing the Wharf, as are the conditions at the end of the street. The update also include safe route signs for bicycles which could be installed in the suggested safe routes identified in the plan.



Corridor Plan foundation for future AB 1600 development impact fee program.

Identifies transportation, streetscape, multimodal, and other capital improvements to accommodate future development along the corridor.

In 2027, City Council broader discussion of economic development strategies and potential funding mechanisms

- Consider impact fee for corridor
- Impact fee requires a nexus study demonstrating the required relationship between new development, the identified improvements, and the amount of the fee, consistent with the Mitigation Fee Act.

2024 – 2026	Bay Avenue Corridor Plan
2025 – 2026	41st Avenue Corridor Plan
2026 – 2028	Active Transportation Plan

ATP is intended to provide a citywide framework for walking, bicycling, and other active transportation improvements

41st Avenue and Bay Avenue are not primary focus of the ATP because corridor planning efforts for both corridors were already underway when the ATP began.

Corridor plans are intended to be revisited and updated as conditions, priorities, and broader planning initiatives evolve.

RELATIONSHIP STRENGTH		41st Avenue Corridor Study
● Directly informs or drives	○ Supports or contributes to	
● Indirectly supports	— No direct connection	Evaluates ...opportunitie s along the corridor.
Planning	Active Transportation Plan (ATP)	○
	41st Avenue Corridor Study	
	Stockton Bridge Alternatives Evaluation	—
	Trestle Feasibility Study	—
Programs	ADA Transition Plan	○
	Pavement Management Program (PMP)	○
	Local Road Safety Plan (LRSP)	○
	Sidewalk Infill Program	○
	Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)	●

● Directly informs or drives

RELATIONSHIP STRENGTH

○ Supports or contributes to

◐ Indirectly supports

— No direct connection

41st Avenue Corridor Study

Evaluates ...opportunities along the corridor.

Current Projects	41st Avenue Multimodal Improvements	○
	Bay Avenue Safety Improvements	—
	Reposa Avenue Rehabilitation	—
	Cliff Drive Resiliency Project – Phase 1	—
	SS4A Implementation Projects (if awarded)	○
Future Projects	41st Ave / Clares Street Improvements	●
	Stockton Bridge Improvements	—
	Annual PMP Projects	◐
	Future Cliff Drive Resiliency Phases	—

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Gateway Opportunity

Corner of 41st Avenue and Gross Road Extension

Site currently prepared with curb and gutter

Short-term: Plant cape rush or twig rush grasses and cover area with mulch

Long-term: Gateway Opportunity



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Gateway Opportunity

Pizza
My
Heart

Staff Recommendation:

Adopt resolution adopting the
41st Avenue Corridor Plan
as amended.



Crossing
outside
marked
crosswalk

Pedestrian Walkway
to Sommerfeld Ave

Opening in Median

Clares Street

Target

Food Court

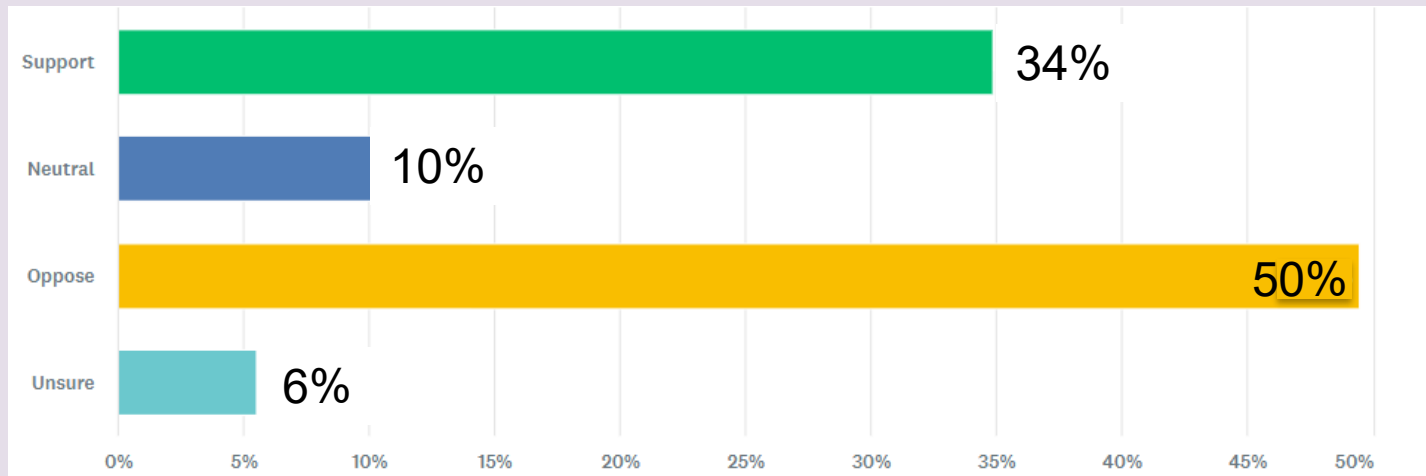
Bay Fed



Clares Street Survey Takeaways:

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Overall



By Response Category

Clares Street: Negative sentiment toward removing a vehicle lane:

67% business owner (6/9)

58% employees (33/57)

52% residents (133/258)

41% visitors (79/191)

38% property owners (8/21)