CITY OF CLAYTON
Founded 1857 .. Incorporated 1964

AGENDA

REGULAR MEETINGS

* * *

CLAYTON CITY COUNCIL
and
CLAYTON REDEVELOPMENT AGENCY

* * *

TUESDAY, June 7, 2011

6:00 p.m.

Hoyer Hall, Clayton Community Library
6125 Clayton Road, Clayton, CA 94517

Mayor: David T. Shuey
Vice Mayor: Howard Geller

Council Members
Joseph A. Medrano
Julie K. Pierce
Hank Stratford

- A complete packet of information containing staff reports and exhibits related to each public item is available for public review in City Hall located at 6000 Heritage Trail on Monday prior to the Council meeting.
- Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Library, 6125 Clayton Road; 3) Ohm's Bulletin Board, 1028 Diablo Street, Clayton; and 4) City Website at **www.ci.clayton.ca.us**
- Any writings or documents provided to a majority of the City Council after distribution of the Agenda Packet and regarding any public item on this Agenda will be made available for public inspection in the City Clerk's office located at 6000 Heritage Trail during normal business hours.
- If you have a physical impairment that requires special accommodations to participate, please call the City Clerk's office at least 72 hours in advance of the meeting at (925) 673-7304.

* CITY COUNCIL *
June 7, 2011

6:00 P.M.

1. **CALL TO ORDER AND ROLL CALL** – Mayor Shuey.

2. **CLOSED SESSION**

(a) Conference with Labor Negotiator
Government Code Section 54957.6.
Instructions to City-designated negotiator: City Manager

(1) Employee Organization: Clayton Police Officers Association (CPOA)

(2) Employee Organization: Undesignated City Employees Unit

Reports Out from Closed Session: Mayor Shuey.

7:00 P.M.

3. **PLEDGE OF ALLEGIANCE** – led by Mayor Shuey.

4. **CONSENT CALENDAR**
Consent Calendar items are typically routine in nature and are considered for approval by the City Council with one single motion. Members of the Council, Audience, or Staff wishing an item removed from the Consent Calendar for purpose of public comment, question or input may request so through the Mayor.

(a) Approve the minutes of the regular meeting of May 17, 2011. (View Here)

(b) Reject the liability claim of Judith Wilson for alleged damages by a tree located in or near City open space which occurred on or about March 24, 2011. (View Here)

(c) Adopt a Resolution approving Clayton's Growth Management Program (GMP) Compliance Checklist for calendar years 2008 & 2009, per CCTA Measure J. (View Here)

5. **RECOGNITIONS AND PRESENTATIONS**

(a) Certificate of Recognition: Garrett Blatter for his BSA Eagle Scout Project at the Clayton Dog Park.

6. REPORTS

(a) Planning Commission – Commissioner Bob Armstrong.
(b) Trails and Landscaping Committee – Chairman Jake Pauline.
(c) City Manager/Staff
(d) City Council - Reports from Council liaisons to Regional Committees, Commissions and Boards.
(e) Other

7. PUBLIC COMMENT ON NON - AGENDA ITEMS

Citizens may address the City Council on items within the Council's jurisdiction, (which are not on the agenda) by completing a speaker card available on the Lobby table and submitting it to the City Clerk. To assure an orderly meeting and an equal opportunity for everyone, each speaker is limited to 3 minutes, enforced at the Mayor's discretion. When one's name is called by the Mayor, the speaker shall approach the public podium and adhere to the time limit. In accordance with State Law, no action may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter.

Public comment and input on Public Hearing, Action Items and other Agenda Items will be allowed when each item is considered by the City Council.

8. PUBLIC HEARINGS- None.

9. ACTION ITEMS

(a) Second Reading and Adoption of a Planning Commission-recommended Ordinance to amend the *Clayton Municipal Code* regarding the number of administratively-issued Temporary Use Permits (TUPs) allowed per parcel per year and other TUP procedural requirements. (View Here)
(Community Development Director)

Staff recommendations: **1)** Receive the staff report; **2)** Receive public comments; **3)** Adopt a motion to have the City Clerk read Ordinance No. 433 by title and number only and waive further reading; **4)** By motion, adopt Ordinance No. 433.

(b) Second Reading and Adoption of an Ordinance amending Title 17 (Zoning) of the *Clayton Municipal Code* to increase the minimum interior side and rear yard setback requirement for a detached accessory structure and detached accessory buildings from three (3) feet to five (5) feet (ZOA 04-11). (View Here)
(Community Development Director)

Staff recommendations: **1)** Receive the staff report; **2)** Receive public comments **3)** Adopt a motion to have the City Clerk read Ordinance No. 434 by title and number only and waive further reading; **4)** By motion, adopt Ordinance No. 434.

(c) Introduction and consideration of the recommended City of Clayton Budget for Fiscal Year 2011–2012 and the Capital Improvement Program (CIP) for Fiscal Years 2011-2016. (View Here)
(City Manager)

Staff recommendations: Receive and review the proposed Budgets, provide any policy directions and amendments accordingly, and by motion instruct the City Manager to prepare the Budgets for Public Hearing and adoption at the June 21st City Council meeting.

(d) Consideration of the establishment of a Reward Program (up to $1,000 each occurrence) for information leading to the arrest and conviction of person(s) responsible for damage (graffiti and vandalism included) to City facilities, assets and property. (View Here)
(Chief of Police)

Staff recommendation: That Council provide policy direction regarding this subject.

10. **COUNCIL ITEMS** – limited to requests and directives for future meetings.

11. **ADJOURNMENT**– the next regularly scheduled City Council meeting is June 21, 2011.

# # #

* CLAYTON REDEVELOPMENT AGENCY *

June 7, 2011

1. **CALL TO ORDER AND ROLL CALL** – Chairperson Pierce.

2. **PUBLIC COMMENT ON NON - AGENDA ITEMS**

Citizens may address the Redevelopment Agency on items within the Board's jurisdiction, (which are not on the agenda) by completing a speaker card available on the Lobby table and submitting it to the Secretary. To assure an orderly meeting and an equal opportunity for everyone, each speaker is limited to 3 minutes, enforced at the Chair's discretion. When one's name is called by the Chair, the speaker shall approach the public podium and adhere to the time limit. In accordance with State Law, no action may take place on any item not appearing on the posted agenda. Board Members may respond to statements made or questions asked, or may request Staff to report back at a future meeting concerning the matter.

Public comment and input on Public Hearing, Action Items and other Agenda Items will be allowed when each item is considered by the Board.

3. **CONSENT CALENDAR**

Consent Calendar items are typically routine in nature and are considered for approval by the Board with one single motion. Members of the Board, Audience, or Staff wishing an item removed from the Consent Calendar for purpose of public comment, question or input may request so through the Chair.

(a) Approve the minutes of the regular meeting of May 17, 2011. (View Here)

4. **PUBLIC HEARINGS** – None.

5. **ACTION ITEMS** – None.

(a) Introduction and consideration of the proposed Clayton Redevelopment Agency Budget for Fiscal Year 2011 – 2012. (View Here)
(Executive Director)

Staff recommendation: Receive and review the proposed Budget, provide any policy direction and amendments accordingly, and by motion instruct the Executive Director to prepare the Budget for Public Hearing and adoption at its June 21st meeting.

6. **BOARD ITEMS** – limited to requests and directives for future meetings.

7. **ADJOURNMENT** – the next regular Redevelopment Agency meeting will be scheduled as needed.

# # #

MINUTES
OF THE
REGULAR MEETING
CLAYTON CITY COUNCIL

Agenda Date: 6-7-11

Agenda Item: 4a

TUESDAY, May 17, 2011

1. **CALL TO ORDER & ROLL CALL** – The meeting was called to order at 7:02 p.m. by Mayor Shuey in Hoyer Hall of the Clayton Community Library, 6125 Clayton Road, Clayton, CA. Councilmembers present: Mayor Shuey, Vice Mayor Geller, Councilmembers Medrano, Pierce, and Stratford. Staff present: City Manager Gary Napper, Assistant City Attorney Maury Huguet Jr., City Engineer Rick Angrisani, Community Development Director David Woltering, and City Clerk Laci Jackson.

2. **CLOSED SESSION**- None.

3. **PLEDGE OF ALLEGIANCE** – led by Mayor Shuey.

4. **CONSENT CALENDAR**- **It was moved by Vice Mayor Geller seconded by Councilmember Stratford to approve the Consent Calendar as submitted (Passed; 5-0 vote).**

(a) Approved the minutes of the regular meeting of May 3, 2011.

(b) Approved Financial Demands and Obligations of the City.

(c) Adopted Resolution 12-2011 approving the Engineer's Report and declaring intention to levy and collect assessments for the Clayton Street Lighting Assessment District for Fiscal Year 2011-2012, and giving notice of the time and place for hearing on the levy of the proposed real property assessment.

(d) Approved a legal services agreement with Michael S. Treppa (Treppa Law Group) to serve as the City's legal defense counsel in a complaint filed by JFC Construction, Inc. (Case No. C10-00293, Superior Court of CA, Contra Costa County).

5. **RECOGNITIONS AND PRESENTATIONS**

(a) Mayor Shuey presented Certificates of Appreciation to three Boy Scouts for installing their Eagle Scout Projects in Clayton. Clark Blatter, Brayden Moore, and Bryan Crase presented information about their projects at the Clayton Dog Park and thanked City Maintenance Supervisors John Johnston and Mark Janney and the Clayton K-9 coalition for their help on the projects as well as their parents and Scout leaders.

Brian Blatter, Scout Leader, stated the Boy Scouts of America are committed to creating and building great citizens. He thanked the City of Clayton, public employees and public officials of Clayton, and stated their support demonstrates to him the City wants to develop its citizens. He thanked the Maintenance Supervisors for working with the Eagle Scouts and for ensuring high quality work. He thanked the City Manager for treating the Scouts with respect and setting expectations and standards high. He thanked Councilmember Stratford who worked side by side with these Scouts on their projects.

(b) Presentation of its 2010 Annual Report by the Clayton Community Library Foundation (CCLF).

Joyce Atkinson, CCLF President, presented the annual report and thanked the City for their support of the library. She stated the Clayton Library volunteers provided 7,079 hours last year. She stated the Library Foundation generated income of $50,075 and also received many donations of books to be added to the collection.

(c) Mayor Shuey read the Proclamation declaring June 17, 2011 as "Clayton Community Library Volunteer Day", and presented Certificates of Recognition to the Clayton Library Volunteers of the Year for 2011: John Robinson; Laura Carlson; Sara McCraken.

Clayton Branch Librarian Karen Hansen-Smith thanked the volunteers, the City, and the Library Foundation for their support of the Library.

6. REPORTS

(a) Planning Commission –Community Development Director stated at the last Commission meeting that Toll Brothers, brought forward their proposed marketing sign for the development of the residential subdivision, Diablo Estates. The Commission approved the sign to be placed near Regency and Rialto Drives, but before approval the Commission made sure the sign is not in the sight vision triangle for cars.

(b) Trails and Landscaping Committee – No meeting held to report.

(c) The City Manager stated the Clayton Community Church has agreed to put up story poles to show the height and mass of their project and will string flags across the tops of the poles. The poles will be up for the start of the public review process of the draft Environmental Impact Review (DEIR). The first for the presentation of the EIR will be Tuesday, May 24th and comments will be accepted until June 25th. He also stated 4th of July Parade and Planning Commission appointment applications are available on the City's website.

Mayor Shuey asked if the Council could look at the story poles so they do not have to be re-done when the project comes before the City Council? The City Manager responded Councilmembers may certainly go individually and look at the story poles.

The Community Development Director stated by Saturday May 21 the poles should be up for one week so that people can comment on the proposed mass of the project. He stated the story poles are not intended to provide detail but more illustrative for general massing and to give a sense of the project.

Councilmember Pierce asked if the story poles should stay up for the entire comment period? The Community Development Director stated there will be renderings of the project on-site but they are temporary structures by nature.

Vice Mayor Geller stated he would like to see the story poles up for a week longer and asked who was constructing the poles? The Community Development Director responded church members are constructing the poles but the licensed architect will certify in writing the story poles represent the outer envelope of the project.

The City Manager concluded his report by stating the State Budget gap has reportedly been reduced and now sits at $10 billion of which the Governor called a structural deficit. He noted there remains concerns the Governor wants to eliminate redevelopment agencies as a way to fund schools and the COPS grant funds for law enforcement is still in jeopardy.

(d) City Council

Councilmember Stratford attended the Mayors' Conference and the East Contra Costa Conservancy meeting. He stated currently the "Do the Right Thing" program is emphasizing Courage as the monthly character trait and he encouraged people to stand up for what is right.

Councilmember Pierce attended a Transportation Authority Admin. Committee meeting, was a program presenter at the Mayors' Conference, and volunteered at the Historical Society Garden Tour.

Vice Mayor Geller stated he is now CERT certified. He noted the first Concert in The Grove for 2011 went well and the second Concert is scheduled for this Saturday [May 21st] with the Sun Kings performing, a Beatles tribute band.

Mayor Shuey attended the Mayors' Conference and commended Councilmember Pierce on her presentation to the Conference. He attended the opening of the Farmers' Market and has been involved with the Charter School effort for Clayton Valley High School.

(e) Other – None.

7. PUBLIC COMMENTS – None.

8. PUBLIC HEARINGS

(a) Consideration of the Introduction and First Reading of a Planning Commission recommended Ordinance to amend the *Clayton Municipal Code* regarding the number of administratively-issued Temporary Use Permits (TUPs) per parcel per year and other TUP procedural requirements.

The Community Development Director stated there is a provision in our Municipal Code for temporary uses on properties but upon review staff noticed the Code is outdated. He stated the Clayton Club Saloon business owner indicated he would like to see more time available in a calendar year for such temporary uses (TUPs). Staff reviewed the ordinance in detail and looked at amendments which were approved by the Planning Commission. The amendments include: Clarifying how many days a property owner can use their property for temporary uses. Current Code states temporary uses can not exceed 45 days in a calendar year; amends the number of days for prior submittal of an application to 45 days before the event; amends the number of temporary uses allowed to be approved administratively in a year from 3 to 4 to encourage more activities and events; adds the Maintenance Department to the internal review process; and amends the Code to allow for the Community Development Director to refer unusual applications to the Planning Commission for a full review.

Mayor Shuey opened the Public Hearing at 8:10 p.m.; no public comments were received, and then he closed the Public Hearing at 8:11 p.m.

It was moved by Vice Mayor Geller, seconded by Councilmember Pierce to have the City Clerk read ordinance No. 433 by title and number only (Passed; 5-0 vote).

The City Clerk read Ordinance No. 433 by title and number only.

It was moved by Vice Mayor Geller, seconded by Councilmember Pierce to approve Ordinance No. 433 for Introduction (Passed; 5-0 vote).

(b) Consideration of the Introduction and First Reading of an Ordinance amending Title 17 (Zoning) of the *Clayton Municipal Code* to increase the minimum interior side and rear yard setback requirement for a detached accessory structure and detached accessory buildings from three (3) feet to five (5) feet (ZOA 04-11).

Community Development Director presented the staff report and stated the Ordinance provides consistency between the building and fire codes and the Clayton Municipal Code. He stated some structures are exempt if they meet certain criteria and do not exceed 120 sq. ft.

Mayor Shuey opened the Public Hearing at 8:15 p.m.; no public comments were received, and he then closed the Public Hearing at 8:16 p.m.

It was moved by Councilmember Pierce, seconded Councilmember Stratford by to have the City Clerk read Ordinance No. 434 by title and number only (Passed; 5-0 vote).

The City Clerk read Ordinance No. 433 by title and number only.

Mayor Shuey stated while he recognizes the benefits of having identical code provisions, believes this represents over-regulation of private property so he will abstain from the vote because he does not think it takes into account what Clayton is.

It was moved by Councilmember Pierce, seconded by Councilmember Stratford to approve Ordinance No. 434 for Introduction (Passed; 4-0-1 vote; Shuey, abstain).

(c) Consideration of a Resolution approving a General Plan Amendment for updates to the Growth Management Element of the City of Clayton's General Plan (GPA 01-11).

Community Development Director presented the staff report and stated the intent of the Growth Management Element is to ensure that development pays its own way for public services and infrastructure. He stated this update is a requirement of Measure J in order to receive local transportation funding from the Contra Costa Transportation Authority. He stated staff worked with Rainey Planning and Management to provide the General Plan amendment.

Councilmember Pierce noted a grammatical error in the report. The Community Development Director responded the error will be corrected on final copy.

Mayor Shuey opened the Public Hearing at 8:25 p.m.; no public comments were received, and he then closed the Public Hearing at 8:26 p.m.

It was moved by Councilmember Stratford, seconded by Councilmember Pierce to adopt Resolution 13-2011 approving a revised Growth Management Element to the City of Clayton General Plan, as amended by Councilmember Pierce (Passed; 5-0 vote).

9. ACTION ITEMS-

(a) Consideration of a request for the City to provide $8,000 for assistance in the payment of legal expenses for the production of a charter and application for the conversion of Clayton Valley High School to a Charter High School.

Mayor Shuey stated this item was placed on the agenda because of a request by the teachers involved in trying to put together a Charter Conversion. He stated so far the group has raised $1,500, but part of the implementation will require attorney help to vet and write the charter application to the School District. The initial understanding is it will cost $10-10,500 to complete the review and prepare the application and charter. The organizers are hoping to have a completed charter document and application so they can have a vote of the teachers by June 3rd. The Charter application has to be completed before the vote can be taken. The selected law firm has done charter conversions throughout the state. He stated he attended a meeting where preliminary analysis was presented by ExED who is preparing a realistic budget analysis. He stated the group is working to secure financing in order to be considered a viable entity.

With regard to the Item on this agenda, Mayor Shuey stated he believes the objective is of interest to the City of Clayton. He stated the group has petitioned CBCA for funds but will not know if they are willing to contribute until after May 26th. He stated he is concerned that if CBCA is not willing to give money they will have no way to pay the attorney. He stated the Charter group is asking for $8,500.

Councilmember Geller stated the CBCA Board has the ability to donate $1,000 without taking the issue to the membership. Mayor Shuey responded the CBCA president wanted to put the matter before the group as a whole and have them decide. Vice Mayor Geller stated CBCA usually wants to give money to buy tangible items and that many people in CBCA feel there is too much money given already to this high school.

Councilmember Stratford asked if there were any future funding needs? Mayor Shuey responded they are setting up a non-profit and then they will have the ability get grants, but the approval stage must occur first.

Councilmember Medrano stated this matter has a time issue. Councilmember Pierce asked why this was such an urgent matter? Mayor Shuey stated they want to put the vote to the current group of teachers that are at Clayton Valley during this school year. He stated 50% plus 1 of the teachers must vote for the conversion. Councilmember Pierce asked why the teachers have to vote? Mayor Shuey stated it is a requirement of the conversion process.

Councilmember Pierce asked if the City of Concord had been approached to make a contribution? Mayor Shuey stated there are 5 high schools in the City of Concord, Clayton Valley is one and it would be too political for the Concord City Council to make a decision on this topic for one high school without commitment to other potential conversions.

Councilmember Pierce asked is there any potential that this could be a loan that would assure payback? She stated she would be more amenable to a loan, but without guaranteed repayment to the City she cannot support it.

Councilmember Geller stated he is 100% for the Charter High School but the City has never allocated money like this before. He asked why there hasn't been a grassroots effort to raise money? Mayor Shuey responded that fundraising takes time and this process is moving to swiftly. He added the City must be proactive, decisive and take strong leadership for its citizens and children.

Councilmember Geller agreed the Charter High School will benefit the citizens of the City. He is concerned because the City is in the process of negotiations with employees who have received no merit increase, have been given furlough days and no cost of living increases due to lack of City funds, and he does not know how this action will affect that situation.

Councilmember Stratford stated he likes the idea of the Charter High School and there is a benefit to the families and students. He stated as Mayor Shuey mentioned, unfortunately there is a time crunch and unless the group has those legal documents in place they cannot take a vote of the teachers. He stated he wrestled not with the idea but of the spending of public money on something different and outside of the comfort zone. He stated to get the ball rolling he is in favor of moving forward, especially since he believes it will increase property values and attract more businesses and people to our town.

Councilmember Medrano agreed with Councilmember Stratford and stated he thinks even though the CBCA hasn't done something like this before this would be a small amount for them. He stated the Council should move forward.

Councilmember Pierce stated she supports the teachers at the high school and agreed with the concept of the Charter High School. She stated she is skeptical that it will make a difference in real property values but agreed it will have an effect on the kids. She stated she applauded the energy and conviction of the teachers and group working on this but the City is in ongoing financial discussions with the School District over agreements and costs and does not believe this action will sit well with them. She also stated the City would not have control over the way the money is spent. She noted City employees have not had raises in 3 years, have had furlough days, had their merit raises frozen, and they have taken the brunt of this economic recession. She stated the Council is responsible for City services, not for the school district.

Mayor Shuey stated this is the time for bold leadership, and the only public high school Clayton citizens feed into is Clayton Valley. He stated he does not want to sound like he is discounting the concerns expressed, but he believes this will help our citizens and the one public high school. Mayor Shuey stated he could go back to the group and see if there is any way to do a loan.

The City Manager stated if you wish to condition this as a loan by preference, it will likely be an unsecured loan. He stated staff's recommendation is not to be a part of the production or product of services because the City does not want to be responsible for the outcome. He suggested, if Council moves forward, for the City to insert itself somehow into the review of the legal services when provided, ie. receive a copy of the bill paid and then reimburse or pay for the services rendered.

The Assistant City Attorney stated if the Council moves forward they need to have a determination of finding that it is a benefit to the citizens. He also stated as a matter of disclosure that his Law Firm does handle some estate business for members of the law firm hired by the Charter High School group.

Councilmember Geller stated the Council should not put restrictions on how the attorneys operate. He stated he would like to see this written as a loan and have the dollar amount come after the results from the CBCA meeting.

It was moved by Mayor Shuey, seconded by Councilmember Medrano, to have the City reimburse for attorney fees up to $8,500 associated with a Charter High School application for Clayton Valley High School, have it characterized as an unsecured loan to be re-paid if allowed by law, and hopefully CBCA will contribute up to one half of that amount, with finding and upon the successful establishment of a charter school and line of credit, there is a public benefit to the City and the citizens to take this action.

Councilmember Stratford stated if the CBCA pays $4,000 it will limit the exposure to the City.

Councilmember Medrano stated he thinks this is showing leadership and that the Council is doing this for our citizens.

The City Manager suggested the motion be amended to state this money be allocated from General Fund reserves, and that whoever signs the legal services agreement be required to provide the City with an attestation from the Charter School organization that the legal services were performed and are satisfactory.

It was moved by Mayor Shuey, seconded by Councilmember Medrano to amend the previous motion to include the City Manager's suggestions.

The City Attorney asked the Mayor amend his motion further to state that this is of public benefit to the City and its citizens.

It was moved by Mayor Shuey, seconded by Councilmember Medrano to amend the previous motion to include the City Attorney's suggestion on findings.

Councilmember Pierce stated "reimbursement" is the wrong word to use for the motion, it should be "repayment."

It was moved by Mayor Shuey, seconded by Councilmember Medrano to amend the motion to say "repayment of attorney's fees" instead of "reimbursement."

Councilmember Pierce stated again she supports the Charter High School idea, but feels the Council should not spend City money on the effort.

Vice Mayor Geller asked the Mayor why his motion included that CBCA pay half; he stated CBCA may be willing to pay more.

It was moved by Mayor Shuey, seconded by Councilmember Medrano to amend the motion stating up to $8,500 subject to any offset by CBCA.

Vice Mayor Geller stated this is a one time thing for him, and this organization needs to find other funding sources. Mayor Shuey stated that would be conveyed to the group.

No public comments were received.

Mayor Shuey called for the vote on the amended motion (Passed 4-1 vote; Noes-Councilmember Pierce).

(b) Consideration of a Resolution awarding low bid contract to Ghilotti Bros., Inc. (San Rafael, CA) in the amount of $658,027.15 for construction of the Community Park Parking Lot Expansion Project (CIP No.10413), and allocating $358,000.00 in interest earnings from the City's Capital Improvement Budget to CIP No. 10413 to augment project funding.

The City Engineer stated the bids for this project were opened on May 4th and five bids were received. He stated three of the bids were within $4,000 of one another. He stated the project includes provisions for the Clean Water Act mandates, LED lighting fixtures, a lighted monument entry sign, and a large picnic area. He stated the total anticipated cost of the project is $850,000. He stated the City has submitted a timely application for Measure WW grant money to EBRPD and final approval is expected by June 1st. The City must allocate an additional $358,000 from CIP interest earnings in order not to impact the General Fund for this project.

Councilmember Stratford asked Ghilotti Brothers is a good firm? The City Engineer responded yes.

Mayor Shuey asked if the contract was approved by City Attorney? The Assistant City Attorney stated the City Attorney and the City Engineer have been using this contract for most recent public works projects.

Councilmember Medrano asked that the City add a waiver of subrogation rights by the contractor for workers' compensation insurance.

The City Engineer noted this contract version is consistent with Cal-Trans specifications.

No public comments were received.

It was moved by Councilmember Medrano, seconded by Councilmember Pierce to approve Resolution 14-2011 awarding the project contract and allocating additional project funds (Passed; 5-0 vote).

(c) Consideration of City positions on several legislative bills introduced in the 2011 California State Legislative session:

1. Assembly Bill 506 (Wieckowski) – Municipal Bankruptcy; and
2. Senate Bill 286 (Wright) – Comprehensive Redevelopment Reform

The City Manager recommended the Council oppose AB 506, and he suggested counter to the League of California Cities the Council oppose SB 286 which overregulates redevelopment agencies and offers a path for the State to take more local money.

It was moved by Councilmember Pierce, seconded by Councilmember Stratford to have the Mayor send letters stating the City Council's opposition to these two bills (Passed; 5-0 vote).

10. **COUNCIL ITEMS-**

Vice Mayor Geller asked that the Council discuss a reward program for the arrest and conviction of vandals be placed on a future agenda.

11. **ADJOURNMENT**– On call by Mayor Shuey the meeting adjourned at 9:54 p.m.

Respectfully submitted,

Laci J. Jackson, City Clerk

APPROVED BY CLAYTON CITY COUNCIL

David T. Shuey, Mayor

CITY OF CLAYTON
Founded 1857 – Incorporated 1964

Agenda Date: 6-7-11

Agenda Item: 4b

Approved:

Gary A. Napper
City Manager/Executive Director

AGENDA REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CITY CLERK

DATE: JUNE 7, 2011

SUBJECT: REJECTION OF LIABILITY CLAIM FILED BY JUDITH WILSON

RECOMMENDATION

Approve the rejection of liability claim against the City filed by Judith Wilson (MPA Claim No. GL-010176) for alleged damages reportedly occurring on March 24, 2011.

BACKGROUND

On April 8, 2011 the City received a liability claim filed by Judith Wilson for alleged expenses incurred when branches from a tree in City open space fell onto her property during a large storm. The City is self insured for general liability purpose and the Municipal Pooling Authority of Northern California administers the self-insured program. On April 8, 2011 the liability claim was transmitted to the Municipal Pooling Authority for processing.

Liability adjustors for the Municipal Pooling Authority investigated the claim. Following the investigation the Municipal Pooling Authority advised the City to issue a notice of rejection for the claim. The City did not plant this tree in open space, the City does not maintain or irrigate trees in open space, and the alleged damages were caused by severe weather conditions (an act of God).

FISCAL IMPACT

None.

Attachment: 1. Copy of Claim

CLAIM PRESENTED TO THE CITY OF CLAYTON

*Please read the instructions on the back before completing.

Reserve for Filing Stamp

Received

APR 0[illegible] 20[illegible]

City of Clayton

cc:

City Claim #

1. Claimant's Name: (PLEASE PRINT) Judith Wilson

Claimant's Address: 33 London Court

City, State, Zip: Clayton CA 94517

Day Phone: ( ) [illegible] Eve Phone: ( ) [illegible]

2. When did the damage or injury occur?
Month: March Day: 24 Year: 2011 Time: a.m. p.m.

3. At which location did the damage or injury occur? Police Report #

At 33 London Ct.

4. What happened and why is the City responsible?
a. Sometime during the storm night a tree on public land broke and fell across our back fence

Name and position of responsible City Employee(s), if known:
b.

5. What damage or injury occurred?

Approximately 2 sections of our back fence were damaged. The back gate was broken and a sprinkler valve box may be cracked

6. Claim amount (only if less than $10,000):

If the amount exceeds $10,000, please check (X) the court of appropriate jurisdiction:
_____ Municipal Court (claims up to $25,000) _____ Superior Court (claims over $25,000)

7. How did you arrive at the amount claimed? Please attach documentation.

I have not had an estimate for repair work yet

8. I declare under penalty of perjury under the laws of the State of California that the following information is true and correct, and that this declaration was executed on _____, 20____, at _____, CA.

_____
Signature of Claimant or Representative's Signature

9. Official Notices and Correspondence
If represented by an insurance company or an attorney, please provide the information requested below.
Name and Capacity: (PLEASE PRINT) _____

Address: _____

City, State, Zip: _____

Daytime Telephone: ( ) _____ Evening Phone: ( ) _____

CITY OF CLAYTON
Founded 1857 — Incorporated 1964

Agenda Date: 6-7-11

Agenda Item: 4c

Approved:

Gary A. Napper
City Manager/Executive Director

AGENDA REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DAVID WOLTERING, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JUNE 7, 2011

SUBJECT: CITY OF CLAYTON CCTA GROWTH MANAGEMENT PROGRAM BIENNIAL CHECKLIST - REPORTING PERIOD CALENDAR YEARS 2008 & 2009

RECOMMENDATION

Staff recommends the City Council approve the attached Contra Costa Transportation Authority (CCTA) biennial compliance checklist for the reporting period of calendar years 2008 and 2009 to forward to CCTA to satisfy Growth Management Program requirements to receive the City's share of Ballot Measures C and J Local Street Maintenance & Improvement (LSM) funds for the fiscal year (FY) 09-10 allocation period.

BACKGROUND/DISCUSSION

Participating jurisdictions, including the City of Clayton, that are subject to the Ballot Measures C and J requirements and share in the funding allocations associated with those measures must complete biennial checklists for review and approval by CCTA to secure their funding allocations. The intent of this process is to ensure that the participating jurisdictions are complying with the Growth Management Program requirements. Staff has completed the current compliance checklist for the reporting period of calendar years 2008 & 2009 (see **Attachment**) for review and acceptance by the City Council so that it can be forwarded to CCTA for review and approval.

The general purpose of the Growth Management Program associated with Ballot Measures C and J is to establish goals, standards, and policies for traffic services, public facilities and services, and general growth management.

Measure J is a 2004 voter-approved, 25-year extension of the previous Measure C Contra Costa Transportation Improvement and Growth Management Program initially approved by voters in 1988. The Growth Management component is intended to ensure that future residential, business, and commercial growth pays for the facilities required to meet the demands resulting from that growth. Compliance with the Growth Management Program is linked to receipt of Local Street Maintenance and Improvement Funds and Transportation for Livable Community Funds from the Contra Costa Transportation Authority (CCTA).

The current Measure J Growth Management Program requires each local jurisdiction to meet the six following requirements:

- Adopt Development Mitigation Program;
- Address Housing Options;
- Participate in an Ongoing Cooperative, Multi-Jurisdictional Planning Process;
- Adopt an Urban Limit Line (ULL);
- Develop a Five-Year Capital Improvement Program; and
- Adopt a Transportation System Management Ordinance or Resolution.

The City of Clayton is in compliance with these requirements, as described in the attached compliance checklist. Additionally, the Measure J Growth Management Program requires that participating jurisdictions update their General Plan Growth Management Elements to be consistent with Measure J Program requirements. Staff presented and the City Council adopted the City's pertinent updated Growth Management Element at the Council's meeting on May 17, 2011.

FISCAL IMPACT

Acceptance of this Compliance Checklist by CCTA will allow the City of Clayton to receive its share of the Measures C and JI Street Maintenance & Improvement (LSM) Funds for the FY 09-10 allocation period. The City's allocation is estimated to be $206,839. CCTA will provide a payment of a similar amount for the second year of the biennial checklist period in July of 2012.

Attachment: CCTA Compliance Checklist for Fiscal Years 2009-10 and Reporting Period Calendar Years 2008 & 2009

Compliance Checklist

Reporting Jurisdiction: City of Clayton
For Fiscal Years 2009-10 and 2010-11
Reporting Period: Calendar Years 2008 & 2009

Note: Instructions for this checklist are available at: http://www.ccta.net/EN/home/quicklinks/currentactivities.html

	1. Action Plans ***	**YES**	**NO**	**N/A**
a.	Is the jurisdiction implementing the actions called for in the applicable Action Plan for Routes of Regional Significance for all designated Regional Routes within the jurisdiction?	☐	☐	X
b.	Has the jurisdiction implemented the following procedures as outlined in the applicable Action Plan for Routes of Regional Significance?			
	i. Circulation of environmental documents,	X	☐	☐
	ii. Analysis of the impacts of proposed General Plan amendments and recommendation of changes to Action Plans, and	X	☐	☐
	iii. Conditioning the approval of projects consistent with Action Plan policies?	X	☐	☐
c.	Has the jurisdiction followed the procedures for RTPC review of General Plan Amendments as called for in Authority Resolution No. 95-06-G (see Exhibit 5).	X	☐	☐

	2. Transportation Mitigation Program ***	**YES**	**NO**
a.	Has the jurisdiction adopted and implemented a local development mitigation program to ensure that new development pays its fair share of the impact mitigation costs associated with that development?	X	☐
b.	Has the jurisdiction adopted and implemented a regional transportation mitigation program, including regional traffic mitigation fees, assessments, or other mitigation as appropriate?	X	☐

	3. Housing Options and Job Opportunities	**YES**	**NO**
a.	Has the jurisdiction adopted a third-revision Housing Element that has been found by the State Department of Housing and Community Development (HCD) to comply with State Law? **	X	☐
b.	Has the jurisdiction adopted a Housing Element that complies with the requirements of § 65583 *et seq.* of the Government Code, by: ** ▪ Identifying local responsibilities for meeting regional housing needs, ▪ Establishing goals and policies for meeting those needs, and ▪ Outlining a 5-year program of actions to implement the Housing Element?	X	☐

*Applicable for April 1, 2009 through December 31, 2009 (Measure J only)
**Applicable for January 1, 2008 through March 31, 2009 (Measure C only)
***Applicable for CYs 2008 & 2009 (Both Measure C & J)

Compliance Checklist

Reporting Jurisdiction: City of Clayton
For Fiscal Years 2009-10 and 2010-11
Reporting Period: Calendar Years 2008 & 2009

	Housing Options and Job Opportunities (continued)	YES	NO
c.	Has the jurisdiction submitted a report to the Authority regarding development of an implementation program that creates housing opportunities for all income levels? (See report description Exhibit 6)*	X	☐
d.	Does the jurisdiction's General Plan—or other adopted policy document or report—consider the impacts that its land use and development policies have on the local, regional and countywide transportation system, including the level of transportation capacity that can reasonably be provided, and has the jurisdiction incorporated policies and standards into its development approval process that support transit, bicycle and pedestrian access in new developments. *	X	☐

	4. Growth Management Element: Performance Standards **	YES	NO
a.	Does the jurisdiction now comply with adopted performance standards for fire, police, parks, sanitary facilities, water, and flood control, or expect to comply with the standards within the next five years through implementation of its Capital Improvement Program?	X	☐

	5. Growth Management Element: Traffic Level-of-Service Standards	YES	NO	N/A
a.	Using the Authority's *Technical Procedures*, have traffic impact studies been conducted as part of development review for all projects estimated to generate more than 100 peak-hour vehicle trips? ***	☐	☐	X
b.	Does the jurisdiction maintain a list of Reporting Intersections on non-regional routes, and measure the level of service at those intersections every two years? **	X	☐	☐
c.	Do all Reporting Intersections meet LOS standards through actual measurement, or after assuming implementation of five-year capital improvement program and accounting for changes in travel demand? **	X	☐	☐
d.	Does a request for Findings of Special Circumstances for those intersections that do not and will not meet LOS standards, accompany this checklist? **	☐	☐	X
e.	Has the jurisdiction ever been granted a Findings of Special Circumstances by the Authority? **	☐	X	☐

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Compliance Checklist

Reporting Jurisdiction: City of Clayton
For Fiscal Years 2009-10 and 2010-11
Reporting Period: Calendar Years 2008 & 2009

6. Participation in Cooperative, Multi-Jurisdictional Planning ***	YES	NO
a. Over the past year, has the jurisdiction's Council/Board member regularly participated in meetings of the appropriate Regional Transportation Planning Committee (RTPC), and have the jurisdiction's local representatives to the RTPC regularly reported on the activities of the Regional Committee to the jurisdiction's council or board? (Note: Each RTPC should have a policy which defines what constitutes regular attendance of Council/Board members at RTPC meetings.)	X	☐
b. As needed, has the jurisdiction made available, as input into the countywide transportation computer model, data on land use and traffic patterns?	X	☐

7. Five-Year Capital Improvement Program ***	YES	NO
Does the jurisdiction have an adopted five-year capital improvement program (CIP) that estimates project costs and includes a plan that outlines general mechanisms for financing transportation and public facilities, including fire, police, parks, sanitary facilities, water and flood control?	X	☐

8. Transportation Systems Management Program ***	YES	NO
Has the jurisdiction adopted a transportation systems management ordinance or resolution that incorporates required policies consistent with the updated model ordinance prepared by the Authority for use by local agencies (see Exhibit 7)?	X	☐

9. Maintenance of Effort (MoE) ***	YES	NO
Has the jurisdiction met the MoE requirements of Measure C as stated in Section 6 of the Contra Costa Transportation Improvement and Growth Management Ordinance (as amended)? See the Checklist Instructions for a listing of MoE requirements by local jurisdiction.	X	☐

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Compliance Checklist

Reporting Jurisdiction: City of Clayton
For Fiscal Years 2009-10 and 2010-11
Reporting Period: Calendar Years 2008 & 2009

10. Posting of Signs ***	YES	NO	N/A
Has the jurisdiction posted signs meeting Authority specifications for all projects exceeding $250,000 that are funded, in whole or in part, with Measure C/J funds?	X	☐	☐

11. Adoption of the Measure J Growth Management Element *	YES	NO	N/A
Has the local jurisdiction developed a draft (or adopted a final) GME to its General Plan that substantially complies with the intent of the Authority's adopted Model GME?	X	☐	☐

12. Adoption of a voter-approved Urban Limit Line *	YES	NO	N/A
Has the local jurisdiction adopted and continually complied with an applicable voter-approved Urban Limit Line?	X	☐	☐

13. Other Considerations ***	YES	NO	N/A
If the jurisdiction believes that the requirements of Measure C & J have been satisfied in a way not indicated on this checklist, has an explanation been attached below?	☐	☐	X

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14. Review and Approval of Checklist

This checklist was prepared by:

Signature: David Woltering *Date:* June 2, 2011

Name and Title (print): David Woltering, Community Development Director

Phone: 925-673-7343

The council/board of the City of Clayton has reviewed the completed checklist and found that the policies and programs of the jurisdiction as reported herein conform to the requirements for compliance with the Contra Costa Transportation Improvement and Growth Management Program.

Certified Signature (Mayor or Chair): _____ *Date:* _____

Name and Title: _____

Attest Signature: _____ *Date:* _____
City/Town/County Clerk

Name (print): _____

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Note: *This form may be downloaded in Word ® from* www.ccta.net; *instructions for completing this portion of the Checklist are available at http://www.ccta.net/EN/home/quicklinks/currentactivities.html*

Supplementary Information (Required)

1. Action Plans***

a. Please summarize steps taken during the reporting period to implement the actions, programs, and measures called for in the applicable Action Plans for Routes of Regional Significance:

While the City of Clayton does not have a route of regional significance within its jurisdictional boundaries, the City has had elected, appointed, and staff representatives attend on a regular basis CCTA meetings for purposes of planning and facilitating the implementation of measures called for in local Action Plans.

The City of Clayton monitors its specified local intersections to assure that they operate within the accepted LOS standards and the City maintains and implements its development fee impact requirements to assure that new development pays its fair share for impacts generated.

b. Attach, list and briefly describe any General Plan Amendments that were approved during the reporting period. Please specify which amendments affected ability to meet the standards in the Growth Management Element and/or affected ability to implement Action Plan policies or meet Traffic Service Objectives. Indicate if amendments were forwarded to the jurisdiction's RTPC for review, and describe the results of that review relative to Action Plan implementation:

There were two General Plan Amendments (GPAs) approved by the City of Clayton during this reporting period. These GPAs were approved on February 5, 2008 by the Clayton City Council, with the adoption of Resolution No. 04-2008 and Resolution No. 05-2008. These GPAs related to amending the Community Design Element and the Land Use Element to make additions, revisions, and deletions pertaining to various goals, objectives, policies, permitted uses, text, and figures regarding development in the Town Center. These amendments did not affect the ability to meet the standards of

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the Growth Management Element or Action Plan policies or Traffic Services objectives. These amendments were not required to be nor sent to the RTPC.

2. Development Mitigation Program***

a. Describe progress on implementation of the regional transportation mitigation program:

The City of Clayton participated in and approved the development and implementation of the regional mitigation program through TRANSPAC. In terms of local implementation, the City of Clayton collects development impact fees, including, as applicable, an "Offsite Arterial Street Improvement " fee, in accordance with the City's approved fee schedule.

3. Housing Options and Job Opportunities

a. Please list the date of State Department of Housing and Community Development (HCD) compliance finding for the jurisdiction's third-revision Housing Element and attach the HCD-approval letter:**

The date for the third revision was December 27, 2005; the date for the fourth revision was July 15, 2010 ***(see Attachment #1 for Letters from HCD).***

b. If HCD found that the Housing Element did not comply with State law, please list the date of adoption and resolution number of the jurisdiction's finding that its third-revision Housing Element complies with State law. Also state what actions have been taken during the reporting period to contribute toward achieving the housing allocations established by ABAG for all income levels.**

The City of Clayton, as noted under "3a." above has maintained a State-certified Housing Element during this reporting period. Examples of actions taken to achieve the housing allocations established by ABAG include the following:

- *The Clayton Redevelopment Agency purchased three, affordable (moderate-income category) single-family residences at risk of being sold at market rate. These residences are located at 272, 278, and 280 Stranahan Circle. Two of these residences (278 and 280 Stranahan Circle) were then resold by the Redevelopment Agency to qualified moderate-income households with 45-year deed restrictions to assure*

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affordability of those homes over that timeframe. The third home at 272 Stranahan Circle was resold in 2010 to a low-income household with a similar 45-year deed restriction to assure the long-term affordability of that home.

- *In December of 2009, the City of Clayton adopted Ordinance 425, to allow for manufactured housing in residential zones in compliance with State law. This action is supportive of facilitating more affordable housing within the City of Clayton.*

- *In December of 2009, the City of Clayton adopted Ordinance 426, a density bonus ordinance in compliance with State law. This action is supportive of facilitating more affordable housing within the City of Clayton.*

- *During a portion of this reporting period, the City of Clayton did substantial work on it 2009-2014 Housing Element update. This Housing Element was approved by the City Council with the adoption of Resolution No. 12-2010 on April 20, 2010. Subsequently, the State Housing and Community Development Department certified this Housing Element on July 15, 2010,*

  The City of Clayton has made a substantial commitment toward implementing its 2009-2014 Housing Element by contracting with the professional planning and consulting firm of Raney Planning & Management to provide specific services over the next 12-18 months to implement a broad-range of programs and measures listed in the City's Housing Element Goals and Policies section. These services are described in more detail in the firm's proposal, dated February 9, 2011, which was accepted by the City ***(see Attachment #2)****. Raney Planning & Management is now under contract with the City to do this work. This work will be directed by the Clayton Community Development Director and will require a substantial commitment of his time. The Clayton Community Development Department has only the full time Director and a part time Assistant Planner. Accordingly, it is evident from the Raney*

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scope of work this effort will constitute a substantial commitment to facilitate affordable housing within the City of Clayton. While this scope of work will be the focus of the City's effort in the area of affordable housing over the next 12-18 months, the City will continue to support the Diamond Terrace Affordable Senior Development (85 units – 65 very low-income; 10 low-income; and 10 moderate-income) during the period in accordance with the terms of the related agreement in the amount of $200,000.00 annually as Redevelopment Agency funds are available as well as continue its ongoing effort to satisfy other ongoing program requirements in the City's Housing Element.

c. Please attach a report on the jurisdiction's development of an implementation program that creates housing opportunities for all income levels (See Report description - Exhibit 6).*

Attached are Section 11.0, Review of Previous Housing Element*, and the* Goals and Policies *Section of Clayton's adopted and certified 2009-2014 Housing Element. Section 11.0 is a report on the City's third-revision Housing Element and the Goals and Policies Section reports on what the City has established as goals for accomplishment during the fourth-revision period* ***(see Attachment #3)****.*

4. Growth Management Element: Performance Standards**

a. If the jurisdiction does not currently meet its adopted performance standards, please describe what actions the jurisdiction intends to take to bring it into compliance within the next five years, including actions contained in the adopted five-year capital improvement program:

N/A - The City of Clayton is meeting all adopted performance standards.

5. Growth Management Element: Traffic Level of Service (LOS) Standards**

a. Please list all projects that generated more than 100 peak hour trips, indicate whether a traffic impact study was conducted, and indicate if a Findings of Consistency with Standards was made (include resolution number):

N/A - No projects generated more than 100 peak hour trips.

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b. Please list Reporting Intersections, dates of counts and LOS monitoring results. Also attach LOS calculations. Explain reasons for any LOS exceedances and proposed mitigation through implementation of the 5-year CIP or other mechanism.

The 2008 traffic counts were taken during a.m. and p.m. peak hour periods on October 14th and October 15th, 2008. All intersections operated at an LOS of A – there were no exceedences. (Source: City of Clayton Engineering Department)

Intersection	1996 V/C	1998 V/C	2000 V/C	2002 V/C	2004 V/C	2006 V/C	2008 V/C	2006 LOS
Washington/ Clayton	.48 am .51 pm	.41 am .54 pm	.57 am .55 pm	.61 am .64 pm	.51 am .63 pm	.44 am .59 pm	.46 am .55 pm	A A
Mitchell/ Clayton	.38 am .42 pm	.31 am .44 pm	.47 am .53 pm	.55 am .59 pm	.55 am .67 pm	.53 am .68 pm	.48 am .56 pm	A A
Regency/ Marsh Creek	.21 am .20 pm	.20 am .22 pm	.29 am .24 pm	.58 am .34 pm	.71 am .34 pm	.64 am .42 pm	.57 am .29 pm	A A
Eagle Peak /Oakhurst	.18 am .14 pm	.20 am .15 pm	.21 am .19 pm	.29 am .20 pm	.28 am .18 pm	.28 am .20 pm	.25 am .20 pm	A A

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c. Please list intersections for which the Authority has adopted Findings of Special Circumstances and describe actions taken over the past year to carry out required conditions of compliance:

N/A

6. N/A

7. Five-Year Capital Improvement Program (CIP)***

Please list resolution number and date of adoption of most recent five-year CIP. If CIP implementation is required to meet traffic LOS or performance standards, state the number of years for which this condition has prevailed.

Resolution No. 19-2010, adopted June 29, 2010 ***(see Attachment #4)***

8. Transportation Systems Management Program***

Date of Ordinance or Resolution Adoption

Ordinance No. 337, adopted May 19, 1998 ***(see Attachment #5)***

9. Maintenance of Effort (MoE)***

Please indicate the jurisdiction's MoE requirement and MoE expenditures for the past two fiscal years (FY 2007-08 and FY 2008-09). See page 8 of the Instructions to identify the MoE requirements.

N/A

10. N/A

11. Adoption of the Measure J Growth Management Element*

Please attach the Draft or Final Measure J Growth Management Element to the local jurisdiction's General Plan.

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General Plan Growth Management Element approved by the Clayton City Council by the adoption of Resolution No. 13-2011 on May 17, 2011 ***(see Attachment #6).***

12. Adoption of a voter-approved Urban Limit Line*

The local jurisdiction's adopted ULL is on file at the Authority offices. Please specify any actions that were taken during the reporting period with regard to changes or modifications to the voter-approved ULL.

None

13. Other Considerations***

Please specify any alternative methods of achieving compliance for any components for the Measure C or J Growth Management Program.

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STATE OF CALIFORNIA--BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov

July 15, 2010

Mr. Gary A. Napper
City Manager
City of Clayton
6000 Heritage Trail
Clayton, CA 94517-1250

Dear Mr. Napper:

RE: Review of the City of Clayton's Adopted Housing Element

Thank you for submitting Clayton's housing element adopted on April 20, 2010 and received for review on May 5, 2010. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h).

The adopted element addresses the statutory requirements described in the Department's September 10, 2009 review. Therefore, the Department is pleased to find Clayton's adopted element in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends Clayton for encouraging and facilitating mixed-use development in the Town Center as demonstrated by the purchase of property and identification of a deve oper for the Creekside Commons project.

Clayton has a regional housing need of 84 units for lower-income households. To address this need, the element includes Program I.1.1 to rezone at least 5.62 acres to Multifamily Residential High (MRH) allowing multifamily development by-right with minimum densities of 20 units per acre by March 2011. Without the residential capacity in the three sites to be rezoned (High Street [V-2], Old Fire Station [V-5] and Easley Ranch [U-6/P-1]), the inventory leaves no capacity to account for changes in developments which vary in capacity from what is estimated in the inventory and program. As a result, the City must monitor and report on the progress of Program I.1.1 to rezone sites and maintain sufficient capacity to accommodate the City's housing need for lower-income households through the annual progress report, required pursuant to Government Code Section 65400. Should monitoring reveal the sites were not rezoned to accommodate the regional housing need for lower-income households, the element should be amended to identify additional sites at appropriate densities and add or revise programs, as appropriate.

Maintaining adequate sites at appropriate densities to accommodate Clayton's regional housing need, including for lower-income households, throughout the planning period is required pursuant to Government Code Section 65863. In addition, this Code Section specifies no local government action shall reduce, require or permit the reduction of, the residential density or allow development at a "lower residential density" for any parcel identified in the site inventory unless the local government makes written findings, the reduction is consistent with the adopted General Plan, and the remaining sites identified in the element are adequate to accommodate the jurisdiction's share of the regional housing need. As defined by statute, "A lower residential density" refers to allowing fewer units on the site than were projected within the sites inventory of the housing element. As noted above, the sites inventory leaves little flexibility to account for changes in development relative to projected capacity. As a result, the Department recommends the City consider adopting a program to monitor approved development relative to capacity estimates in the housing element (see sample program – enclosed).

The Department is pleased to report Clayton now meets specific requirements for several State funding programs designed to reward local governments for compliance with State housing element law. For example, the Housing Related Parks (HRP) Program, Local Housing Trust Fund and the Building Equity and Growth in Neighborhoods (BEGIN) programs include housing element compliance either as a threshold or competitive factor in rating and ranking applications. Additional information about these and other programs is available on the Department's website at http://www.hcd.ca.gov/hpd/hrc/plan/he/loan_grant_hecompl011708.pdf.

In particular, the HRP Program, authorized by Proposition 1C, is an innovative new program rewarding local governments for the approval of housing for lower-income households and provides grant funds to eligible local governments for every qualifying housing start, beginning calendar year 2010. More specific information about the HRP Program is available on the Department's website at http://www.hcd.ca.gov/hpd/hrpp.

The Department wishes Clayton success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Robin Huntley, of our staff, at (916) 323-3175.

Sincerely,

Cathy Creswell

Cathy E. Creswell
Deputy Director

Enclosure

cc: Jennifer Gastelum, PMC

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
1800 Third Street, Suite 430
P. O. Box 952053
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(916) 323-3177
(916) 327-2643

Received
DEC 2 9 2005
City of Clayton

December 27, 2005

Mr. Gary Napper
City Manager
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Dear Mr. Napper:

RE: Review of the City of Clayton's Adopted Housing Element

Thank you for submitting Clayton's housing element, adopted on September 6, 2005 and received for review October 3, 2005. As you know, the Department is required to review adopted housing elements and report the findings to the locality, pursuant to Government Code Section 65585(h).

The adopted housing element addresses the statutory requirements described in the Department's May 17, 2005 review. The Department's finding of compliance is conditioned on the City's successful implementation of Program 2 (Rezoning) by July 2008, at the latest, and Program 3 (Redevelopment Set-a-Side Funds). Moreover, the finding of compliance is also based on the City's commitment to promote second units affordable to lower-income households, provide regulatory incentives, permit multifamily by-right and facilitate higher density residential opportunities in the City's Town Center. Clayton must expeditiously implement these programs to maintain compliance and to encourage much needed housing choices in Clayton.

The City must use its annual general plan progress report (Government Code Section 65400) to monitor and report on progress in implementing the element. The reports are due to the Department by October 1 of each year. If the annual report reveals Programs 2 and 3 have not been implemented, as described above, the element will no longer identify adequate sites and will require immediate amendment to provide adequate sites. Failure to submit annual reports will trigger a compliance review by the Department.

Also, please be aware, recently enacted legislation (Chapter 706, Statutes of 2002 and Chapter 10, Statutes of 2004) added Government Code Section 65863 and requires Clayton to ensure its inventory of adequate sites can accommodate its share of the regional housing need throughout the planning period. Government Code Section 65863(b) also prohibits local governments from lowering a residential density used in determining adequate sites under its housing element unless the locality makes certain findings.

In addition, Government Code Section 65584.09 was added by Chapter 614, Statutes of 2005. This statute requires jurisdictions not rezoning sites to accommodate its share of the regional housing need in the prior planning period to rezone for that unaccommodated housing need in the first year of the next planning period.

The Department looks forward to following Clayton's progress in implementing its housing and land-use programs through annual general plan progress reports, required pursuant to Government Code Section 65400. The Department wishes the City continued success in addressing its housing and community development needs. If the Department can provide any assistance in implementing the element, please contact Paul McDougall, on our staff, at (916) 322-7995.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

RANEY
PLANNING & MANAGEMENT, INC.

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TEL: 951.328.0300 • FAX: 951.328.0401

February 9, 2011

Mr. David Woltering
Community Development Director
City of Clayton
6000 Heritage Trail
Clayton, CA 94517

Re: Housing Element Implementation Scope of Work

Dear Mr. Woltering:

On behalf of Raney Planning & Management, Inc. (Raney), I am pleased to submit the following proposal for various implementation measures outlined in the City of Clayton 2009-2014 Housing Element.

Project Understanding

The implementation of the Housing Element includes three components: an amendment to the General Plan, several amendments to the Zoning Ordinance, and a Rezone to High Density Residential in order to accommodate 50 additional units. These various implementation actions will be grouped into two segments and are detailed below.

I. Creation of a High Density designation, Zoning Ordinance Amendments clarifying definitions and permitted uses, and creating the Kirker Corridor Overlay Zone.

A. General Plan Amendment to create a Multi-Family High Density designation allowing 15.1-20 dwelling units per acre.
B. Zoning Ordinance Amendment to create a Multi-Family Residential High (M-R-H) designation allowing up to 20 dwelling units per acre.
C. Zoning Ordinance Amendment to allow emergency shelter by right in a zoning designation (to be determined).
D. Zoning Ordinance Amendment to add separate definitions for supporting and transitional housing and allowing supportive and transitional housing as a permitted use subject to the residential standards of the zoning district.
E. Zoning Ordinance Amendment to allow SRO's in the Limited Commercial zone subject to a Conditional Use Permit.
F. Zoning Ordinance Amendment to only allow single family homes in the Multi-Family residential zoning districts with a Conditional Use Permit.
G. Zoning Ordinance Amendment to remove the number of persons per household limit.

H. Zoning Ordinance Amendment to create an overlay zone for the 5 acres identified as Kirker Corridor to allow SRO's with specific development standards.
I. Zoning Ordinance Amendment to create an overlay zone for the 5 acres identified as Kirker Corridor to allow emergency shelters with specific development standards.

II. Rezone(s) to accommodate an additional 50 residential units.
A. Rezone a site to M-R-H in order to accommodate an additional 50 residential units. This involves revisiting opportunity sites, but could likely include rezoning 3.5 acres of the Easley Ranch.

Approach

The following outlines Raney's proposed approach to each of the three components of the implementation of the Housing Element.

I. Creation of High Density Residential Designations, Zoning Ordinance Text Amendments, and Kirker Corridor Overlay Zone

Raney will prepare the General Plan Text Amendment and Zoning Ordinance Text Amendment which provides the necessary language to create the High Density Residential designation. The City currently has a Residential Medium Density General Plan designation which allows up to 15 units per acre. The proposed designation will be Residential High Density which will allow up to 20 units per acre in accordance with requirements of HCD. The City currently does not have a Multi-Family designation in the Zoning Ordinance. Raney will create a Multi-Family High designation and all the associated development standards that need to be included. In addition, Raney will prepare the language for the Zoning Ordinance Amendments clarifying definitions and permitted uses as described above, as well as the Kirker Corridor Overlay Zone and the associated development standards for SROs and emergency shelters.

Raney will review the approved Housing Element, existing General Plan, and existing Zoning Ordinance in order to identify the best approach to implementation of the Housing Element policies. Raney will research other cities' approaches to similar issues to identify options for the City of Clayton. Raney will coordinate with staff on the approach and prepare the appropriate text for the General Plan and Zoning Ordinance to implement the policies.

Raney will prepare an Initial Environmental Study (see tasks below) to address the amendments prior to the public hearings. In addition, Raney will prepare the staff reports for use by City staff in holding the hearings for Planning Commission and City Council. Based on discussions with staff, Raney assumes that staff will present the amendments and attendance at public hearings will not be necessary. However, should staff determine that attendance would be helpful, Raney will be available to attend and charge on a time and materials basis.

Products:

- Review of the project information.
- Coordination with Staff.

- General Plan and Zoning Ordinance Text.
- Staff Reports to Planning Commission and City Council.

Preparation of the Initial Environmental Study

Raney will prepare the Initial Environmental Study (IES) for the proposed General Plan and Zoning Ordinance Amendments. Raney assumes that the amendments will be at a policy level that will not have direct physical impacts of the environment. The IES will note that any future projects consistent with the amended General Plan and Zoning Ordinance will require separate environmental review.

The preparation of the IES will include the following tasks:

- Prepare an administrative draft version of the IES for review by City of Clayton staff.
- Revise the Administrative Draft IES, based on comments provided by staff.
- Prepare a Mitigation Monitoring Program (MMP).
- Provide a written response to any comments received during the public review period of the IES.

Products:

- One electronic copy of the Administrative Draft IES to the City of Clayton.
- Twenty copies of the final version of the IES and one electronic file in PDF format to the City of Clayton.
- Delivery of Notice of Completion and fifteen copies of the IES to the State Clearinghouse.
- One electronic copy of the Administrative Draft MMP to the City of Clayton.
- One copy of the MMP and one electronic file in PDF format to the City of Clayton.
- Preparation of the Notice of Intent to Adopt a Negative Declaration.
- Responses to comments received from public review of the Initial Study, if any.
- Errata sheet detailing any changes to the Initial Study text based on the public comments received, as necessary.
- Preparation of Notice of Determination.

II. Rezone to Accommodate 50 additional Units

The Housing Element outlines the need for 50 additional units within the City of Clayton. Implementing this policy requires a General Plan Amendment and Rezone of a site or sites to the new High Density Residential designation created as part of the first task described above. Raney will revisit the opportunity sites identified as part of the Housing Element preparation; however, it is likely that the site identified in the Housing Element at Easley Ranch will be the appropriate location.

Rezoning a 3.5 acre portion of the Easley Ranch will be a highly controversial process. Raney will facilitate community outreach meetings that revisit the other opportunity sites as well as the Easley Ranch site. Raney will coordinate with City staff on the number and content of each community meeting, but assumes approximately four meetings. Unlike

the two other tasks described above, on this rezone, Raney will take the lead and play an active role in the process. Raney will, however, coordinate extensively with staff to ensure the outcome meets the needs of the City.

Preliminarily, Raney has the following suggestions for the format of the meetings. The first meetings will be with stakeholders. The stakeholders include property owners and others who may have a stake in the outcome. Raney anticipates two meetings with the stakeholders. The second type of meeting will be with a committee of decision-makers. This could include members of the Planning Commission and City Council with members of the public invited to attend. These workshops would include a discussion of the Housing Element laws as well as the purpose and outcome of the stakeholder meetings. The first such workshop could even include a discussion of the creation of the High Density Residential zone and some of the Ordinance Amendments to help set the stage for the need for the rezone. Raney anticipates two meetings of this committee.

Following the community meetings, Raney will prepare the necessary staff reports, including ordinances for the rezone site. Raney will also attend and present at the Planning Commission and City Council hearings on the proposed rezone.

Raney suggests the environmental document be scoped at the conclusion of the public outreach process in order to ensure the issues raised by the community are addressed. Given the controversial nature of the rezone, Raney would anticipate the preparation of an EIR as part of the rezone process. An EIR could include technical studies to address traffic, air quality, and noise, as well as other issues which might arise during the public outreach. Should the project outreach result in a non-controversial project with project impacts that can be mitigated to a less-than-significant level, consideration could be given to the preparation of a Negative Declaration.

Products:

- Review of the project information.
- Coordination with Staff.
- Facilitate up to Four Community Meetings.
- Staff Reports to Planning Commission and City Council.
- Attendance and presentations at Planning Commission and City Council.

Project Management

The preparation of the amendments to the General Plan and Zoning Ordinance, as well as the Kirker Corridor Overlay Zone will be overseen by Cindy Gnos, Raney Vice President. Ms. Gnos will be assisted by Tim Raney, President, Nick Pappani, Special Project Manager, and Associate staff as needed. Ms. Gnos will also participate in the Rezone to accommodate 50 units; however, the public outreach and facilitation will be conducted by Mr. Raney.

It should also be noted that Laurin Associates, a division of Raney, has been involved in the housing and community development field for nearly 30 years. Laurin has prepared numerous housing elements and has a relationship with HCD staff. Raney will consult with Laurin staff as

needed during the preparation of the documents in order to ensure that the goals of HCD are accommodated appropriately.

Schedule

Raney will process the creation of the High Density Residential designation, clean-up Zoning Ordinance Amendments, and the Kirker Corridor Overlay Zone first. Raney anticipates that these amendments can be complete within six to nine months, but can be adjusted to meet the needs of the City of Clayton. The Rezone of the site could also take approximately six months in order to allow the community outreach. This schedule, however, can also be adjusted to meet the needs of the City.

Cost Estimate

The cost for completion of the Housing Element implementation is $37,350. These costs are based on the estimates of time for each task provided in the spreadsheet below.

CITY OF CLAYTON HOUSING ELEMENT IMPLEMENTATION COST ESTIMATE

		Tim Raney, AICP President	Cindy Gnos, AICP Vice President	Nick Pappani Special Projects Manager	Associate	Cost Per Task
Task I	Creation of High Density Residential Designations		8	4	18	$ 3,440
	Prepare Clean-up Zoning Ordinance Amendments		10	4	18	$ 3,760
	Prepare Kirker Corridor Overlay Zone		12	6	20	$ 4,530
	Prepare IES		6	14	40	$ 6,450
	Prepare Staff Reports		6	12	10	$ 3,480
	Subtotal					$ 21,660
Task II	Revisit Opportunity Sites	6	6	4		$ 2,640
	Facilitate Public Outreach	24	12		8	$ 7,200
	Prepare Staff Reports	2	4	12	10	$ 3,540
	Attend Hearings	12				$ 2,280
	Subtotal					$ 15,660
	Total Hours	44	64	56	106	
	Hourly Rate	$ 190	$ 160	$ 135	$ 90	
	Total Labor	$ 8,360	$ 10,240	$ 7,560	$ 9,540	$ 35,700
Expenses						
	Copying/Printing/Travel/Postage/Etc.					$ 1,500
	10% administrative fee					$ 150
	Total Expenses					$ 1,650
	Total Budget					$ 37,360

Raney's company philosophy is to serve as an extension of City staff and provide those services that help our clients to the greatest degree. Raney's has extensive experience in preparing environmental documents for the City of Clayton and is familiar with the regulations, requirements, and procedures of the City. Given our familiarity with the City and its processes, we believe that our firm has the knowledge and expertise to efficiently deliver high quality products to you and the City on time and within budget. Raney provides each client with the highest level of professionalism, while structuring tailor-made services for every project. It is our commitment to provide you with the highest quality and legally defensible document, to share our experience and expertise throughout the processing of projects, and to meet the proposed budget and schedule. If you have any questions regarding this schedule and cost estimate, please feel free to contact me. We are pleased to have the opportunity to submit our proposal for your consideration and look forward to a continued successful relationship with you and the City of Clayton.

Thank you,

Cindy Gnos

Cindy Gnos, AICP
Vice President
Raney Planning & Management, Inc.

11.0 Review of Previous Housing Element

Clayton has made significant progress toward achieving one-time and ongoing goals set in the existing Housing Element, which has been effective since 2005. To the extent possible, this section summarizes Housing Element results from 2005 through May 2009. The following section provides a brief description of Clayton's effectiveness in implementing programs to achieve objectives set in the previous Housing Element.

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
Adequate Sites and New Construction Adequate Sites and New Construction					
Goal 1 Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share housing allocation.					
1. The City shall adopt an **affordable housing ordinance** requiring all new residential projects (including land divisions) of two units or more, to develop at least five percent of all project units as very low-income housing and at least five percent of all project units as low-income housing. In lieu of constructing the required number of very low- and low-income units on- or off-site, the applicant may, at the City's discretion, make an in-lieu cash contribution, dedication of land, or combination thereof. A formula to determine the appropriate amount of in-lieu contributions shall be included within the ordinance.		City Council; Planning Commission; Community Development Dept.	FY 05-06	The City has not adopted an affordable housing ordinance but plans to do so during this next Housing Element update round.	The City will continue this program as new Implementation Measure I.2.1.
2. The City shall approve General Plan redesignations and rezonings of the Affordable Housing Opportunity (AHO) sites identified on Figure 1 (i.e., Old Fire Station site and High Street parcel) for multi-family housing with a minimum density of 12 units per buildable acre (or 16 units per buildable acre with density bonus per State law). These sites shall be redesignated as Multifamily Medium Density (10.1 to 15 units per acre) and rezoned as Planned Development (PD) District or Multiple Family Residential (M-R) District. The City shall initiate		City Council; Planning Commission; Community Development Dept.	In conjunction with approval of a development application. If the City does not receive any development applications for these sites, the City will redesignate/ rezone the sites at least one year prior to the end of the state-mandated housing element	The City redesignated and rezoned both sites (Old Fire Station and High Street site) identified as Affordable Housing Opportunity sites. The redesignation/rezoning of both AHO sites was initiated by the City. Each site was redesignated as multi-family medium density (10.1 du/acre–15 du/acre) and rezoned as Planned Development. The City has not received a development application for either site.	The City accomplished the redesignation/rezone of the AHO sites and will continue to promote the development of these sites in new Implementation Measure I.1.1.

Attachment #3

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
redesignation/rezoning of the AHO sites upon receiving an application for development of the sites. To ensure that developers are aware that these sites are held for multi-family residential development, the City shall place a notation on the General Plan Land Use Diagram that refers to this measure and the following funding measure for AHO sites. If the City approves a new residential **development on an AHO site at a density** lower than Multifamily Medium Density, the City must make a finding that the site is not needed to achieve its fair share allocation or identify other AHO sites.			cycle.		
3. The Redevelopment Agency shall use its Low and Moderate Income Housing Fund to subsidize the construction of housing for very-low, low-, and moderate-income households on designated Affordable Housing Opportunity (AHO) sites in the Redevelopment project area to meet the City's fair share allocation within the current planning period of the Housing Element. In the event the accumulated cash balance of the Redevelopment Agency housing set-aside fund is insufficient to adequately subsidize such projects, the City and the Redevelopment Agency shall, in consultation with project proponents, do one of the following as a means of providing adequate subsidy for the projects: 1) obtain conventional financing from area lenders; 2) participate in a bond issue with neighboring jurisdictions; or 3) issue bonds.		Redevelopment Agency; City Council; Community Development Dept.	Ongoing	To date the City has not received development applications for either AHO site, rather the City's Redevelopment Agency's (RDA) Low and Moderate Income Housing Fund has been used to purchase affordable housing units at risk of converting to market-rate homes. The homes were resold at appropriately subsidized rates to low- and moderate-income households with 45-year deed restrictions, thus preserving the affordability of the units. The following units were purchased and resold using the Low and Moderate Income Housing Fund: • 208 Stranahan Circle – 6-15-06 (Purchase) – 9-15-06 (Sale) • 274 Stranahan Circle – 9-13-06 (Purchase) – 11-22-06 (Sale) • 268 Stranahan Circle – 10-20-06 (Purchase) – 11-21-06 (Sale) • 276 Stranahan Circle – 03-12-07(Purchase) – 06-01-07 (Sale) • 280 Stranahan Circle – 04-15-08 (Purchase) – 04-07-09 (Sale) • 278 Stranahan Circle – 05-30-08 (Purchase) – 02-06-09 (Sale)	The program will be continued as Implementation Measure I.2.2.
4. The City shall pay up to $1,000 for a building/design professional's time to help solve		Community Development Department	FY 05-06	The City has received 3 permit applications for the development of second units. Each of the 3 applicants was offered in-house technical and design advice from City staff. The City did not provide funding or a list of local architects/contractors in either of the permit requests.	The City will continue to promote the development of second units through

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
an applicant's particular second dwelling unit design problems. The City shall offer a list of local contractors/architects with experience in second dwelling unit construction.				The applicants of the second unit dwelling permit did not express concerns regarding second unit design problems.	new Implementation Measure I.4.1.
5. The City shall develop a program using Redevelopment Agency set-aside funds to encourage the development of second dwelling units, including a review and possible reduction of development fees that might deter the development of such units.		City Council, Planning Commission, Community Development Dept.	FY 05–06	The City adopted a Second Unit Ordinance in 2004 that establishes performance criteria to simplify and expedite the permitting process for second units in Clayton. The review process is non-discretionary and done at the administrative level. The permit fee for administrative review is $250 as compared to a Planning Commission review which requires a $1,000 minimum deposit. Second unit development has been constrained by the fee charged ($21,389/unit) by the Contra Costa Water District (CCWD) to establish a connection to a second unit.	The City will modify the program to assist with reducing the amount owed to CCWD for establishing a new water connection on a second unit. This is new Implementation Measure I.4.2.
6. The City shall promote the development of second dwelling units by publicizing information in the City's newsletter and general application packet; providing a brochure at the Community Development Department and local businesses; and posting information on the City's website. The City shall also provide a press release to local media (e.g., the Clayton Pioneer, Contra Costa Times, Concord Transcript) promoting second dwelling units. The City shall provide information regarding permit requirements, changes in State law, and benefits of second dwelling units to property owners and the community. The City shall review and update the promotional materials on an annual basis.		Community Development Department	FY 05–06; ongoing	The City has utilized the City's website to promote and provide information regarding the development of second dwelling units. In addition, the City has included publicized information regarding second units in the general application packet. The City has not used other sources of communication (press release, brochures, etc.) to promote the development of second units. During the adoption of the Second Unit Ordinance in 2004 and the Housing Element adoption in 2005, substantial information was provided at public meetings and hearings about the streamlining of the second unit approval process. During the meetings and hearings, the permit requirements, changes in state law, and benefits of second dwelling units were presented. Second unit development has not resulted due to low development activity and a costly water connection fee.	This program will be combined with new Implementation Program I.4.1.
7. The City shall provide a bibliography of technical assistance resources for second dwelling unit applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and "how to" manuals.		Community Development Department	FY 05–06	The City has not developed a bibliography of technical assistance resources for developing second units.	This program will be combined with new Implementation Program I.4.1.

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
8. To encourage development of mixed use projects in the Town Center, the City shall provide technical assistance to developers in developing second-story residential units above commercial uses, offer incentives such as density bonuses, and actively recruit developers to undertake such projects. The City shall develop guidelines and a technical assistance package (based on the experience of other communities with success in such developments) to facilitate permitting process.		City Council, Planning Commission, Community Development Dept.	FY 05–06 (guidelines and technical assistance package) FY 06–07 (provide technical assistance to developers)	The City of Clayton adopted the Clayton Town Center Specific Plan in March of 1990 and amended that plan in February of 2008. This Specific Plan provides detailed policy directions, standards, and guidelines that encourage mixed-use development within the Clayton Town Center area. Additionally, the City has purchased and then identified qualified developers/buyers for two properties (2007and 2008) in the Town Center area for mixed-use projects. The first project is retail on the ground floor with office units on the second floor at 1026 Oak Street; this project is known as the Flora Square project. The second mixed-use project is retail on the ground floor with seven residential units above at 1005 Oak Street; this project is known as the Creekside Commons (formerly Rivulet) project. The first project is nearly completed and occupancy is estimated to occur by June 1, 2009. The second project is in the entitlement phase and is not likely to be occupied, assuming project approval, until 2011. As mentioned above, the City has an adopted a Specific Plan and has purchased and identified qualified developer/buyers for the two sites in the Town Center area for mixed-use development. The City Manager and Community Development Director, as well as other staff members, have worked closely with these projects to help assure success. Density bonuses are available in accordance with state law. The City completely updated its development application for mixed-use and related handouts in the fall of 2008. In addition, the City is finalizing a Development Handbook guide to facilitate the permitting process.	This program will be continued as new Implementation Measure I.5.1.
9. The City shall establish a program to provide subsidies using Redevelopment Agency set-aside funds for second-story residential units above commercial uses to promote the inclusion of affordable units.		City Council, Planning Commission, Community Development Dept.	FY 05–06	The City has not established a formal program, but would consider use of RDA set-aside funds for second-story units on a case-by-case basis.	This program was combined with new Implementation Measure I.5.1.
10. The City shall continue to monitor the affordability of new housing sales in the community. To this end, the City shall continue to require developers to file annual reports with the Community Development Department declaring the number and price of new houses each developer sold during the previous year.		City Council; Community Development Department	Annually	The City does not formally monitor the affordability of new housing sales in the community. Informally, similar to other communities in Contra Costa County, the downturn in the real estate market has reduced housing sales prices substantially in Clayton. Various reports are required of developers and/or property owners of affordable housing in Clayton. Examples include the requirement for the Diamond Terrace affordable senior housing project to document that it is serving the very low- and low-income individuals that it is intended to serve. A second example is the requirement for owners of deed-restricted homes in Clayton's Affordable Housing Program to affirm that they are the primary occupants of the households involved and that they continue to qualify for participation in the program. For owners of homes to which this reporting requirement applies, if the owners do not comply with reporting requirements, they could lose their subsidized residential units.	This program is implemented through development agreements for affordable housing projects.

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
11. The City shall revise its Zoning Ordinance to allow for the development of emergency shelter facilities as an accessory use to any church, synagogue, temple or similar place of worship with a use permit. The use permit process shall not be used to unduly restrict the ability of emergency shelters to be located on suitable sites in Clayton.		City Council, Planning Commission, Community Development Dept.	As needed, the City shall work with local faith-based organizations and other community groups to help develop emergency shelter facilities in Clayton.	The City has not implemented this program but will implement it to comply with SB 2 requirements.	This program will be modified and continued as new Implementation Measure II.1.1.
12. The City shall continue cooperation with the regional/countywide housing task force. The City shall use this task force as a means of gaining new policy and technical perspectives.		Community Development Department	Ongoing	The City of Clayton participated in the "Shaping Our Future" project. Current Mayor Julie Pierce was the co-chair of this effort. This project was aimed at trying to facilitate future development patterns occurring in more energy-efficient and cost-effective ways. Work on this project led into "Projections 2009" and the establishment of regional housing number allocations by the Association of Bay Area Governments (ABAG). Additionally, the City has, through its contract with the Contra Cost County Building Inspection Division, used the Contra Costa County Neighborhood Preservation Program for low-cost home repair loans for low-income homeowners. The City uses the task force as a means of gaining new policy and technical perspective.	This program will be continued as new Implementation Measure V.1.3.
Regulatory Relief and Incentives					
Goal II To the extent feasible, remove governmental constraints on the production of affordable housing and create incentives for the production of affordable housing.					
13. The City shall create a new zoning district termed "Town Center (T-C) District" to replace the Limited Commercial (L-C) and Planned Development (PD) Districts in the Town Center area. The City shall ensure that the new T-C District is consistent with the Town Center (TC) land use designation in the General Plan and the TC Commercial designation in the Town Center Specific Plan.		City Council, Planned Commission, Community Development Dept	FY 05–06	The City did not create a Town Center Zoning District but the City continues to implement the Town Center Commercial General Plan land use designation, the Town Center Specific Plan, and the applicable individual property zoning classification that provide development policy and standards guidance for the Town Center area. Proposals for development and/or redevelopment within the Town Center area must not only satisfy the requirements of the applicable zoning district, but, in addition, demonstrate conformance with the applicable General Plan and Town Center Specific Plan policies and requirements to be approved.	This program will be modified and continued as Implementation Measure I.5.2.
14. The City shall amend the Zoning Ordinance to allow manufactured houses, consistent with the requirements of State law.		City Council; Planning Commission; Community Development Dept.	FY 06–07	The City has not amended the Zoning Code to allow for manufactured housing; however, the City would defer to requirements of state law.	This program will be continued as Implementation Measure I.3.1.
15. In accordance with the requirements of state density bonus law (SB 1818), the City shall amend the Zoning Ordinance		City Council; Planning Commission; Community	FY 05–06	The City did not amend the Zoning Ordinance to provide for a density bonus of at least 20 percent and a minimum of at least three incentives. However, the City would defer to requirements of state law.	This program will be continued as Implementation Measure II.3.1.

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
to provide for a density bonus of at least 20 percent and a minimum of three incentives (e.g., parking, setback, open space reductions).		Development Dept			
16. The City shall continue to prioritize development applications to decrease the review and approval time for all development projects that include residential units affordable to very low- and low-income households.		City Council; Planning Commission; Community Development Dept.	Ongoing	The City has updated its development application forms, is in the process of finalizing a Development Handbook guide, and encourages pre-application meetings to help expedite the review process. The City has not had any specific applications for affordable housing projects. The City Manager and the Community Development Director, however, have had several meetings/discussions with a nonprofit builder for the purpose of encouraging a possible joint venture with the Clayton Redevelopment Agency to build one or more affordable housing projects in Clayton.	This program will be continued as Implementation Measure II.4.1.
17. The City shall initiate revision of the Municipal Code to establish a procedure to reduce or waive certain development fees for development projects that include residential units affordable to very-low, low, and moderate income households.		City Council; Planning Commission; Community Development Dept.	FY 05–06	The City would evaluate the scope and potential benefit to the community for reducing or waiving certain development fees for projects that include very low-, low-, and moderate-income residential units and would consider such waivers on a case-by-case basis. The City's Municipal Code has not been revised to provide for such a procedure specifically but will be continued to be considered on a case-by-case basis.	This program will be continued as new Implementation Measure II.5.1).
18. The City shall amend the Zoning Ordinance and other Municipal Code provisions to provide flexible development standards (e.g., parking, landscaping, setbacks) and authorize regulatory concessions for development that includes residential units affordable to very low- and low-income households.		City Council; Planning Commission; Community Development Dept.	FY 05–06	The City would consider authorizing regulatory concessions as authorized by state law to provide more flexible development standards for very low- and low-income housing units. The City did not amend the Zoning Ordinance and other Municipal Codes to reflect these standards but would offer this opportunity on a case-by-case basis. To date, no developments have utilized the City's flexible development standards for the production of affordable units.	This program will be continued as Implementation Measure II.6.1.
Rental and Homeownership Assistance					
Goal III Increase housing opportunities for lower-income renters and first-time homebuyers.					
19. The City shall post in City Hall, on the City's website, on Ohm's Board, and in the Community Library, and disseminate in its newsletter, information regarding Contra Costa County's Mortgage Credit Certificate Program, the Mortgage Revenue Bond Program, and the Owner-Occupied Housing Rehabilitation Program The City		Community Development Department	FY 05–06; ongoing	The City does not provide information related to these programs directly, but refers related inquiries to the Contra Costa Housing Authority for information and assistance. • The Contra Costa County Mortgage Credit Certificate Program • The Mortgage Revenue Bond Program • The Owner-Occupied Housing Rehabilitation Program As informational flyers are received from the various agencies involved, the City posts them at City Hall.	The City will continue to publicize information on Contra Costa County programs (Implementation Measure III.1.1).

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
shall also post and disseminate information regarding Contra Costa Housing Authority's Lower-Income Rental Assistance Program and Aftercare Certificates.				No additional steps beyond those mentioned above have been taken to ensure that these programs are publicized.	
20. The City shall develop and implement a down payment assistance program using Redevelopment Agency set-aside funds or California Housing Finance Agency funds for first-time homebuyers by working with the County or by developing its own program that can be used with the Mortgage Credit Certificate program, new inclusionary units, or alone.		City Council, Planning Commission, Community Development Dept.	FY 05–06	To date the City has not pursued a down payment assistance program; however, the City plans to continue to consider developing such a program in the next five years.	This program will be continued as Implementation Measure III.1.2.
21. The City shall review potential funding opportunities through the County HOME program and apply for funding for applicable projects when development opportunities arise.		City Council, Planning Commission, Community Development Dept.	FY 05–06	The City did not pursue HOME funds during the last five years but will continue to consider applying for funds in the future.	The program will be continued as Implementation Measure III.1.3.
22. The Redevelopment Agency shall consider the feasibility of using housing set-aside funds to provide additional subsidies for a limited number of the units at Diamond Terrace that are designated for Very-Low Income (50 percent of median income) so that the units would be affordable to seniors with lower incomes (30 percent to 40 percent of median income or below) to increase housing opportunities for seniors with limited incomes.		Redevelopment Agency, Community Development Department	FY 05–06	The Redevelopment Agency determined additional subsidy was not needed at Diamond Terrance as all units became occupied as originally anticipated. There has not been additional housing set-aside subsidy for Diamond Terrace beyond what was originally anticipated. The original project includes a total of 85 units: 65 very-low income, 10 low-income, and 10 moderate-income units. The original approval assumes an annual subsidy from the low- and moderate-income housing fund in the amount of $200,000 annually through 2013. No additional units were subsidized beyond the original project as described above.	The City will continue to provide an annual subsidy to the Diamond Terrace project (new Implementation Measure III.1.4).
23. The City shall review and revise its affordability covenants for the inclusionary housing program to insure that the units remain affordable for the longest period feasible. The City shall develop and implement procedures for this program.		City Council, Planning Commission, Community Development Dept.	Ongoing	The City does not have an inclusionary housing program other than what is required by Redevelopment Agency law. The City is proposing a inclusionary program with the adoption of this Housing Element.	This program will be combined with Implementation Measure I.2.1.

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
Equal Access					
Goal IV Ensure equal housing opportunities for all persons in Clayton regardless of age, race, religion, sex, marital status, national origin, color, disability, or other barriers that prevent choice in housing.					
24. The City shall distribute a public information brochure on reasonable accommodations for disabled persons and enforcement programs of the State Fair Employment and Housing Commission.		Community Development Department	Ongoing	The City distributes information to the public on reasonable accommodations for disabled persons and enforcement programs of the State Fair Employment and Housing Commission at City Hall in the Community Development Department. The City posts and updates its information as it is received from the State Fair Employment and Housing Commission.	This program will be continued as Implementation Measure IV.3.2.
25. The City shall develop a public outreach program to inform community residents on the role and need for affordable housing in Clayton. The City shall produce articles concerning affordable housing issues (e.g., available funding for affordable housing projects, energy conservation, first-time homebuyer programs, housing density, etc.). The City shall place information regarding affordable housing on the City website, in the City newsletter, and at City Hall.		City Council; Community Development Department	Ongoing	The City does not have a formal, ongoing public outreach program to inform the public on affordable housing projects. However, as the City periodically updates its Housing Element it reaches out to community members to inform them of housing needs and state requirements. Additionally, there are periodic outreach efforts including study sessions, public meetings, and public hearings to inform community members of local housing needs and state housing requirements, as well as local housing standards and requirements.	As affordable housing projects are approved through the City, the public will be informed (Implementation Measure IV.2.1).
26. The City shall review development plans to assure consistency with State accessibility laws and require modifications for accessibility.		Contra Costa County Building Inspection Department	Ongoing	The City requires review of development plans for all housing projects for consistency with state accessibility laws as required by the City-adopted 2007 Uniform Building Code.	This program will be combined with new Implementation Measure IV.3.1 to develop a more formalized reasonable accommodations procedure.
27. The City shall establish exceptions for persons with disabilities with respect to zoning, permit processing, and building codes.		Community Development Department, Contra Costa County Building Inspection Department	FY 06–07	Exceptions for persons with disabilities are available in accordance with state law. Exceptions have been granted for persons with disabilities on a case-by-case basis and no formal records have been kept on these exceptions.	This program will be combined with new Implementation Measure IV.3.1 to develop a more formalized reasonable accommodations procedure.
28. The City shall review its zoning ordinance, policies, and practices to ensure compliance with fair housing laws.		Community Development Department	Ongoing	In February of 2007, the City amended its Zoning Ordinance to rezone the two identified affordable housing opportunity (AHO) sites in the City's 2005 certified Housing Element to Planned Unit Development, allowing up to 15 units per net acre on both sites. The sites are identified as R-1 (APN 119-021-063) and R-2 (APN 120-015-011). These rezonings allow the opportunity to build affordable housing units on these properties. Additionally, on April 1, 2008, the City adopted the 2007 Uniform Building Code as the code	This program will be continued on a case-by-case basis (Implementation Measure IV.1.1).

Housing Program	Funding Source	Responsible Agency/Department	Time Frame	Accomplishments	Continue, Modify, or Delete Program
				that development projects must conform with.	
Energy Conservation					
Goal V Encourage and maintain energy efficiency in new and existing housing.					
29. The City shall continue to provide energy conservation brochures at City Hall.		Community Development Department	Ongoing	The City consistently makes energy conservation brochures available for the public at City Hall and the Clayton Community Library.	This program will be continued as Implementation Measure V.1.1.
30. The City should develop design standards to allow energy self-sufficiency and generation projects.		Community Development Department	FY 05-06	To date the City has not developed special design standards to encourage energy self-sufficiency and generation projects but plans to do this during the current Housing Element planning period.	This program will be continued as Implementation Measure V.1.2.
Regional Planning					
Goal VI Promote and participate in the resolution of housing, employment, and transportation issues on a regional basis in cooperation with all Contra Costa County jurisdictions.					
31. The City shall support responsible state legislation which allows municipalities to enter into equitable agreements with other entities to transfer and financially participate in the provision of fair-share housing units closer to transportation centers and work centers outside the City limits, while retaining full credit for the transferred units.		City Council	Ongoing	To date the City has not formally supported any state legislation which allows municipalities to enter into agreements with other entities to transfer and financially participate in the provision of fair-share housing units close to transportation centers outside the city limits, while retaining full credit for the transferred units, but would consider supporting this program in the future.	This program will be continued as Implementation Measure VI.1.1.
32. The City shall participate in the Contra Costa County "Shaping Our Future" project, Contra Costa Affordable Housing Trust Fund, and other regional planning efforts addressing housing, employment, and transportation issues.		City Council	Ongoing	The City of Clayton has been a very active participant in the Contra Costa "Shaping Our Future" effort, the Association of Bay Government's (ABAG's) Projections 2009, and various efforts of the Contra Costa Transportation Authority, including the drafting of Measures C and J. The City's current Mayor, Julie Pierce, was the co-chair of "Shaping Our Future. In addition, Mayor Pierce has had significant involvement over many years through the present time with the Contra Costa Transportation Authority (CCTA) and the Association of Bay Area Governments (ABAG).	This program will be continued as Implementation Measure VI.1.2.

GOALS AND POLICIES

ADEQUATE SITES AND NEW CONSTRUCTION

Goal I Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share housing allocation.

Policy I.1. The City shall designate and zone sufficient land to accommodate Clayton's projected fair share housing allocation as determined by the Association of Bay Area Governments.

Implementation Measure (I.1.1) The City will promote the development of the Affordable Housing Opportunity sites identified in Table 42, Vacant Residential Land (i.e., High Street parcel (Site V-2) and Old Fire Station site (Site V-5)) by creating a General Plan Multi-family High Density designation to allow for 15.1 to 20 units per acre and create a new Zoning District Multi-Family Residential High (M-R-H) to allow up to 20 units per acre.

Based on the Vacant and Underutilized Residential Land Tables (Table 42 and 43, 44 and 45) the City has a shortfall of land available to extremely low-, very low-, and low-income households. The City needs enough land to accommodate 50 additional units on sites that allow for 20 units per acre. To address this shortfall, the City will rezone the following site within one year of adoption of the Housing Element.

- Redesignate a portion of Site U-6 (Easley Ranch, APN 119-080-009, 13.52 acres) from SF (LD) to the newly created MF (HD) and rezone to M-R-H (allows 20 units per acre) to meet the City's 50-unit RHNA shortfall. The City will rezone 3.5 acres of this site to accommodate at least 50 units without physical or environmental constraint. Single family and multifamily units will be allowed by right and would typically require a tentative map and site plan review approval.

- The City will also consider redesignating/rezoning Site P-2 (APN 119-021-013, .87 acres) and/or Site P-3 (APN 119-021-054, 1.16 acres), and/or Site P-4 (APN 119-021-055, .95 acres) (see Table 45) to add to the City's future RHNA needs. The redesignation/

rezoning of these sites is not needed to meet the City's 50-unit RHNA shortfall.

- If it is determined that rezoning any of the identified sites is not feasible, the City will identify another site or group of sites that will accommodate the City's 50-unit RHNA shortfall. The site(s) will accommodate at least 16 units per state law requirements and not have any physical or environmental constraints. This rezone will occur within one year of adoption of this Housing Element. Single family and multifamily units will be allowed by right and would typically require a tentative map and site plan review approval.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Rezone sites to meet the RHNA shortfall by March 2011.

Funding: General Fund, RDA funds

Policy I.2 The City shall actively support and participate in the development of extremely low-, very low-, low-, and moderate-income housing to meet Clayton's fair share housing allocation and Redevelopment Agency housing requirements. To this end, the City shall help facilitate the provision of affordable housing through the granting of regulatory concessions and available financial assistance.

Implementation Measure (I.2.1) For residential projects of two or more units, developers will be required to develop an Affordable Housing Plan that requires a certain percentage of units be built as affordable housing units to very low- and low-income households. The City has established the following guidelines to provide direction for the review of Affordable Housing Plans associated with individual development projects and to provide direction for the preparation of an Affordable Housing Plan.

The Plan shall be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Development Agreement or other primary land use entitlement.

The Affordable Housing Plan shall specify and include the following:

- The number of dwelling units that will be developed as affordable to very low-, low-, moderate-, and above moderate-income households (the City's desire would be that at least 5 percent of all project units be built as very low-income housing units and at least 5 percent of all project units be built as low-income housing units).

- The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the Plan for each individual project.

- Program options within project-specific Affordable Housing Plans may include, but are not limited to, the following:

  - Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, halfplexes, duplexes, cottages, creative alternative housing products, etc.).

  - Land dedication (on-site and off-site).

  - Payment of in-lieu fees.

- The timing for completion of affordable housing obligations. For projects proposing to construct affordable housing units, the City generally supports construction of affordable dwellings concurrent with the construction of market-rate housing when feasible. For projects providing alternative contributions (land dedication, funds, etc.), timing of such contributions shall be identified in the Plan, with the expectation that the City will pursue construction of affordable units generally concurrent with construction of project market-rate housing.

- At the City Council's discretion, land or other contributions provided by developers as specified within project Affordable Housing Plans may be utilized to augment City efforts and the efforts of its nonprofit partners to provide affordable housing opportunities to all income levels throughout the community. The City

will pursue supplemental funding to allow affordability to households earning less than 50 percent of area median income.

- In order to ensure the production and preservation of housing affordable to the City's workforce, no productive, reasonable program or incentive option will be excluded from consideration within project-specific Affordable Housing Plans. Possible incentives may include, but are not limited to:
  - Density bonuses
  - Fee waivers or deferrals (as reasonably available)
  - Expedited processing/priority processing
  - Reduced parking standards
  - Technical assistance with accessing funding
  - Modifications to development standards (on a case-by-case basis)

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: This program will be implemented as projects of two or more units are processed through the Planning Department. The City will monitor the implementation of this program to ensure that it does not cause a constraint to the development of housing in the City of Clayton and will make necessary revisions to the program if necessary to avoid such a constraint.

Funding: General Fund, RDA funds

Implementation Measure (I.2.2) The Redevelopment Agency shall use its Low and Moderate Income Housing Fund to subsidize the construction of housing for very low-, low-, and moderate-income households on designated Affordable Housing Opportunity (AHO) sites in the Redevelopment project area (Table 42, Vacant Residential Land) to meet the City's fair share allocation within the current planning period of the Housing

Element. In the event the accumulated cash balance of the Redevelopment Agency housing set-aside fund is insufficient to adequately subsidize such projects, the City and the Redevelopment Agency shall, in consultation with project proponents, do one of the following as a means of providing adequate subsidy for the projects: (1) obtain conventional financing from area lenders; (2) participate in a bond issue with neighboring jurisdictions; or (3) issue bonds.

As part of this program the City will develop a marketing plan and research possible incentives aimed at promoting Redevelopment funds.

Responsibility: Redevelopment Agency; City Council; Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: RDA funds

Policy I.3 The City shall promote, wherever feasible, homeownership for low- and moderate-income households in Clayton.

Implementation Measure (I.3.1) The City will continue to allow manufactured houses, consistent with the requirements of state law.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: The Zoning Code was amended in December 2009 to meet state law requirements.

Funding: General Fund, RDA funds

Policy I.4 The City shall encourage the development of second dwelling units on new and existing single-family-zoned lots.

Implementation Measure (I.4.1) The City shall continue to promote the development of second dwelling units by publicizing information in the general application packet and posting information on the City's website.

Responsibility: Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Fund, RDA funds

Implementation Measure (I.4.2) The City shall develop a program using Redevelopment Agency set-aside funds to encourage the development of second dwelling units, including a review and possible reduction of development fees that might deter the development of such units.

Responsibility: City Council, Planning Commission, Community Development Department.

Time Frame: December 2012

Funding: RDA funds

Policy I.5 The City shall aggressively promote mixed-use or second-story residential units above commercial uses in the Town Center.

Implementation Measure (I.5.1) To encourage development of mixed-use projects in the Town Center, the City has adopted the Clayton Town Center Specific Plan which provides detailed policy direction, standards, and guidelines that encourage mixed-use development. In addition the City will continue to offer incentives such as density bonuses, actively recruit developers to undertake such projects, and where feasible provide subsidies using Redevelopment Agency set-aside funds.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Annually and upon receiving development inquiries for mixed-use development.

Funding: General Fund, RDA funds

Implementation Measure (I.5.2) The City will continue to promote the use of the Town Center Commercial District and the Town Center Specific Plan standards to promote mixed-use or second-story residential units. These standards allow for more flexibility in the development of mixed-use or second-story units. In addition, the City is finalizing a Development Handbook guide to facilitate the permitting process of mixed-use projects.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Fund, RDA funds

Regulatory Relief and Incentives

Goal II To the extent feasible, remove governmental constraints for affordable and special needs housing.

Policy II.1 The City shall ensure that locations are available within the City to accommodate any future need for facilities to serve City residents in need of emergency shelter.

Implementation Measure (II.1.1) California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Pursuant to Senate Bill 2, the City will amend the Zoning Ordinance to allow emergency shelters by right and only subject to the same development standards allowed in this Zone. This area is currently designated Kirker Corridor in the City's General Plan and classified as Planned Development (PD) in the City's Zoning Ordinance. This corridor is close to services and public transportation. The City will create an overlay zone with specific development standards for emergency shelters in this 5-acre area. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Responsibility: City Council, Planning Commission, Community Development Department.

Time Frame: March 2011. The City will create an overlay zone that will provide development standards for emergency shelters in the Kirker Corridor.

Funding: General Fund

Implementation Measure (II.1.2) Transitional and supportive housing provides temporary housing, often with supportive services, to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living.

Pursuant to Senate Bill 2, the City must explicitly allow both supportive and transitional housing types in all residential zones. The City shall update its Zoning Code to include separate definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Both transitional and supportive housing types will be allowed as a permitted use subject to only the same restrictions on residential uses contained in the same type of structure.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: March 2011

Funding: General Fund

Implementation Measure (II.1.3) Assembly Bill 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households and requires Housing Elements to identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs).

The City shall update its Zoning Code to allow for the development of single-room occupancy units (a type of residential hotel offering one-room units for long-term occupancy by one or two people; SROs may have a kitchen or bath facilities (but not both) in the room) with a conditional use permit in the L-C (Limited Commercial) District and in the area that is currently designated Kirker Corridor. The Kirker Corridor is classified as PD (Planned Development) in the

City's Zoning Ordinance. This corridor is close to services and public transportation. The City will create an overlay zone with specific development standards to focus on this approximately 5-acre area. The conditions for these units will continue to be minimal and will only require review by the Planning Commission.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: April 2011. The City will allow for SROs in the L-C District or create an overlay zone that will provide development standards for SROs in the Kirker Corridor.

Funding: General Fund

Implementation Measure (II.1.4) To assist extremely low- income households, the City will prioritize funding and/or offer regulatory incentives for the development of housing types such as SROs which addresses the needs of the extremely low-income group.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Offer regulatory incentives for the development of housing for extremely low-income households as projects are submitted and the City will prioritize funding for extremely low-income households annually and as funds become available. The City will conduct an annual outreach to developers specializing in extremely low-income housing.

Funding: General Fund, RDA funds

Policy II.2 The City shall permit owner-occupied and rental multi-family residential use by right.

Implementation Measure (II.2.1) Most recent housing developments in Clayton have not been constructed to the maximum densities allowed by zoning. Market conditions, bank financing, and insurance requirements have favored the construction of single-family detached houses. Currently, the City's Zoning Code allows for the development of single-family homes in the Multiple Family Residential (M-R) District. To increase

housing supply and obtain densities closer to those envisioned by zoning policies, the City will consider amending the Zoning Code to allow single-family homes in the Multiple Family Residential (M-R) District only with a conditional use permit so that these remaining sites can be used to accommodate multi-family housing.

Responsibility: City Council

Time Frame: Consider amending Zoning Code by December 2011.

Funding: General Fund

Policy II.3 The City shall encourage affordable housing by granting incentives (e.g., density bonus) to projects that provide affordable units.

Implementation Measure (II.3.1) The City will continue to allow density bonuses in accordance with the requirements of state density bonus law (SB 1818).

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Code was amended in December 2009 to meet state law requirements.

Funding: General Fund

Policy II.4 The City shall work to decrease the review and approval time for projects that provide affordable units and otherwise simplify the development review process for residential development.

Implementation Measure (II.4.1) The City shall continue to prioritize development applications to decrease the review and approval time for all development projects that include residential units affordable to extremely low-, very low-, and low-income households.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Ongoing

Funding: General Fund

Policy II.5 The City may reduce development and planning fees for projects that provide affordable units.

Implementation Measure (II.5.1) The City will consider reducing or waiving certain development fees for development projects that include residential units affordable to extremely low-, very low-, low-, and moderate-income households on a case-by-case basis.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: RDA funds, or as other funding sources become available

Policy II.6 The City shall provide flexible development standards for projects that provide affordable units.

Implementation Measure (II.6.1) The City shall provide flexible development standards (e.g., parking, landscaping, setbacks) and authorize regulatory concessions for development that includes residential units affordable to extremely low-, very low-, and low-income households.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: RDA funds, as funding becomes available.

Rental and Homeownership Assistance

Goal III Increase housing opportunities for lower-income renters and first-time homebuyers.

Policy III.1 The City shall promote assistance to lower-income renters and first-time homebuyers by promoting programs available through Contra Costa County and the Contra Costa County Housing Authority.

Implementation Measure (III.1.1) The City refers interested persons to information regarding Contra Costa County's Mortgage Credit Certificate Program, the Mortgage Revenue Bond Program, and the Owner-Occupied Housing Rehabilitation Program. The

City also disseminates information regarding Contra Costa Housing Authority's Lower-Income Rental Assistance Program and Aftercare Certificates as information becomes available.

Responsibility: Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Funds will be used to post information.

Implementation Measure (III.1.2) The City shall develop and implement a down payment assistance program using Redevelopment Agency set-aside funds or California Housing Finance Agency funds for first-time homebuyers by working with the County or by developing its own program that can be used with the Mortgage Credit Certificate program, new inclusionary units, or alone.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: Consider developing a down payment assistance program by 2011.

Funding: RDA funds

Implementation Measure (III.1.3) The City shall review potential funding opportunities through the County HOME program and apply for funding for applicable projects when development opportunities arise.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: The City will apply annually upon notice of funding availabilities.

Funding: HOME funds

Implementation Measure (III.1.4) The City will continue to provide Redevelopment Agency set-aside funds for the continued affordability of the subsidized units at Diamond Terrace ($200,000 annually) through expiration in 2013.

Responsibility: Redevelopment Agency, Community Development Department

Time Frame: Ongoing, for the length of the affordability term of the project

Funding: RDA funds

Policy III.2 Preserve units "at risk" of losing affordability covenants.

Implementation Measure (III.2.1) The City will continue or undertake the following programs and activities during the five-year period of the Housing Element. The Community Development Department will implement these efforts. The efforts listed below represent a varied strategy to mitigate potential loss of "at-risk" units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

Monitor owners of at-risk projects on an ongoing basis, at least every six months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program.

Maintain and annually update the inventory of at-risk projects through the use of existing databases (e.g., HUD, State HCD, and California Tax Credit Allocation Committee).

Take all necessary steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.

Annually coordinate with HUD to monitor projects approved to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants is carried out in a timely manner. Ensure projects are monitored to see if they are subject to other state or local requirements regarding the provision of assistance to displaced tenants.

Annually monitor local investment in projects that have been acquired by nonprofit or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's property rehabilitation standards.

Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding and preservation strategy on a project-by-project basis.

Annually meet with stakeholders and housing interests to participate and support, through letters and meetings and technical assistance, with local legislators in federal, state, or local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).

Use available financial resources to restructure federally assisted preservation projects, where feasible, in order to preserve and/or extend affordability.

Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local level to preserve at-risk units on a project-by-project basis.

Responsibility: Community Development Department

Time Frame: Annually

Funding: General Fund

Equal Access

Goal IV Ensure equal housing opportunities for all persons in Clayton regardless of age, race, religion, sex, marital status, national origin, color, disability, or other barriers that prevent choice in housing.

Policy IV.1 The City shall promote housing opportunities for all persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or other barriers that prevent choice in housing.

Implementation Measure (IV.1.1) The City shall review its Zoning Ordinance, policies, and practices to ensure compliance with fair housing laws.

Responsibility: Community Development Department

Time Frame: Biannually and ongoing, 2009–2014

Funding: General Fund

Implementation Measure (IV.1.2) The City shall amend the Zoning Ordinance to remove the maximum number of persons defined as part of a family. The current definition of family limits the number of unrelated individuals to 6 or fewer persons. Upon amending the definition in the Zoning Ordinance, the City will not restrict the number of unrelated individuals in a family.

Responsibility: Community Development Department

Time Frame: October 2010

Funding: General Fund

Policy IV.2 The City shall strive to increase public awareness and acceptance of affordable housing in the community.

Implementation Measure (IV.2.1) As affordable housing projects are processed through the Planning Department, the City will provide information on the project to the public through the City's public hearing process in the form of study sessions, public hearings, and public meetings.

Responsibility: City Council, Community Development Department

Time Frame: Ongoing, as projects are processed through the Planning Department

Funding: General Fund

Policy IV.3 The City shall provide disabled persons with reasonable accommodation with respect to zoning, permit processing, and building codes and shall support programs to modify existing units to better serve the needs of disabled persons.

Implementation Measure (IV.3.1) The City will adopt a written reasonable accommodation ordinance to provide exception in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.

- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.

- The requested accommodation would not impose an undue financial or administrative burden on the City.

- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

Additionally, the City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at the City and on the City's website.

Responsibility: City Council, Planning Commission, Community Development Department

Time Frame: October 2010

Funding: General Fund

Implementation Measure (IV.3.2) The City shall distribute public information brochures on reasonable accommodations for disabled persons and enforcement programs of the State Fair Employment and Housing Commission.

Responsibility: Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Fund

Implementation Measure (IV.3.3) The City will evaluate the feasibility of a universal design ordinance that provides greater adaptability and accessibility of housing for persons with disabilities. If a universal design ordinance is determined to be feasible, the City will prepare an ordinance and produce a brochure on universal

design, resources for design, and compliance with City requirements. The City will distribute the brochure to developers and to community organizations serving individuals with disabilities.

Responsibility: Community Development Department

Time Frame: May 2011

Funding: General Fund

Energy Conservation

Goal V Encourage and maintain energy efficiency in new and existing housing.

Policy V.1 The City shall continue to promote energy conservation in the design of all new residential structures and shall promote incorporation of energy conservation and weatherization features in existing homes.

Implementation Measure (V.1.1) The City shall continue to provide energy conservation brochures at City Hall and the Clayton Community Library.

Responsibility: Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Fund

Implementation Measure (V.1.2) The City should develop design standards, concepts, or templates to provide to developers who are interested in creating energy self-sufficiency and generation projects.

Responsibility: Community Development Department

Time Frame: Create standards, concepts, or templates for energy efficiency and solar design by January 2012.

Funding: General Fund, RDA funds

Implementation Measure (V.1.3) The City will review and amend as appropriate the General Plan, Zoning Ordinance, and related policy and regulatory documents to improve energy conservation beyond Title 24. The City will consider

establishing an incentivized Green Building Program, encourage energy-efficient retrofitting, and encourage the use of renewable energy in residential applications. Some of the incentives the City will consider when drafting this program will be:

- Providing eligible projects with building and plan check fee rebates (when financially feasible)
- Achieving third-party green building certification
- Exceeding 20 percent of Title 24 requirements
- Renewable energy systems
- Green roofs

Responsibility: Community Development Department

Time Frame: Review and amend regulatory controls by January 2012.

Funding: General Fund, RDA funds

Regional Planning

Goal VI Promote and participate in the resolution of housing, employment, and transportation issues on a regional basis in cooperation with all Contra Costa County jurisdictions.

Policy VI.1 The City shall actively support regional-based solutions to the housing, employment, and transportation issues initially within Contra Costa County and ultimately within the Bay Area.

Implementation Measure (VI.1.1) The City shall support responsible state legislation which allows municipalities to enter into equitable agreements with other entities to transfer and financially participate in the provision of fair-share housing units closer to transportation centers and work centers outside the city limits, while retaining full credit for the transferred units.

Responsibility: City Council

Time Frame: Ongoing, 2009–2014

Funding: General Fund

Implementation Measure (VI.1.2) The City shall continue to participate in programs in Contra Costa County (e.g., "Shaping Our Future" project and Contra Costa Affordable Housing Trust Fund) TRANSPAC (Transportation Partnership and Cooperation) is the Regional Transportation Planning Committee (RTPC) for Central Contra Costa and other regional planning efforts addressing housing, employment, and transportation issues.

Responsibility: City Council

Time Frame: Ongoing, 2009–2014

Funding: General Fund

Implementation Measure (VI.1.3) The City shall continue cooperation with the regional/countywide housing task force. The City shall use this task force as a means of gaining new policy and technical perspectives.

Responsibility: Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Fund

Implementation Measure (VI.1.4) The City shall continue to work with the Association of Bay Area Governments (ABAG) on their FOCUS program implementation. FOCUS is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area. Some of the strategies that FOCUS is promoting are listed below:

- Encourage infill and the efficient use of land capacity within existing communities;
- Provide for compact, complete, resource-efficient communities near existing or planned transit and other infrastructure;
- Provide opportunities for people to live near their jobs and work near their homes; and

- Encourage a mix of land uses with jobs, housing, retail, schools, parks, recreation, and services in proximity.

Responsibility: Community Development Department

Time Frame: Ongoing, 2009–2014

Funding: General Fund

QUANTIFIED OBJECTIVES

Table 47 summarizes the quantified objectives for each implementation measure expected to contribute to the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2009–2014). These quantified objectives represent a reasonable expectation for the new housing units that will be developed and the households that will be assisted based on the policies and implementation measures outlined in this Housing Element and general market conditions. **Table 48** also indicates ABAG's net new construction need for Clayton by income group.

TABLE 48
SUMMARY OF QUANTIFIED OBJECTIVES

Objective Category/Program	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
Clayton's ABAG Allocation for 2007–2014	24	25	35	33	34	151
Permit Development Activity (1/07 – 5/09)	0	0	0	1	20	21
Remaining Need	24	25	35	32	14	130
REHABILITATION		5[1]	5[1]			10[1]
CONSERVATION	20[2]					20[2]

[1] *Estimate based on Owner-Occupied Housing Rehabilitation Program operated through Contra Costa County.*
[2] *The Kirker Court Apartments were made affordable through a combination of HUD funding programs 202 and 162, CDBG funding, and RDA funding sources. The units are renter-occupied and serve persons with disabilities. The complex consists of 20 units that are rented to extremely low-income households at a rental rate that is based on 30 percent of their monthly income.*

PUBLIC PARTICIPATION

State law requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element . . ." (Government Code Section 65583). In order to satisfy this requirement, the City conducted a series of community meetings and public hearings to receive community input

concerning Clayton's housing goals and policies. The dates of these meetings are listed below. In addition, City staff used posted notices, published notices, letters, and verbal notices to housing advocacy groups, property owners, and community contacts to publicize meeting dates for study sessions and public hearings as widely as possible.

WORKSHOPS AND HEARINGS

Public Workshop (4/28/09) – The housing element consultant made a presentation to the City Council, Planning Commission, and general public, including an overview of the update process, an outline of state housing law, and a description of the required components of the Housing Element Background Report and Policy Document. At the conclusion of the presentation, Council members and Commissioners discussed housing concerns in the City and potential changes or additions to policies and programs. The comments received at the meeting included general questions and comments about the Housing Element process, which were addressed at the meeting. Policy issues discussed were folded into the updated goals, policies, and implementation measures. For a complete list of comments received, please see **Appendix A**.

Planning Commission Hearing (6/9/09) – A Planning Commission hearing was held on June 9, 2009, to present the Draft Housing Element to the Planning Commission and the public for comment on the document prior to forwarding to the City Council for their approval prior to sending the draft to HCD. A listing on the comments received at this meeting is included in **Appendix A**.

City Council Hearing (6/30/09) – A City Council hearing was held on June 30, 2009, to present the Draft Housing Element to the City and the public for comment on the document prior to forwarding the draft to HCD. A listing on the comments received at this meeting is included in **Appendix A**.

OUTREACH EFFORTS

The City solicited input from City of Clayton properties owners identified as vacant, underdeveloped, and Affordable Housing Opportunity sites. In addition, the list includes EAH Housing, a nonprofit affordable housing developer; the special needs housing group Contra Costa for Every Generation serving seniors and low-income families; The Clayton Community Church; and local realty interests, including Focus Realty and Lynn French. This list included over 90 persons and groups.

The City placed notices in the Contra Costa Times announcing the public workshop and posted notices in advance of all of all the Housing Element Update meetings at the City's three posting locations: City Hall, the Clayton Library, and the Clayton Post Office.

The City created a special location on the City of Clayton website to keep people informed of all the meetings that have been held to date regarding the Housing Element Update project. Staff reports, the Draft City of Clayton 2009–2014 Housing Element Update document, and the PowerPoint presentations for the individual meetings and related information were placed on the website. This website location, with relevant information accumulated through the project period, including those

just mentioned, will be available on the City's website for the duration of this project, including during the HCD review period.

Finally, the Joint Special April 28, 2009, and the June 30, 2009, City Council meetings were televised on the local cable channel.

RESOLUTION NO. 19- 2010

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR THE CITY OF CLAYTON FOR THE 2010-2011 FISCAL YEAR BEGINNING JULY 1, 2010 AND ENDING JUNE 30, 2011, AND ADOPTING THE 2010-2011 APPROPRIATIONS LIMITATION

THE CITY COUNCIL
City of Clayton, California

WHEREAS, on 15 June 2010 the City Manager submitted and presented to the Clayton City Council the proposed budgets for operation of the City of Clayton in Fiscal Year 2010-2011 commencing 01 July 2010; and

WHEREAS, for 29 June 2010, a Public Hearing was set and duly held on the proposed budgets whereat opportunities were provided accordingly for members of the public to offer comments and input on the fiscal plans presented; and

WHEREAS, after due consideration and review, the Clayton City Council finds it is in the best interest of the general health, welfare and safety of this City, its citizens and businesspersons, to adopt a financial plan governing the receipt and expenditure of public monies in Fiscal Year 2010-2011.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Clayton, California does hereby adopt the budget revenue by fund for the City of Clayton for the Fiscal Year commencing 01 July 2010 and ending 30 June 2011 as follows:

FUND	2010-2011 REVENUE
General Fund – Fund No. 101	$ 3,656,609
Gas Taxes – Fund No. 201	$ 318,105
Landscape Maintenance District – Fund No. 210	$ 915,434
The Grove Park Maintenance District – Fund 211	$ 121,107
Geologic Hazard Abatement District – Fund No. 212	$ 33,024
Street Light Assessment District – Fund No. 214	$ 127,459
Storm Water Assessment – Fund No. 216	$ 113,022
High Street Bridge Assessment District – Fund No. 217	$ 4,370
Oak Street Bridge Assessment District – Fund No. 218	$ 4,390
Measure "J" Fund – Fund No. 220	$ 232,366
Lydia Lane Sewer Assessment District – Fund No. 222	$ 20,100
Oak Street Sewer Assessment District – Fund No. 223	$ 13,210
Restricted Grants – Fund No. 230	$ 123,500
Development Impact Fees – Fund No. 304	$ 6,000
Middle School CFD – Fund No. 420	$ 798,185
Clayton Station CFD – Fund No. 421	$ 142,330
Middle School Refunding – Fund 422	$ 3,000
Self Insurance Fund – Fund No. 501	$ 1,000
Capital Equipment Replacement Fund – Fund No. 502	$ 18,636
Community Gym – Fund No. 701	$ 47,000
Endeavor Hall – Fund No. 702	$ 13,680
TOTAL REVENUE:	$ **6,712,527** ; and

BE IT FURTHER RESOLVED that the budget appropriations by fund for the City of Clayton for the Fiscal Year beginning 01 July 2010 and ending 30 June 2011 are adopted as follows:

FUND	2010-2011 APPROPRIATIONS
General Fund – Fund No. 101	$ 3,656,609
Gas Taxes – Fund No. 201	$ 479,590
Landscape Maintenance District – Fund No. 210	$ 1,062,271
The Grove Park Maintenance District – Fund No. 211	$ 152,085
Geologic Hazard Abatement District – Fund No. 212	$ 32,372
Street Light Assessment District – Fund No. 214	$ 132,830
Storm Water Assessment – Fund No. 216	$ 140,200
High Street Bridge Assessment District – Fund No. 217	$ 2,385
Oak Street Bridge Assessment District – Fund No. 218	$ 656
Measure "J" Fund – Fund No. 220	$ 529,844
Lydia Lane Sewer Assessment District – Fund No. 222	$ 20,212
Oak Street Sewer Assessment District – Fund No. 223	$ 13,258
Restricted Grants – Fund No. 230	$ 127,246
Development Impact Fees – Fund No. 304	$ 40,000
Middle School CFD – Fund No. 420	$ 537,690
Clayton Station CFD – Fund No. 421	$ 140,641
Middle School Refunding – Fund 422	$ 446,023
Self Insurance Fund – Fund No. 501	$ 36,220
Capital Equipment Replacement Fund – Fund No. 502	$ 87,850
Community Gym – Fund No. 701	$ 47,000
Endeavor Hall – Fund No. 702	$ 26,369
TOTAL APPROPRIATIONS:	**$ 7,711,351** ; and

BE IT FURTHER RESOLVED that the Capital Improvement Budget (CIP) of the City of Clayton for the fiscal year beginning 01 July 2010 and ending 30 June 2011 is adopted as follows:

PROJECT	AMOUNT
2010 Neighborhood Street Repaving Project	$ 842,000
ADA Handicap Sidewalk Ramps Project	$ 7,500
Old Marsh Creek Road Overlay Project	$ 430,300
Community Park Parking Lot Expansion Project	$ 492,000
TOTAL CIP:	**$ 1,771,800** ; and

BE IT FURTHER RESOLVED the appropriations listed above constitute the budget for the Fiscal Year 2010-2011 and that the City Manager is herein authorized to transfer appropriations within the control accounts as deemed necessary, provided no change is made in the total amount designated for any one department; and

BE IT FURTHER RESOLVED that in the 2010-2011 Budget Document adopted herein, the adjusted base (annual Proposition 4 – Gann Appropriations Limitation) is calculated to be $11,898,531 while the City's annual tax proceeds total $3,881,731, an amount less than one-third (at 32.6%) of the City's allowable tax expenditure cap; and

BE IT FURTHER RESOLVED that the City Council of Clayton does hereby find and determine it has complied with all of the provisions of Article XIII B of the California Constitution in determining the annual Gann appropriations limit for Fiscal Year 2010 - 2011.

PASSED, APPROVED AND ADOPTED by the City Council of Clayton, California during a public hearing at a special public meeting thereof held on the 29th day of June 2010 by the following vote:

AYES: Mayor Stratford, Vice Mayor Shuey, Councilmembers Geller, Medrano and Pierce.

NOES: None.

ABSTAIN: None.

ABSENT: None.

THE CITY COUNCIL OF CLAYTON, CA

Hank Stratford, Mayor

ATTEST:

Laci J. Jackson, City Clerk

CITY OF CLAYTON
CAPITAL IMPROVEMENT BUDGET
FISCAL YEAR 2010-2011

Black Diamond Bridge Reconstruction

Clayton, California
www.ci.clayton.ca.us

CITY OF CLAYTON

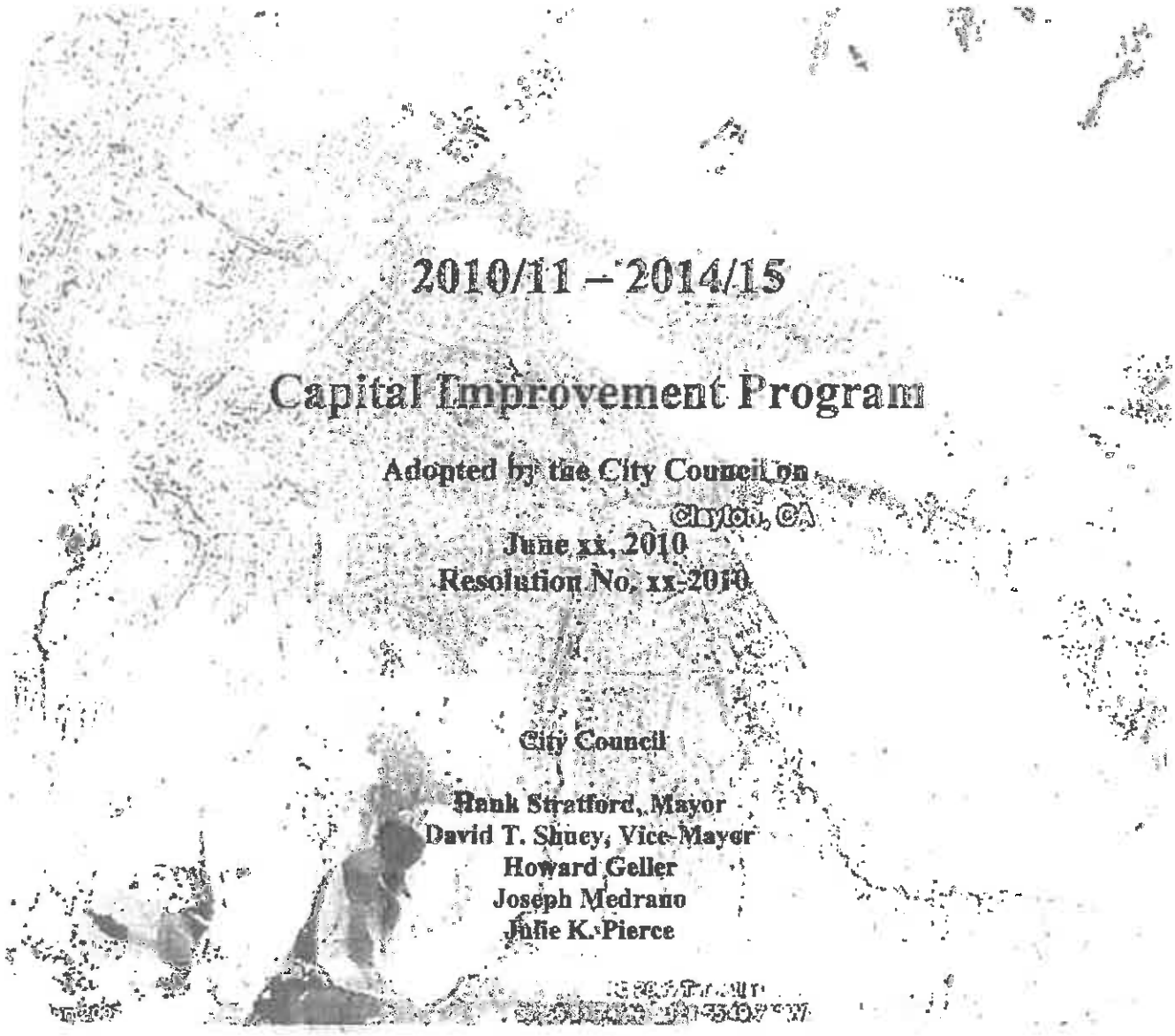
2010/11 – 2014/15

Capital Improvement Program

Adopted by the City Council on

Clayton, CA

June xx, 2010
Resolution No. xx-2010



City Council

Hank Stratford, Mayor
David T. Shuey, Vice-Mayor
Howard Geller
Joseph Medrano
Julie K. Pierce

Staff

Gary Napper	**City Manager**
Rick Angrisani	**City Engineer**
David Woltering	**Community Development Director**
Laci Jackson	**City Clerk**
Merry Pelletier	**Finance Manager**

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Summaries

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2009/10 to 2013/14

Completed and Active Projects - FY 98/99 thru 07/10

Project Number	Project Category	Project	Comp. Sched.	Comp. Actual	Original Budget	Actual Cost
10330	Streets	Overlays	99/00	99/00	$ 570,000.00	$ 514,000.00
10331	Streets	Slurry Seals	na	na	$ -	included in 10330
10332	Streets	High Street Bridge	98/99	98/99	$ 65,000.00	$ 65,000.00
10333	Streets	Marsh Creek Road - TEA-21	99/00	02/03	$ 1,300,000.00	$ 1,300,000.00
10334	Parks	Community Dog Park	99/00	00/01	$ 27,500.00	$ 27,500.00
10335	Parks	El Molino Park	98/99	98/99	$ 76,000.00	$ 30,000.00
10336	Parks	Lydia Lane Park Ph. II	10/11		$ 40,000.00	
10337	Facilities	Keller House Preservation	05/06	05/06	$ 219,523.00	$ 219,523.00
10337A	Facilities	Keller House Rehabilitation	future		$ 1,780,477.00	
10338	Facilities	Endeavor Hall	00/01	00/01	$ 1,500,000.00	$ 1,450,000.00
10339	Facilities	Youth Center/Gym	01/02	02/03	$ 4,900,000.00	$ 4,900,000.00
10340	Landscape	Marsh Creek Road Landscape	98/99	98/99	$ 630,000.00	$ 400,000.00
10341	Streets	Center Street Crossing	99/00	00/01	$ 172,000.00	$ 172,000.00
10342	GHAD	Windmill Debris Basin	98/99	98/99	$ 75,000.00	$ 75,000.00
10343	GHAD	Crow Debris Basin	future		$ 100,000.00	
10344	GHAD	Obsidian Landslide	02/03	04/05	$ -	included in 10347
10345	GHAD	Clayton Rd. Landslides	99/00	00/01	$ 1,315,000.00	$ 1,240,000.00
10346	GHAD	Black Diamond Landslide**	na	na	$ -	$ -
10347	GHAD	V-ditch Repairs	02/03	04/05	$ 150,000.00	$ 144,063.00
10347A	GHAD	Eagle Peak Slope Repair	future		$ 1,125,000.00	
10348	GHAD	Keller Ridge Drive Area Slope Repair	future		$ 50,000.00	
10349	GHAD	Community Park Slide Repair	future		$ 100,000.00	
10350	Facilities	Downtown Elec. Conn.	99/00	99/00	$ 25,000.00	$ 40,000.00
10351	Facilities	Fire Station	00/01	00/01	$ 1,680,000.00	$ 1,610,000.00
10352	Landscape	Library Landscaping	00/01	02/03	$ 157,000.00	$ 194,000.00
10353	Streets	Downtown Revitalization	00/01	01/02	$ 2,000,000.00	$ 3,003,500.00
10354	Streets	Four Oaks Area	01/02	01/02	$ 175,000.00	$ 237,700.00
10355	Streets	Oak Street Bridge	00/01	00/01	$ 60,000.00	$ 62,000.00
10356	Landscape	Westwood Open Space	01/02	01/02	$ 205,000.00	$ 166,000.00
10357	Facilities	Old City Hall Renovation	98/99	98/99	$ 80,000.00	$ 72,000.00
10358	Facilities	Grove Property Acquisition	99/00	99/00	$ 500,000.00	$ 500,000.00
10359	Facilities	Endeavor Hall Parking I	00/01	01/02	$ 107,000.00	$ 108,000.00
10360	Facilities	Endeavor Hall Parking II	07/08	07/08	$ 150,000.00	$ 165,500.76
10361	Facilities	Stanley Property Acquisition	future		$ 325,000.00	
10362	Facilities	Stanley Property Parking**	future		$ -	$ -
10363	Facilities	Corp. Yard Expansion	99/00	03/04	$ 483,000.00	$ 589,720.00
10364	Streets	Downtown Signage**	na	na	$ -	$ -
10365	Facilities	Library Parking Expansion	00/01	01/02	$ -	included in 10352
10366	Facilities	Police Parking Expansion	01/02	03/04	$ -	included in 10363
10367	Parks	Downtown Park	07/08	07/08	$ 1,387,018.00	$ 2,100,000.00
10368	Parks	City Hall Park**	na	na	$ -	$ -
10369	Streets	Marsh Creek Road Narrowing**	na	na	$ -	$ -
10370	Creeks	Creek Revitalization	future		$ 3,000,000.00	
10371	Streets	Survey Monuments	02/03	04/05	$ 30,000.00	$ 30,000.00
10372	Streets	Traffic Signal Modifications	99/00	00/01	$ 10,000.00	$ 9,900.00
10373	Streets	Peacock Creek Dr. Signal	01/02	02/03	$ 175,000.00	$ 155,000.00
10374	Parks	North Valley Park	99/00	00/01	$ 50,000.00	$ 45,000.00
10375	Parks	Samuel Ct. Park	future		$ 75,000.00	
10376	Facilities	Equestrian Staging Area	99/00	01/02	$ 140,000.00	$ 140,000.00
10377	Streets	DVMS - Right Turn Lane	01/02	01/02	$ 42,000.00	$ 51,100.00
10378	Streets	Keller Ridge Drive Planters	99/00	00/01	$ 100,000.00	$ 100,000.00
10379	Streets	Pine Hollow Road - Entry	future		$ 300,000.00	

Completed and Active Projects - FY 98/99 thru 07/10

Project Number	Project Category	Project	Comp. Sched.	Comp. Actual	Original Budget	Actual Cost
10380	Parks	Community Park - Rt. Turn Lane**	na	na	$ -	$ -
10381	Parks	Bocce Ball Courts	05/06		$ 100,000.00	$ 43,431.00
10382	GHAD	Inclinometers	00/01	00/01	$ 60,000.00	$ 50,000.00
10383	GHAD	Keller Drive Subdrain	99/00	99/00	$ 5,000.00	$ 5,000.00
10384	Streets	Mitchell Canyon Rd. Overlay	00/01	04/05	$ 145,000.00	$ 125,000.00
10385	Parks	Community Park Tot Lot Upgrade	02/03	04/05	$ 75,000.00	$ 112,496.00
10386	GHAD	Wells (cancelled)	na	na	$ -	$ -
10387	Streets	Pavement Rehab 2002/03	02/03	02/03	$ 1,000,000.00	$ 994,000.00
10388	Streets	Pavement Rehab 2003/04**	na	na	$ -	$ -
10389	Streets	Pavement Rehab 2004	04/05	04/05	$ 525,000.00	$ 557,650.00
10390	Streets	Pavemem Rehab 2005**	na	na	$ 88,000.00	$ -
10391	Streets	Pavement Rehab 2006	06/07		$ 1,188,000.00	$ 1,119,052.00
10392	Sewers	Oak - High Street	02/03	03/04	$ 320,000.00	$ 384,718.00
10393	Parks	Skateboard Park	future		$ 300,000.00	
10394	Streets	Handicap Ramps - RDA Area	05/06	05/06	$ 65,000.00	$ 60,132.00
10394A	Streets	ADA Compliance Program	future		$ 135,000.00	
10395	Streets	Catch Basin Modifications	future		$ 75,000.00	
10396	Streets	East Marsh Creek Road Signal	future		$ 230,000.00	
10397	Streets	Utility Undergrounding	future		$ 3,000,000.00	
10398	Streets	Clayton Rd. MCR Slurry Seal	05/06	05/06	$ 321,000.00	$ 235,456.00
10399	Sewers	Pine Hollow Area	future		$ 40,000.00	$ 141,596.00
10400	Other	Downtown Economic Development	future		$ 841,881.00	
10401	Streets	Pedestrian Xing Signals**	05/06	na	$ 200,000.00	$ -
10402	Streets	Clayton Road Trail Connection	07/08		$ 100,000.00	$ 264,879.00
10403	Streets	Downtown Entry Signs (in 10402)	07/08		$ 50,000.00	$ -
10404	Streets	Marsh Creek Rd. Retaining Wall	07/08	08/09	$ 320,000.00	$ 319,980.17
10405	Streets	2007 Pavement Patching Project	07/08	07/08	$ 91,327.00	$ 128,684.22
10406	Streets	2008 Pavement Rehab Project	08/09	08/09	$ 864,090.00	$ 1,060,427.68
10407	Parks	Community Park Upgrades	07/08	07/08	$ 420,000.00	$ 465,000.00
10408	Streets	2009 Pavement Rehab Project**	09/10		$ 402,000.00	$ -
10409	Streets	2010 Pavement Rehab Project	10/11		$ 842,000.00	
10410	Streets	2011 Pavement Rehab Project	11/12		$ 413,000.00	
10411	Streets	2012 Pavement Rehab Project	12/13		$ 413,000.00	
10412	Streets	2009 Arterial Overlay Project	09/10		$ 575,000.00	$ 513,460.00
10413	Parks	Community Park Lighting, etc.	10/11		$ 492,000.00	
10414	Streets	Marsh Creek Rd. Upgrade	12/13		$ 1,081,000.00	
10415	Parks	Well Renovation	09/10		$ 25,000.00	$ 23,895.00
10416	Streets	Marsh Creek Rd. (old) Overlay	10/11		$ 430,300.00	
10417	Streets	2013 Pavement Rehab Project	13/14		$ 413,000.00	
10418	Streets	2014 Pavement Rehab Project	14/15		$ 413,000.00	
		Total Project Costs (budget) (actual)			$ 41,510,116.00	$ 26,521,363.83

Red denotes completed projects
Green denotes FY 10-11 active projects
**Deleted by City Council

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Summary of Project Costs by Fiscal Year

**Deleted by City Council

Project Number	Project Category	Project Description	Prior Year Funding	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	Future Costs	Total Budget
10330	Streets	Overlays	$ 514,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 514,000.00
10331	Streets	Slurry Seals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10332	Streets	High Street Bridge	$ 65,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,000.00
10333	Streets	Marsh Creek Road - TEA-21	$ 1,300,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,300,000.00
10334	Parks	Community Dog Park	$ 27,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,500.00
10335	Parks	El Molino Park	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
10336	Parks	Lydia Lane Park: Ph. II	$ -	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
10337	Facilities	Keller House Preservation	$ 219,523.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 219,523.00
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,780,477.00	$ 1,780,477.00
10338	Facilities	Endeavor Hall	$ 1,450,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,450,000.00
10339	Facilities	Youth Center/Gym	$ 4,900,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,900,000.00
10340	Landscape	Marsh Creek Road Landscape	$ 400,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000.00
10341	Streets	Center Street Crossing	$ 172,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 172,000.00
10342	GHAD	Windmill Debris Basin	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00
10344	GHAD	Obsidian Landslide (in 10347)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10345	GHAD	Clayton Rd. Landslides	$ 1,240,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,240,000.00
10346	GHAD	Black Diamond Landslide**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347	GHAD	V-ditch Repairs	$ 144,063.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 144,063.00
10347A	GHAD	Eagle Peak Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,125,000.00	$ 1,125,000.00
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00	$ 50,000.00
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00
10350	Facilities	Downtown Elec. Conn.	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
10351	Facilities	Fire Station	$ 1,610,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,610,000.00
10352	Landscape	Library Landscaping	$ 194,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 194,000.00
10353	Streets	Downtown Revitalization	$ 3,003,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,003,500.00
10354	Streets	Four Oaks Area	$ 237,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 237,700.00
10355	Streets	Oak Street Bridge	$ 62,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,000.00
10356	Landscape	Westwood Open Space	$ 166,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 166,000.00
10357	Facilities	Old City Hall Renovation	$ 72,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 72,000.00
10358	Facilities	Grove Property Acquisition	$ 500,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000.00
10359	Facilities	Endeavor Hall Parking I	$ 108,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 108,000.00
10360	Facilities	Endeavor Hall Parking II	$ 165,500.76	$ -	$ -	$ -	$ -	$ -	$ -	$ 165,500.76
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ 325,000.00	$ 325,000.00
10362	Facilities	Stanley Property Parking**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10363	Facilities	Corp. Yard Expansion	$ 598,720.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 598,720.00
10364	Streets	Downtown Signage**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10365	Facilities	Library Parking Expansion	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10366	Facilities	Police Parking Expansion	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10367	Parks	Downtown Park	$ 2,009,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,009,700.00
10368	Parks	City Hall Park**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10369	Streets	Marsh Creek Road Narrowing**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000.00	$ 3,000,000.00
10371	Streets	Survey Monuments	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
10372	Streets	Traffic Signal Modifications	$ 9,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,900.00
10373	Streets	Peacock Creek Dr. Signal	$ 155,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 155,000.00
10374	Parks	North Valley Park	$ 45,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,000.00

Summary of Project Costs by Fiscal Year

**Deleted by City Council

Project Number	Project Category	Project Description	Prior Year Funding	FY 2010/11	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	Future Costs	Total Budget
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00	$ 75,000.00
10376	Facilities	Equestrian Staging Area	$ 140,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 140,000.00
10377	Streets	DVMS - Right Turn Lane	$ 51,100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,100.00
10378	Streets	Keller Ridge Drive Planters	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00
10379	Streets	Pine Hollow Road - Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10380	Parks	Community Park - Rt. Turn Lane**	$ -	$ -	$ -	$ -	$ -	$ -	$ 300,000.00	$ 300,000.00
10381	Parks	Bocce Ball Courts	$ 43,431.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10382	GHAD	Inclinometers	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,431.00
10383	GHAD	Keller Ridge Drive Subdrain	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00
10384	Streets	Mitchell Canyon Rd. Overlay	$ 125,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
10385	Parks	Community Park Tot Lot Upgrade	$ 112,496.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 125,000.00
10386	GHAD	Wells**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,496.00
10387	Streets	Pavement Rehab 2002/03	$ 994,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10388	Streets	Pavement Rehab 2003/04	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 994,000.00
10389	Streets	Pavement Rehab 2004	$ 537,650.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10390	Streets	Pavement Rehab 2005**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 537,650.00
10391	Streets	Pavement Rehab 2006	$ 11,190,552.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10392	Sewers	Oak - High Street	$ 384,718.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,190,552.00
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 384,718.00
10394	Streets	Handicap Ramps - RDA Area	$ 60,182.00	$ -	$ -	$ -	$ -	$ -	$ 300,000.00	$ 300,000.00
10394A	Streets	ADA Compliance Program	$ 16,400.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 455,600.00	$ 60,182.00
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00	$ 500,000.00
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ 230,000.00	$ 75,000.00
10397	Streets	Utility Undergrounding	$ 105,930.00	$ -	$ -	$ -	$ -	$ -	$ 2,894,070.00	$ 230,000.00
10398	Streets	Clayton Rd. MCR Slurry Seal	$ 235,456.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000.00
10399	Sewers	Pine Hollow Area	$ 141,596.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 235,456.00
10400	Other	Downtown Economic Development	$ 1,696,581.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 141,596.00
10401	Streets	Pedestrian Xing Signals**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,696,581.00
10402	Streets	Clayton Road Trail Connection	$ 264,879.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10403	Streets	Downtown Entry Signage (in 10402)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 264,879.00
10404	Streets	Marsh Creek Rd. Retaining Wall	$ 319,980.17	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10405	Streets	2007 Pavement Patching Project	$ 128,684.22	$ -	$ -	$ -	$ -	$ -	$ -	$ 319,980.17
10406	Streets	2008 Pavement Rehab Project	$ 1,060,427.62	$ -	$ -	$ -	$ -	$ -	$ -	$ 128,684.22
10407	Streets	Clayton Road Trail Connection	$ 465,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,060,427.62
10408	Streets	2009 Pavement Rehab Project**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 465,000.00
10409	Streets	2010 Pavement Rehab Project	$ -	$ 842,000.00	$ -	$ -	$ -	$ -	$ -	$ -
10410	Streets	2011 Pavement Rehab Project	$ -	$ -	$ 413,000.00	$ -	$ -	$ -	$ -	$ 600,000.00
10411	Streets	2012 Pavement Rehab Project	$ -	$ -	$ -	$ 413,000.00	$ -	$ -	$ -	$ 413,000.00
10412	Streets	2009 Arterial Overlay Project	$ 513,460.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 413,000.00
10413	Parks	Community Park Lighting, etc.	$ -	$ 492,000.00	$ -	$ -	$ -	$ -	$ -	$ 513,460.00
10414	Streets	Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ 1,081,000.00	$ -	$ -	$ -	$ 492,000.00
10415	Parks	Well Renovation	$ 23,895.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,081,000.00
10416	Streets	Marsh Creek Rd. (old) Overlay	$ 17,800.00	$ 412,500.00	$ -	$ -	$ -	$ -	$ -	$ 23,895.00
10417	Streets	2013 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ 413,000.00	$ -	$ -	$ 430,300.00
10418	Streets	2014 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ 413,000.00	$ -	$ 413,000.00
		Cost Totals	$ 38,328,324.77	$ 1,550,500.00	$ 419,000.00	$ 1,500,000.00	$ 419,000.00	$ 419,000.00	$ 10,808,147.00	$ 53,443,971.77

Red denotes completed projects
Green denotes active projects funded in FY 10/11
Blue denotes active projects funded prior to FY 10/11
** Deleted by City Council

Proposed Funding Sources & Expenditures by Year

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Budget Cost by Funding Source - FY 2010/11

	Fund Name	Carry Forward	RDA	Gas Tax	Fed Funds	Measure C Measure J	Community Fac. Fee	Offsite Arterial Fee	EBRPD WW	Prop 42	Parkland Dedication	10/11 Project Totals
	Fund Balance as of 6/30/10		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ 104,000	$ 40,000	
	Estimated Revenue thru FY 10/11		$ -	$ 116,500	$ -	$ 936,000	$ -	$ -	$ 492,000	$ 104,000	$ -	
	Estimated non-CIP Expenses in FY 10/11		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 10/11		$ -	$ 116,500	$ -	$ 936,000	$ 5,124	$ 73,458	$ 492,000	$ 208,000	$ 40,000	
#	Category	Project										
10336	Parks	Lydia Lane Park Ph II	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000	$ 40,000
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000	$ 40,000
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Sunset Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compliance Program	$ 16,400	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 103,930	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10400	Other	Downtown Economic Development	$ 1,696,321	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10409	Streets	2010 Pavement Rehab Project	$ -	$ -	$ 109,000	$ -	$ 525,000	$ -	$ -	$ -	$ -	$ -	$ -
10410	Streets	2011 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 208,000	$ -	$ 600,000
10411	Streets	2012 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10412	Streets	2009 Arterial Overlay Project	$ 513,460	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10413	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10414	Streets	Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 492,000	$ -	$ -	$ 492,000
10415	Parks	Well Renovation	$ 23,895	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10416	Streets	Marsh Creek Rd. (old) Overlay	$ 17,800	$ -	$ 1,500	$ -	$ 411,000	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets	2013 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 412,500
10418	Streets	2014 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total CIP Expenditures in FY 10/11		$ -	$ 116,500	$ -	$ 936,000	$ -	$ -	$ 492,000	$ 208,000	$ 40,000	$ 1,550,500
		Fund Balance as of June 30, 2011		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 09/10
Green denotes active projects funded in FY 10/11
Blue denotes active projects funded prior to FY 10/11

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Budget Cost by Funding Source - FY 2011/12

	Fund Name	Carry Forward	RDA	Gas Tax	Fed. Funds	Measure C Measure J	Community Fac. Fee	Offsite Arterial Fee	EBRPD WW	Prop 42	Parkland Dedication	11/12 Project Totals
	Fund Balance as of 6/30/11		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
	Estimated Revenue thru FY 11/12		$ -	$ 114,500	$ -	$ 289,000	$ -	$ -	$ -	$ 200,000	$ -	
	Estimated non-CIP Expenses in FY 11/12		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 11/12		$ -	$ 114,000	$ -	$ 289,000	$ 5,124	$ 73,458	$ -	$ 200,000	$ -	
#	Category Project											
10336	Parks Lydia Lane Park Ph. II	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10337A	Facilities Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets Pine Hollow Road - Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10395A	Streets ADA Compliance Program	$ 22,400	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10395	Streets Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10396	Streets East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets Utility Undergrounding	$ 105,930	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10400	Other Downtown Economic Development	$ 1,696,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10409	Streets 2010 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10410	Streets 2011 Pavement Rehab Project	$ -	$ -	$ 108,000	$ -	$ 205,000	$ -	$ -	$ -	$ 100,000	$ -	$ 413,000
10411	Streets 2012 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10413	Parks Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10414	Streets Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10416	Streets Marsh Creek Rd. (old) Overlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets 2013 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets 2014 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total CIP Expenditures in FY 11/12		$ -	$ 114,000	$ -	$ 205,000	$ -	$ -	$ -	$ 100,000	$ -	419,000
	Fund Balance as of June 30, 2012		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 10/11
Green denotes active projects funded in FY 11/12
Blue denotes active projects funded prior to FY 11/12

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Budget Cost by Funding Source - FY 2012/13

	Fund Name	Carry Forward	RDA	Gas Tax	Fed. Funds	Measure C Measure J	Community Fac. Fee	Offsite Arterial Fee	EBRPD WW	Prop. 42	Parkland Dedication	12/13 Project Totals
	Fund Balance as of 6/30/12		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -		$ -	
	Estimated Revenue thru FY 12/13		$ -	$ 114,000	$ -	$ 1,286,000	$ -	$ -	$ -	$ 100,000	$ -	
	Estimated non-CIP Expenses in FY 12/13		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 12/13		$ -	$ 114,000	$ -	$ 1,286,000	$ 5,124	$ 73,458	$ -	$ 100,000	$ -	
#	Category	Project										
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compliance Program	$ 28,400	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 103,930	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10400	Other	Downtown Economic Development	$ 1,696,381	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10411	Streets	2012 Pavement Rehab Project	$ -	$ -	$ 108,000	$ -	$ 205,000	$ -	$ -	$ 100,000	$ -	$ 413,000
10414	Streets	Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ -	$ 1,081,000	$ -	$ -	$ -	$ -	$ 1,081,000
10417	Streets	2013 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets	2014 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total CIP Expenditures in FY 12/13		$ -	$ 114,000	$ -	$ 1,286,000	$ -	$ -	$ -	$ 100,000	$ -	$ 1,500,000
	Fund Balance as of June 30, 2013		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 11/12
Green denotes active projects funded in FY 12/13
Blue denotes active projects funded prior to FY 12/13

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Budget Cost by Funding Source - FY 2013/14

	Fund Name	Carry Forward	RDA	Gas Tax	Ped. Funds	Measure C Measure J	Community Fac. Fee	Offsite Arterial Fee	EBRPD WW	Prop. 42	Parkland Dedication	12/13 Project Totals
	Fund Balance as of 6/30/13		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
	Estimated Revenue thru FY 13/14		$ -	$ 114,000	$ -	$ 205,000	$ -	$ -	$ -	$ 100,000	$ -	
	Estimated non-CIP Expenses in FY 13/14		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 13/14		$ -	$ 114,000	$ -	$ 205,000	$ 5,124	$ 73,458	$ -	$ 100,000	$ -	
#	Category Project											
10337A	Facilities Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks Stranel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets Pine Hollow Road - Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets ADA Compliance Program	$ 34,400	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10395	Streets Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10396	Streets East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets Utility Undergrounding	$ 105,950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10400	Other Downtown Economic Development	$ 1,696,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10411	Streets 2012 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10414	Streets Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets 2013 Pavement Rehab Project	$ -	$ -	$ 108,000	$ -	$ 205,000	$ -	$ -	$ -	$ -	$ -	$ 313,000
10418	Streets 2014 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ 100,000
	Total CIP Expenditures in FY 13/14		$ -	$ 114,000	$ -	$ 205,000	$ -	$ -	$ -	$ 100,000	$ -	$ 419,000
	Fund Balance as of June 30, 2014		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 12/13
Green denotes active projects funded in FY 13/14
Blue denotes active projects funded prior to FY 13/14

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Budget Cost by Funding Source - FY 2014/15

	Fund Name	Carry Forward	RDA	Gas Tax	Fed. Funds ARRA	Measure C Measure J	Community Fac. Fee	Offsite Arterial Fee	EBRPD WW	Prop. 42	Parkland Dedication	09/10 Project Totals
	Fund Balance as of 6/30/14		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
	Estimated Revenue thru FY 14/15		$ -	$ 114,000	$ -	$ 205,000	$ -	$ -	$ -	$ 100,000	$ -	
	Estimated non-CIP Expenses in FY 14/15		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 14/15		$ -	$ 114,000	$ -	$ 205,000	$ 5,124	$ 73,458	$ -	$ 100,000	$ -	
#	Category	Project										
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Entry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compliance Program	$ 40,400	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 105,930	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10400	Other	Downtown Economic Development	$ 1,696,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets	2013 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets	2014 Pavement Rehab Project	$ -	$ -	$ 108,000	$ -	$ 205,000	$ -	$ -	$ 100,000	$ -	$ 413,000
		Total CIP Expenditures in FY 14/15	$ -	$ -	$ 114,000	$ -	$ 205,000	$ -	$ -	$ 100,000	$ -	$ 419,000
		Fund Balance as of June 30, 2015	$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 13/14
Green denotes active projects funded in FY 14/15
Blue denotes active projects funded prior to FY 14/15

Scheduled Projects

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

Master Index of Projects by Number

* Completed - no project sheet included
**Deleted by City Council

Project Number	Project Category	Project
10330	Streets	Overlays*
10331	Streets	Slurry Seals (deleted)*
10332	Streets	High Street Bridge*
10333	Streets	Marsh Creek Road - TEA-21*
10334	Parks	Community Dog Park*
10335	Parks	El Molino Park*
10336	Parks	Lydia Lane Park Ph. II
10337	Facilities	Keller House Preservation*
10337A	Facilities	Keller House Rehabilitation
10338	Facilities	Endeavor Hall*
10339	Facilities	Youth Center/Gym*
10340	Landscape	Marsh Creek Road LS*
10341	Streets	Center Street Crossing*
10342	GHAD	Windmill Debris Basin*
10343	GHAD	Crow Debris Basin
10344	GHAD	Obsidian Landslide*
10345	GHAD	Clayton Rd. Landslides*
10346	GHAD	Black Diamond Landslide**
10347	GHAD	V-ditch Repairs*
10347A	GHAD	Eagle Peak Slope Repair
10348	GHAD	Keller Ridge Slope Repair
10349	GHAD	Community Park Slide Repair
10350	Facilities	Downtown Elec. Conn.*
10351	Facilities	Fire Station*
10352	Landscape	Library Landscaping*
10353	Streets	Downtown Revitalization*
10354	Streets	Four Oaks Area*
10355	Streets	Oak Street Bridge*
10356	Landscape	Westwood Open Space*
10357	Facilities	Old City Hall Renovation*
10358	Facilities	Grove Property Acquisition*
10359	Facilities	Endeavor Hall Parking I*
10360	Facilities	Endeavor Hall Parking II*
10361	Facilities	Stanley Property
10362	Facilities	Stanley Property Parking**
10363	Facilities	Corp. Yard Expansion*
10364	Streets	Downtown Signage**
10365	Facilities	Library Parking Expansion*
10366	Facilities	Police Parking Expansion*
10367	Parks	Downtown Park*
10368	Parks	City Hall Park**
10369	Streets	Marsh Creek Road Narrowing**
10370	Creeks	Creek Revitalization
10371	Streets	Survey Monuments*
10372	Streets	Traffic Signal Modifications*
10373	Streets	Peacock Creek Dr. Signal*
10374	Parks	North Valley Park*
10375	Parks	Samuel Ct. Park
10376	Facilities	Equestrian Staging Area*
10377	Streets	DVMS - Right Turn Lane*
10378	Streets	Keller Ridge Drive Planters*
10379	Streets	Pine Hollow Road - Entry
10380	Parks	Community Park - Rt. Turn Lane**
10381	Parks	Bocce Ball Courts**
10382	GHAD	Inclinometers*
10383	GHAD	Keller Ridge Drive Subdrain*
10384	Streets	Mitchell Canyon Rd. Overlay*
10385	Parks	Community Park Tot Lot*
10386	GHAD	Wells (cancelled)*
10387	Streets	Pavement Rehab 2002/03*
10388	Streets	Pavement Rehab 2003/04*
10389	Streets	Pavement Rehab 2004*
10390	Streets	Pavement Rehab 2005**
10391	Streets	Pavement Rehab 2006*
10392	Sewers	Oak - High Street*
10393	Parks	Skateboard Park
10394	Streets	Handicap Ramps - RDA Area*
10394A	Streets	ADA Compliance Program
10395	Streets	Catch Basin Modifications
10396	Streets	East Marsh Creek Road Signal
10397	Streets	Utility Undergrounding
10398	Streets	Clayton Rd. MCR Slurry Seal*
10399	Sewers	Pine Hollow Area
10400	Other	Downtown Economic Development
10401	Streets	Pedestrian Xing Signals**
10402	Streets	Clayton Road Trail Connection
10403	Streets	Downtown Entry Signs
10404	Streets	Marsh Creek Rd. Retaining Wall*
10405	Streets	2007 Pavement Patching Project*
10406	Streets	2008 Pavement Rehab Project*
10407	Parks	Community Park Upgrades*
10408	Streets	2009 Pavement Rehab Project**
10409	Streets	2010 Pavement Rehab Project
10410	Streets	2011 Pavement Rehab Project
10411	Streets	2012 Pavement Rehab Project
10412	Streets	2009 Arterial Overlay Project
10413	Parks	Community Park Lighting, etc.
10414	Streets	Marsh Creek Rd. Upgrade
10415	Parks	Well Renovation
10416	Streets	Marsh Creek Rd. (old) Overlay
10417	Streets	2013 Pavement Rehab Project
10418	Streets	2014 Pavement Rehab Project

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2010/11 to 2014/15

*Completed - no project sheet included
**Deleted by City Council

Master Index of Projects by Type

Project Number	Project Category	Project
		CREEKS
10370	Creeks	Creek Revitalization
		FACILITIES
10337	Facilities	Keller House Preservation*
10337A	Facilities	Keller House Rehabilitation
10338	Facilities	Endeavor Hall*
10339	Facilities	Youth Center/Gym*
10350	Facilities	Downtown Elec. Conn.*
10351	Facilities	Fire Station*
10357	Facilities	Old City Hall Renovation*
10358	Facilities	Grove Property Acquisition*
10359	Facilities	Endeavor Hall Parking I*
10360	Facilities	Endeavor Hall Parking II*
10361	Facilities	Stanley Property
10362	Facilities	Stanley Property Parking**
10363	Facilities	Corp. Yard Expansion*
10365	Facilities	Library Parking Expansion*
10366	Facilities	Police Parking Expansion*
10376	Facilities	Equestrian Staging Area*
		GHAD
10342	GHAD	Windmill Debris Basin*
10343	GHAD	Crow Debris Basin
10344	GHAD	Obsidian Landslide*
10345	GHAD	Clayton Rd. Landslides*
10346	GHAD	Black Diamond Landslide**
10347	GHAD	V-ditch Repairs*
10347A	GHAD	Eagle Peak Slope Repair
10348	GHAD	Keller Ridge Slope Repair
10349	GHAD	Community Park Slide Repair
10382	GHAD	Inclinometers*
10383	GHAD	Keller Ridge Drive Subdrain*
10386	GHAD	Wells (cancelled)*
		LANDSCAPE
10340	Landscape	Marsh Creek Road LS*
10352	Landscape	Library Landscaping*
10356	Landscape	Westwood Open Space*
		OTHER
10392	Sewers	Oak - High Street*
10399	Sewers	Pine Hollow Area
10401	Other	Downtown Economic Development
		PARKS
10334	Parks	Community Dog Park*
10335	Parks	El Molino Park*
10336	Parks	Lydia Lane Park Ph. II
10367	Parks	Downtown Park*
10368	Parks	City Hall Park

Project Number	Project Category	Project
		PARKS (cont'd.)
10374	Parks	North Valley Park*
10375	Parks	Samuel Ct. Park
10380	Parks	Community Park - Rt. Turn Lane**
10381	Parks	Bocce Ball Courts**
10385	Parks	Community Park Tot Lot*
10393	Parks	Skateboard Park
10407	Parks	Community Park Upgrades*
10413	Parks	Community Park Lighting, etc.
10415	Parks	Well Renovation
		STREETS
10330	Streets	Overlays*
10331	Streets	Slurry Seals (deleted)*
10332	Streets	High Street Bridge*
10333	Streets	Marsh Creek Road - TEA-21*
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10379	Streets	Pine Hollow Road - Entry
10384	Streets	Mitchell Canyon Rd. Overlay*
10387	Streets	Pavement Rehab 2002/03*
10388	Streets	Pavement Rehab 2003/04*
10389	Streets	Pavement Rehab 2004*
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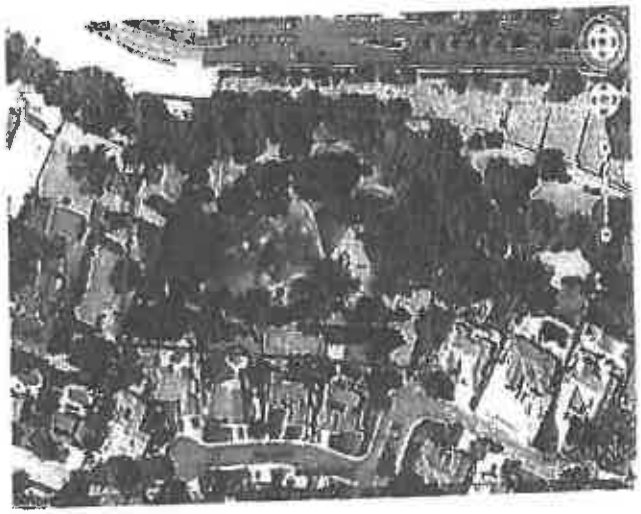
10406	Streets	2008 Pavement Rehab Project*
10408	Streets	2009 Pavement Rehab Project**
10409	Streets	2010 Pavement Rehab Project
10410	Streets	2011 Pavement Rehab Project
10411	Streets	2012 Pavement Rehab Project
10412	Streets	2009 Arterial Overlay Project
10414	Streets	Marsh Creek Rd. Upgrade
10416	Streets	Marsh Creek Rd. (old) Overlay
10417	Streets	2013 Pavement Rehab Project
10418	Streets	2014 Pavement Rehab Project

Category	Project Number	Project
Parks	10336	Lydia Lane Park – Phase II

DESCRIPTION - LOCATION

Construction of horse shoe pits and other activity facilities.



COMMENTS

Construction changed to a tot lot per agreement with Mitchell Creek Place developer. Funds must be expended by June 2012.

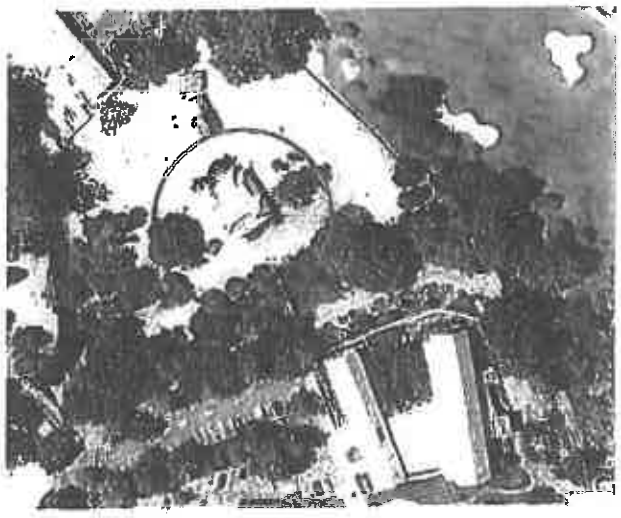
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design		$2,000						$2,000
Construction		$36,000						$36,000
CM/Inspection		$2,000						$2,000
ROW Acquisition								
Other								
TOTAL		$40,000						$40,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Developer Fee	$40,000							$40,000
Total	$40,000							$40,000

Category	Project Number	Project
Facilities	10337A	Keller House Rehabilitation

DESCRIPTION - LOCATION

Rehabilitation of historical ranch home and grounds located across Mt. Diablo Creek from the library.



COMMENTS

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$1,780,477	$1,780,477
Construction								
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$1,780,477	$1,780,477

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$1,780,477	$1,780,477
Total							$1,780,477	$1,780,477

Category	Project Number	Project
GHAD	10343	Crow Place – Debris Basin

DESCRIPTION - LOCATION

Clean out debris basin located in GHAD easement behind golf course and single family lots.

COMMENTS

Subject to approval of increased assessments.

Estimated Cost	Prior Yrs.	2109-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$10,000	$10,000
Construction							$85,000	$85,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$100,000	$100,000

Funding (Sources)	Prior Yrs.	2109-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$100,000	$100,000
Total							$100,000	$100,000

Category	Project Number	Project
GHAD	10347A	Eagle Peak Slope Repair

DESCRIPTION - LOCATION

Stabilize and/or repair large slope moving adjacent to single family houses and streets in Eagle Peak Subdivision.

COMMENTS

Cost estimate per Soils Engineer. Dependent on GHAD assessment increase.

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$70,000	$70,000
Construction							$1,015,000	$1,015,000
CM/Inspection							$40,000	$40,000
ROW Acquisition								
Other								
TOTAL							$1,125,000	$1,125,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$1,125,000	$1,125,000
Total							$1,125,000	$1,125,000

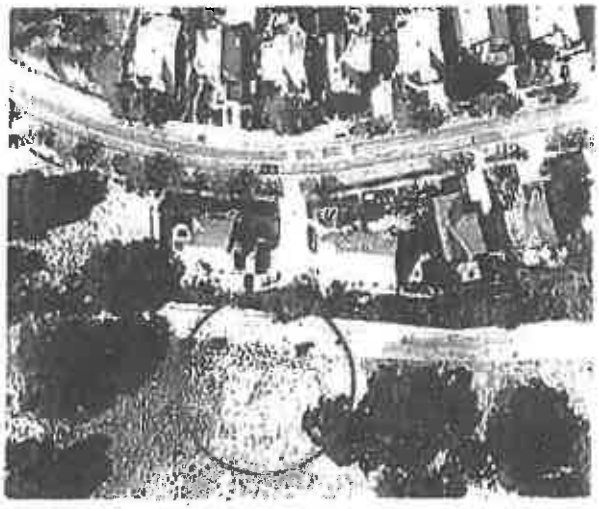
Category	Project Number	Project
GHAD	10348	Keller Ridge Drive Area - Slope Repair

DESCRIPTION - LOCATION

Stabilize and/or repair small slope pop-out adjacent to single family homes.

COMMENTS

Subject to approval of increased assessments.



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$5,000	$5,000
Construction							$40,000	$40,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$50,000	$50,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$50,000	$50,000
Total							$50,000	$50,000

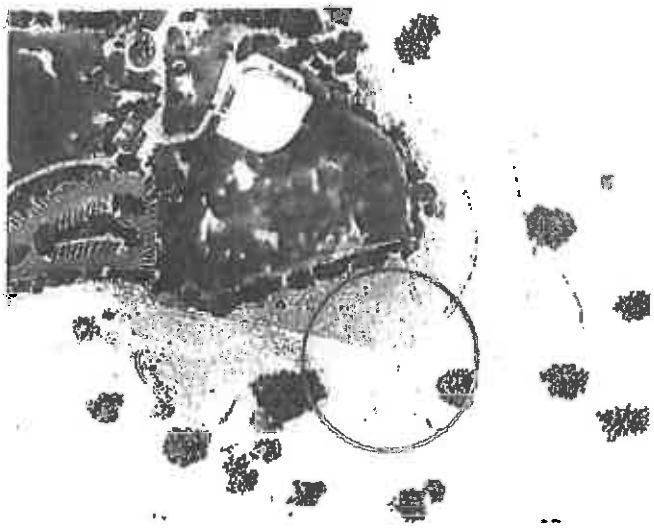
Category	Project Number	Project
GHAD	10349	Community Park - Landslide

DESCRIPTION - LOCATION

Repair landslides that occurred above Field #3 (uppermost field).

COMMENTS

Subject to approval of increased assessments.



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$7,000	$7,000
Construction							$85,000	$85,000
CM/Inspection							$8,000	$8,000
ROW Acquisition								
Other								
TOTAL							$100,000	$100,000

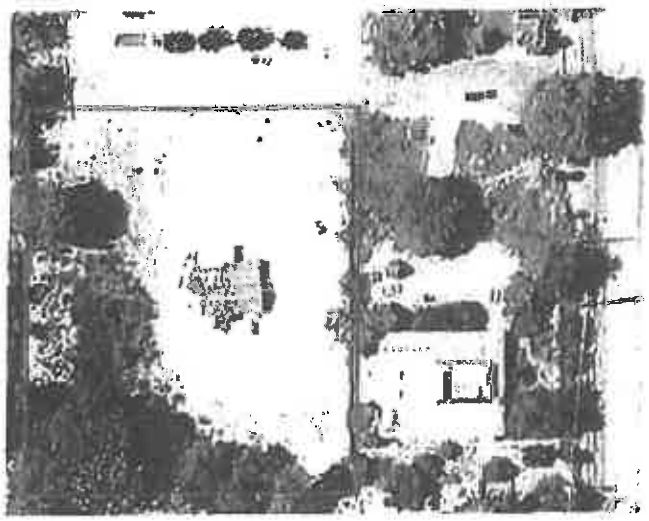
Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$100,000	$100,000
Total							$100,000	$100,000

Category	Project Number	Project
Facilities	10361	Stanley Property

DESCRIPTION - LOCATION

Assist in the development and construction of affordable housing.

COMMENTS



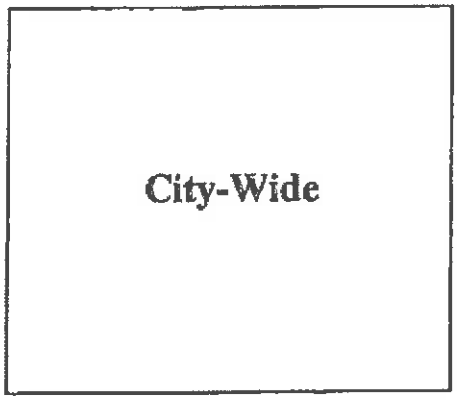
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								
Construction								
CM/Inspection								
Acquisition								
Other							$325,000	$325,000
TOTAL							$325,000	$325,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
RDA							$325,000	$325,000
Total							$325,000	$325,000

Category	Project Number	Project
Creeks	10370	Creek Revitalization

DESCRIPTION - LOCATION

Clean out creeks, improve access to creek banks, replace riparian vegetation.



COMMENTS

Catch-all project for when City hits the lottery.

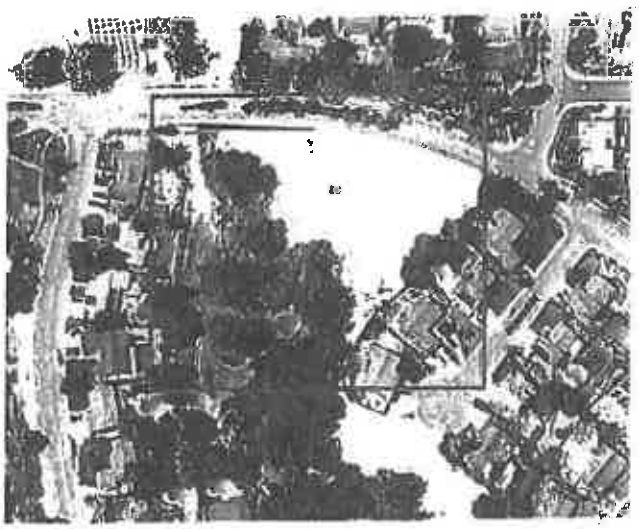
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$3,000,000	$3,000,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$3,000,000	$3,000,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$3,000,000	$3,000,000
Total							$3,000,000	$3,000,000

Category	Project Number	Project
Streets	10375	Samuel Ct. Park

DESCRIPTION - LOCATION

Install landscaping and irrigation improvements.



COMMENTS

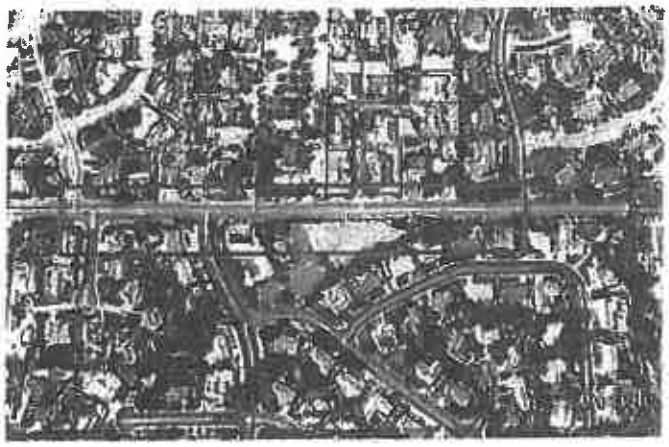
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$5,000	$5,000
Construction							$65,000	$65,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$75,000	$75,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$75,000	$75,000
Total							$75,000	$75,000

Category	Project Number	Project
Streets	10379	Pine Hollow Rd. - Upgrade

DESCRIPTION - LOCATION

Improve City entry on Pine Hollow Road with new painting, monument sign, etc.



COMMENTS

Revised 3/08/10. Widen north side of Pine Hollow Road with new curb, gutter, and sidewalk between Pine Hollow Estates and westerly City Limit. Work will require acquisition of right of way for new improvements. Conform paving will cross City Limit line into Concord. Install previously purchased entry sign on south side of roadway within existing pavement/ROW area.

Originally scheduled for funding from Measure J. This funding will be transferred for the overlay of Marsh Creek Road (old), CIP Project No. 10416.

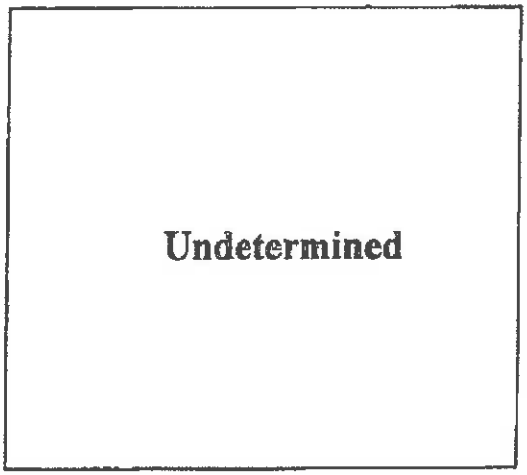
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								$25,000
Construction								$202,000
CM/Inspection								$15,000
ROW Acquisition								$50,000
Other								
TOTAL								$292,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded								$292,000
Total								$292,000

Category	Project Number	Project
Parks	10393	Skateboard Park

DESCRIPTION - LOCATION
Construct skateboard park at an undetermined location.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$25,000	$25,000
Construction							$240,000	$240,000
CM/Inspection							$35,000	$35,000
ROW Acquisition								
Other								
TOTAL							$300,000	$300,000

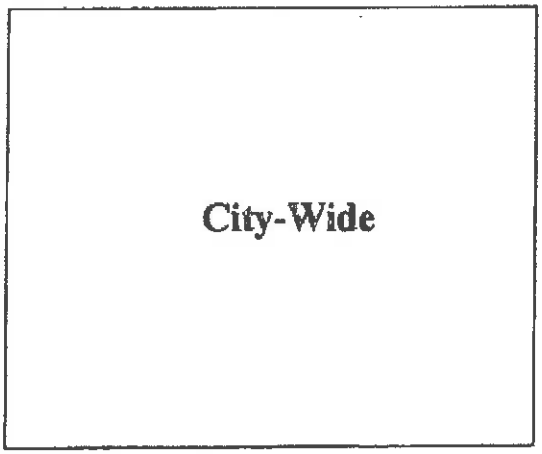
Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$300,000	$300,000
Total							$300,000	$300,000

2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10394A	ADA Compliance Program

DESCRIPTION - LOCATION

Construction of various improvements.



COMMENTS

As needed to comply with ADA standards as determined by City's transition plan

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$500,000	$500,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$500,000	$500,000

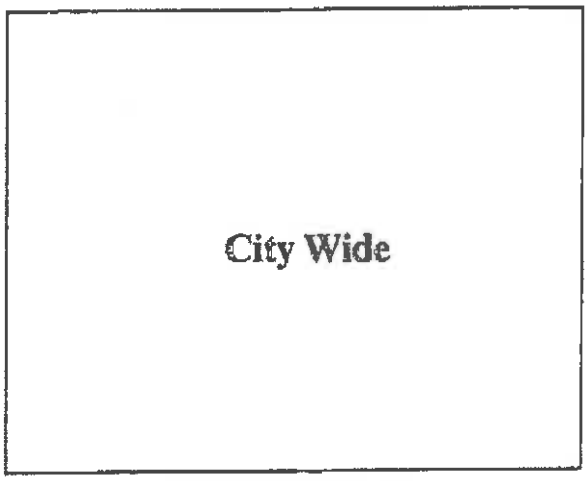
Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax	$16,400	$6,000	$6,000	$6,000	$6,000	$6,000	$453,600	$500,000
Total	$16,400	$6,000	$6,000	$6,000	$6,000	$6,000	$453,600	$500,000

Category	Project Number	Project
Streets	10395	Catch Basin Modifications

DESCRIPTION - LOCATION

Add bar across openings.

COMMENTS



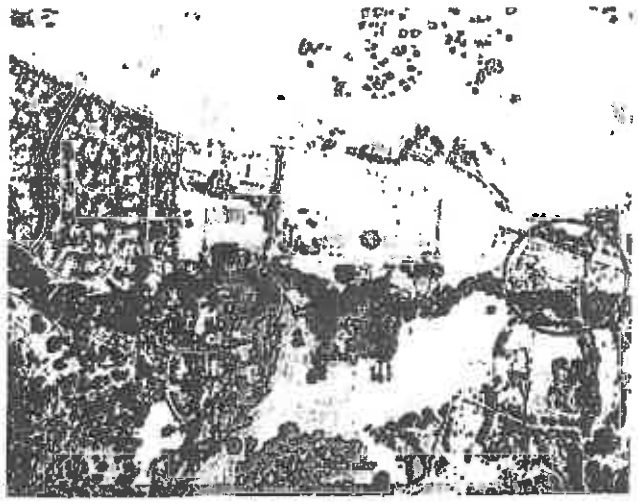
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$75,000	$75,000
Construction								
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$75,000	$75,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$75,000	$75,000
Total							$75,000	$75,000

Category	Project Number	Project
Streets	10396	East Marsh Creek Road Traffic Signal

DESCRIPTION - LOCATION

Install traffic signal on Marsh Creek Road
somewhere east of Diablo Parkway.



COMMENTS

City Council postponed project.

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$15,000	$15,000
Construction							$150,000	$150,000
CM/Inspection							$15,000	$15,000
ROW Acquisition								
PG&E Poles							$50,000	$50,000
TOTAL							$230,000	$230,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$230,000	$230,000
Total							$230,000	$230,000

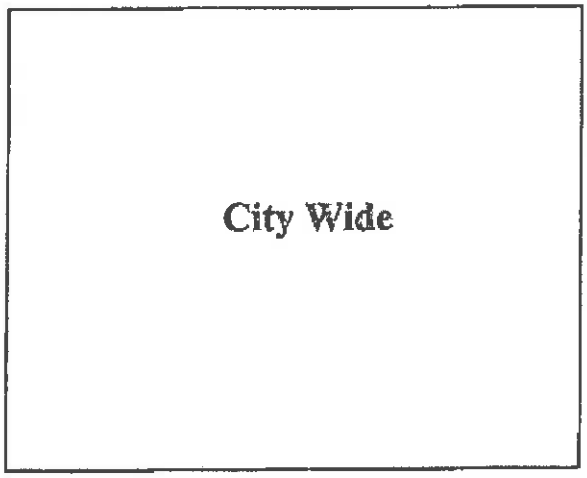
2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10397	Utility Undergrounding

DESCRIPTION - LOCATION

Underground overhead utility lines at undetermined locations.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design							$2,894,070	$2,894,070
Construction								
CM/Inspection								
ROW Acquisition								
Other	$105,930							$105,930
TOTAL	$105,930						$2,894,070	$3,000,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Unfunded							$2,894,070	$2,894,070
RDA	$105,930							$105,930
Total	$105,930						$2,894,070	$3,000,000

Category	Project Number	Project
Other	10400	Downtown Economic Development

DESCRIPTION - LOCATION

Provide funding for improving the economic viability of the downtown area.

COMMENTS

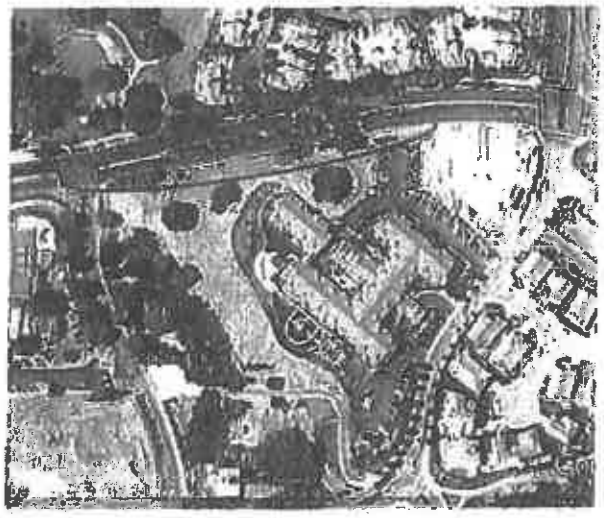
Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								
Construction								
CM/Inspection								
ROW Acquisition								
Other							$1,696,581	$1,696,581
TOTAL							$1,696,581	$1,696,581

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
RDA	$1,696,581							$1,696,581
Total	$1,696,581							$1,696,581

Category	Project Number	Project
Streets	10402	Clayton Road Trail Connection

DESCRIPTION - LOCATION

Construct a rock trail between Clayton Rd./ Marsh Creek Rd. intersection and Longs Drug Store site.



COMMENTS

Completed FY 2009.

Combined with Downtown Entry Signage Project, CIP Project No. 10403; added removal and replacement of bridge decking at Black Diamond Plaza and preparation of planting pits at Daffodil Hill. Due to drought, planting was not undertaken.

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design	$61,600							$61,600
Construction	$174,005							$174,005
CM/Inspection	$28,548							$28,548
ROW Acquisition								
Other	$726							$726
TOTAL	$264,879							$264,879

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
RDA	$150,000							$150,000
CBCA Contribution	$65,500							$65,500
Deferred Main. Fund	$15,500							$15,500
CIP Interest	$33,879							$33,879
Total	$264,879							$264,879

Category	Project Number	Project
Streets	10403	Downtown Entry Signage

DESCRIPTION - LOCATION

Construct downtown entry signs at Oak Street off-ramp and Daffodil Hill.

COMMENTS

Completed FY 2009.

Combined with Clayton Road Trail Connection, CIP Project No. 10402.

See Page 28.

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								
Construction								
CM/Inspection								
ROW Acquisition								
Other								
TOTAL								

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
RDA								
Total								

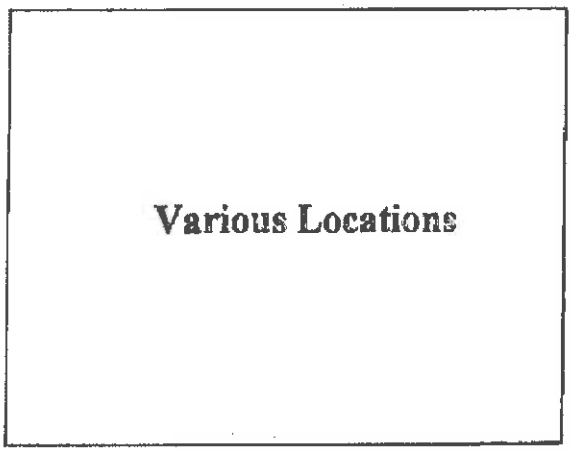
2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10409	2010 Pavement Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design		$20,000						$20,000
Construction		$802,000						$802,000
CM/Inspection		$20,000						$20,000
ROW Acquisition								
Other								
TOTAL		$842,000						$842,000

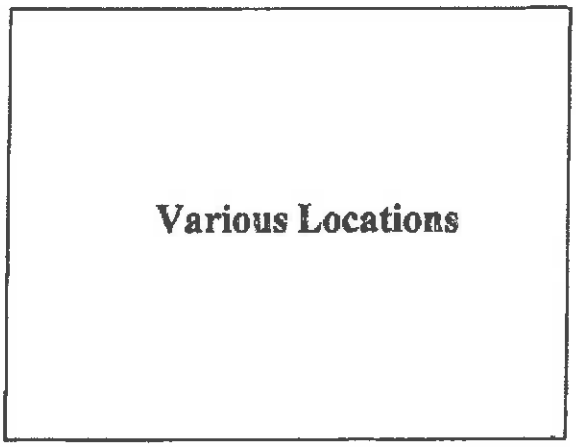
Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax		$109,000						$109,000
Measure J		$525,000						$525,000
Prop. 42		$208,000						$208,000
Total		$842,000						$842,000

Category	Project Number	Project
Streets	10410	2011 Pavement Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design			$10,000					$10,000
Construction			$388,000					$388,000
CM/Inspection			$15,000					$15,000
ROW Acquisition								
Other								
TOTAL			$413,000					$413,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax			$108,000					$108,000
Measure J			$205,000					$205,000
Prop. 42			$100,000					$100,000
Total			$413,000					$413,000

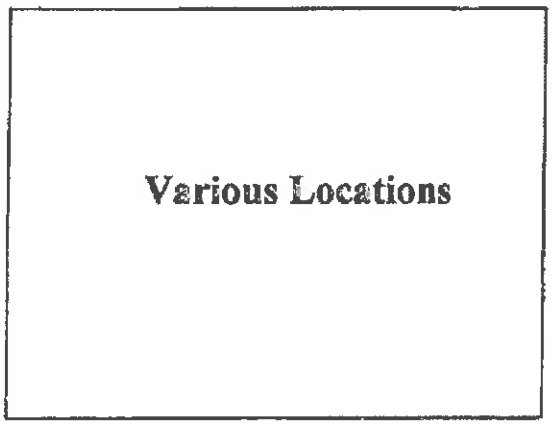
2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10411	2012 Pavement Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design				$10,000				$10,000
Construction				$388,000				$388,000
CM/Inspection				$15,000				$15,000
ROW Acquisition								
Other								
TOTAL				$413,000				$413,000

Funding (Sources)	Prior Yrs.	2009-10	2010-11	2011-12	2012-13	2013-14	Future	TOTAL
Gas Tax				$108,000				$108,000
Measure J				$205,000				$205,000
Prop. 42				$100,000				$100,000
Total				$413,000				$413,000

Category	Project Number	Project
Streets	10412	2009 Arterial Overlay Project

DESCRIPTION - LOCATION

Construction of 2" thick overlay on portions
Clayton Road (El Camino Dr. to Mitchell Road) and Oakhurst Drive (westerly City Limits to Eagle Peak Avenue)

COMMENTS

Primary funding from American Recovery and
Reinvestment Act of 2009 (ARRA); final costs dependent upon final grant amount

Completed FY 2009

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design	$31,660							$31,660
Construction	$423,300							$423,300
CM/Inspection	$55,500							$55,500
ROW Acquisition								
Other	$3,000							$3,000
TOTAL	$513,460							$513,460

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax	$31,660							$31,660
ARRA*	$478,225							$478,225
CCWD	$3,575							$3,575
Total	$513,460							$513,460

*portion coming from SR 4 Bypass ARRA project

2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Parks	10413	Community Park Lighting, Resurfacing & Parking

DESCRIPTION - LOCATION

Install sports field lighting, remove and replace turf with synthetic surfacing and construct additional parking spaces at Clayton Community Park

COMMENTS

Revised 3/08/10. Project scope revised by City Council to include only the expansion of parking along lower field from existing lot to Gym driveway and the construction of a snack bar, with cooking facilities, at the lower field.

Project must be submitted to EBRPD in Feb., 2011 for approval and funding.

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design	$26,600	$33,400						$60,000
Construction		$407,000						$407,000
CM/Inspection		$25,000						$25,000
ROW Acquisition								
Other								
TOTAL	$26,600	$465,400						$492,000

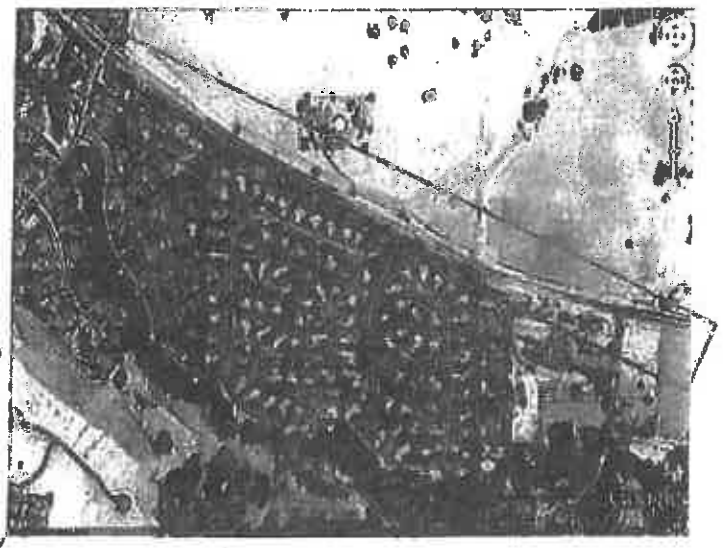
Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Measure WW		$492,000						$492,000
Total		$492,000						$492,000

2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10414	Marsh Creek Road Upgrade Regency Drive to Pine Lane

DESCRIPTION - LOCATION

Widen existing roadway to provide two full-width travel lanes, bike lanes, shoulders and pedestrian paths.



COMMENTS

Due to possible land movement areas and steep grades along the roadway, there may be the need for additional right of way in order to complete the proposed work. The stormwater requirements coming into effect will necessitate some type of water treatment.

Original budget was $1,200,000; $119,000 transferred to Marsh Creek Road (old) Overlay project , CIP Project No. 10416

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design				$30,000				$30,000
Final Design				$40,000				$40,000
Construction					$921,000			$921,000
CM/Inspection					$40,000			$40,000
ROW Acquisition				$50,000				$50,000
Other								
TOTAL				$120,000	$961,000			$1,081,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Measure J				$1,081,000				$1,081,000
Total				$1,081,000				$1,081,000

Category	Project Number	Project
Streets	10415	Well Renovation In Town Center Area

DESCRIPTION - LOCATION

Replace pump system and add storage tank for irrigation of Town Center area landscaping including Daffodil Hill

COMMENTS

Act. #303-7520-1416

Completed in FY 2009

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design								
Construction	$23,895							$23,895
CM/Inspection								
ROW Acquisition								
Other								
TOTAL	$23,895							$23,895

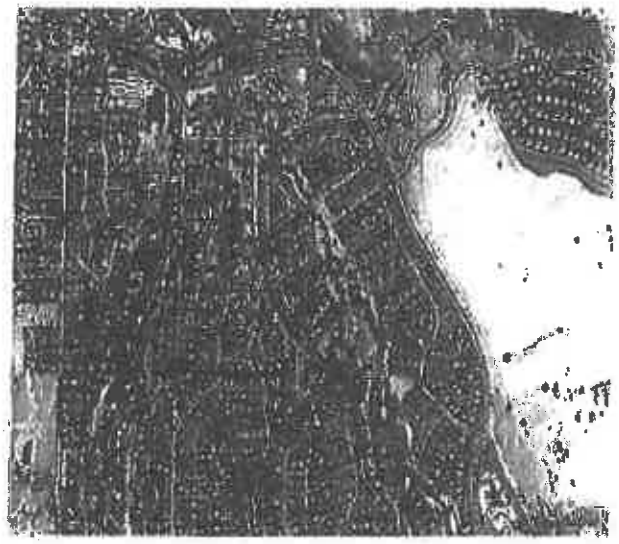
Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
CIP Interest	$23,895							$23,895
Total	$23,895							$23,895

2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10416	Marsh Creek Road (old) - Overlay

DESCRIPTION - LOCATION

Overlay 2-lane portion of Marsh Creek Road from Clayton Road to Diablo View Middle School.



COMMENTS

Originally a part of ARRA II funding, but now proposed for Measure J funding in lieu of Pine Hollow Road Entry Project (CIP Project No. 10379).

Requires $119,000 of Measure J Funds originally programmed for Marsh Creek Road Upgrade, CIP Project No. 10414

Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design	$17,800	$4,000						$21,800
Construction		$360,000						$360,000
CM/Inspection		$48,500						$48,500
ROW Acquisition								
Other								
TOTAL	$17,800	$412,500						$430,300

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax*	$17,800	$1,500						$19,300
Measure J		$411,000						$411,000
Total	$17,800	$412,500						$430,300

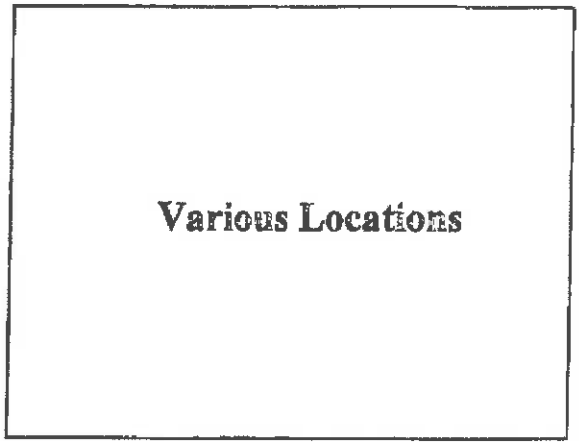
*ARRA 2 preliminary costs

Category	Project Number	Project
Streets	10417	2013 Pavement Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design					$10,000			$10,000
Construction					$388,000			$388,000
CM/Inspection					$15,000			$15,000
ROW Acquisition								
Other								
TOTAL					$413,000			$413,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax					$108,000			$108,000
Measure J					$205,000			$205,000
Prop. 42					$100,000			$100,000
Total					$413,000			$413,000

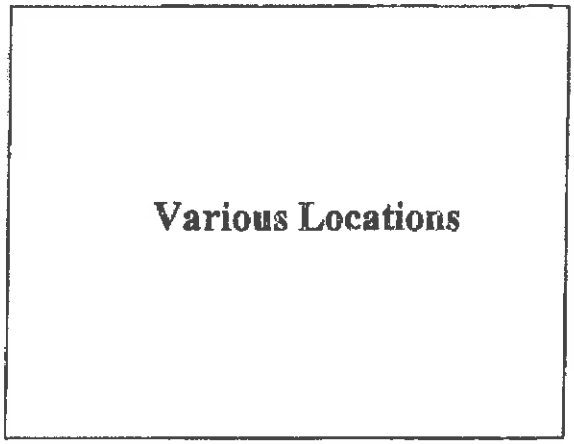
2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10418	2014 Pavement Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS



Estimated Cost	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Preliminary Design								
Final Design						$10,000		$10,000
Construction						$388,000		$388,000
CM/Inspection						$15,000		$15,000
ROW Acquisition								
Other								
TOTAL						$413,000		$413,000

Funding (Sources)	Prior Yrs.	2010-11	2011-12	2012-13	2013-14	2014-15	Future	TOTAL
Gas Tax						$108,000		$108,000
Measure J						$205,000		$205,000
Prop. 42						$100,000		$100,000
Total						$413,000		$413,000

ORDINANCE NO. 337

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAYTON REPLACING IN ITS ENTIRETY CHAPTER 10.60, SECTIONS 10.60.010 THROUGH 10.60.200 (TRANSPORTATION DEMAND MANAGEMENT) OF THE CLAYTON MUNICIPAL CODE WITH NEW CHAPTER 10.60, SECTIONS 10.60.010 THROUGH 10.60.040 (TRANSPORTATION SYSTEMS MANAGEMENT) (FILE #821-98)

THE CITY COUNCIL OF THE CITY OF CLAYTON DOES ORDAIN AS FOLLOWS:

WHEREAS, the Clayton Municipal Code contains Chapter 10.60 entitled Transportation Demand Management which sought to improve the ambient air quality by reducing air pollution emissions that result from vehicle commute trips to work sites located within the City with 100 or more employees, which implemented both Regulation 13 of the Bay Area Air Quality Management District and the requirement of the Contra Costa Transportation Authority (CCTA) that employment complexes of 100 or more employees develop trip reduction programs; and

WHEREAS, the California Legislature in 1995 amended congestion management requirements to prohibit local jurisdictions from enforcing mandatory employer trip reduction programs; and

WHEREAS, in order to implement the mandate of the 1995 Legislation, it is necessary and advisable to repeal the TDM Ordinance requirements for mandatory employer-based trip reduction plans and to approve and adopt new purposes, goals and objectives for transportation systems management; and

WHEREAS, pursuant to the requirements of Contra Costa County Measure C on the 1988 General Ballot, each jurisdiction within Contra Costa County was required, as a condition of receiving Measure C Local Street Maintenance and Improvement funds from the one half cent sales tax imposed by Measure C, to adopt a Transportation Systems Management ("TSM") Ordinance or other mitigations to promote carpools, vanpools, and park and ride lots; and

WHEREAS, The City of Clayton assigned the delegation and implementation of the TDM Ordinance to TRANSPAC in 1994 in order to more consistently comply with multiple legislative mandates requiring Trip Reduction Ordinances and Programs; and

WHEREAS, the City of Clayton intends to continue its participation in the TSM

Program managed by TRANSPAC; and

WHEREAS, the CCTA prepared a new model Transportation Systems Management Ordinance to comply with the 1995 Legislation and to include the broader definition of TSM and the proposed TSM Code Sections are substantially identical to the CCTA prepared model ordinance; and

WHEREAS, the new Transportation System Management sections are consistent with the goals and policies of the Clayton General Plan; and

WHEREAS, on March 17, 1992 the Clayton City Council approved a Negative Declaration for a previous version of a Transportation Systems Management Ordinance which indicated that no significant adverse impacts would occur as a result of the adoption and implementation of those Transportation Systems Management Code sections. The proposed Transportation Systems Management sections are consistent with the purpose of the previous Transportation Systems Management sections and represent minor changes in wording and simplification of procedures. Given the substantial similarity in purpose between the previous Transportation Systems Management Code sections and the proposed Transportation Systems Management Code sections, the Negative Declaration is still valid and adequately indicates that no significant adverse impacts will occur as a result of adoption and implementation of the proposed Transportation Systems Management sections; and

WHEREAS, the Clayton City Council held a duly noticed meeting on May 5, 1998, and gave due consideration to all testimony, comments and documents received.

NOW, THEREFORE, the City Council of the City of Clayton does ordain as follows:

SECTION 1. Each of the facts recited above are found to be true and correct and a matter of public record.

SECTION 2. The Municipal Code Amendment as hereabove described, a true and correct copy of which is attached hereto marked "Exhibit A" and made part hereof, is approved and new Chapter 10.60, sections 10.60.010 through 10.60.040 as shown on "Exhibit A" are

hereby added to Title 10 of the Clayton Municipal Code, in place of existing Chapter 10.60, sections 10.60.010 through 10.60.200.

SECTION 3. The City of Clayton delegates to TRANSPAC its participation in the TSM Program in order to achieve the goals and objectives as described in the Countywide Comprehensive Transportation Plan, the Measure C Strategic Plan, the Congestion Management Plan and/or the Bay Area Clean Air Plan.

SECTION 4. Severability Clause. If any provision of this Ordinance, or the application thereof to any person or circumstances, is held to be unconstitutional or to be otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses of the Ordinance or application thereof which can be implemented without the invalid provisions, clause, or application, and to this end such provisions and clauses of the Ordinance are declared to be severable.

SECTION 5. Effective Date. This Ordinance shall become effective thirty (30) days from and after its passage.

Within fifteen (15) days after the passage of this Ordinance, the City Clerk shall cause it to be posted in the three (3) public places heretofore designated by resolution of the City Council for the posting of ordinances and public notices.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Clayton held on May 5, 1998, by unanimous vote.

Passed, adopted and ordered posted at a regular meeting of the City Council of the City of Clayton on May 19, 1998, by the following vote:

AYES: Council Members Manning, Peterson, Pierce, Vice Mayor Laurence

NOES: None
ABSENT: Mayor Littorno
ABSTAIN: None

Richard A. Littorno, Mayor

ATTEST:

Frances Douglas

Frances Douglas, City Clerk

APPROVED AS TO FORM:

Maurice Huguet, Jr.
City Attorney

APPROVED BY ADMINISTRATION:

Richard Hill
City Manager

I hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Clayton held on May 5, 1998, and was duly adopted, passed and ordered posted at a regular meeting of the City Council held on May 19, 1998.

Frances Douglas

Frances Douglas, City Clerk

Effective June 18, 1998

ORDINANCE NO. 337
"EXHIBIT A"

Chapter 10.60

TRANSPORTATION SYSTEMS MANAGEMENT (TSM)

Sections:

10.60.010 Purpose.
10.60.020 Goal.
10.60.030 Policies.
10.60.040 City TSM Program.

(Ord. 337,1998.)

10.60.010 Purpose. This ordinance is enacted by the City of Clayton for the following purposes:

A. To promote maximum efficiency in the existing transportation system and to further the transportation goals of the Contra Costa Transportation Authority's Measure C Growth Management Program, Contra Costa's Congestion Management Program and the Bay Area Clean Air Plan by:

1. Promoting and encouraging the use of transit, ridesharing, bicycling, walking, flexible work hours and telecommuting as alternatives to solo driving;

2. Incorporating these goals and objectives into the land use review and planning process;

3. Developing proactive programs and/or projects either alone or in conjunction with other jurisdictions, or with TRANSPAC aimed at achieving these purposes;

4. Considering the incorporation of appropriate technology designed to facilitate traffic flow, provide transit and highway information, provide trip generation alternatives, and related technology into the transportation system;

5. Educating Central County employees, employers, residents and students regarding the benefits and availability of commute alternatives;

6. Working with the transit authorities to better serve Central Contra Costa County;

7. Encouraging the most cost effective, broad-based and wide range of transportation improvement projects aimed at achieving congestion relief;

8. Cooperating with other jurisdictions, the private sector, and transit operators in planning and implementing transportation programs.

B. To reflect an ongoing commitment to TSM efforts, in order to achieve traffic congestion management and air quality goals.

C. To comply with applicable state and federal laws as well as with Measure C Growth Management Program requirements pertaining to TSM.

10.60.020 Goal. The goal of the TSM Ordinance is to ensure the continuation of a proactive TSM program effort aimed at reducing vehicle trips, vehicle emissions and traffic congestion in the most efficient and cost-effective manner.

10.60.030 Policies. This ordinance establishes the following policies:

A. Participate, in conjunction with other jurisdictions and TRANSPAC, in a proactive effort to support and develop projects which will achieve the Measure C TSM/ TDM goals as described in the TRANSPAC Action Plan, the Countywide Comprehensive Transportation Plan, the Measure C Strategic Plan, the Congestion Management Plan and/or the Bay Area Clean Air Plan. Such participation may include, but need not be limited to:

1. Promotion and encouragement of the use of transit, ridesharing, bicycling, walking, flexible work hours, telecommuting or other alternatives to solo driving;
2. Projects incorporating appropriate technology designed to facilitate traffic flow, provide transit and highway information and related technology.

B. Incorporate these goals, as appropriate, into its land use review and planning process.

10.60.040 City TSM Program.

A. Development Review Standards. The City shall require design features that facilitate pedestrian access, ride sharing, and transit use to be incorporated within subdivision and development proposals, as appropriate. These design features may include bus turnouts and shelters, park and ride lots, preferential parking for car/ vanpools, and effective pedestrian, equestrian, and bicycle access features.

B. Information Program. The City shall encourage that all developments (residential as well as non-residential) generating more than 100 peak hour trips implement a TSM information program. This program seeks to provide information to residents and employers on RIDES and other ride matching agencies, transit schedules, bicycle facilities, and locations of nearby Park and Ride lots.

Chapter 10.60

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Sections:

10.60.010 Purpose
10.60.020 Goal
10.60.030 Policies
10.60.040 City TSM Program

10.60.010 Purpose. This ordinance is enacted by the City of Clayton for the following purposes:

A. To promote maximum efficiency in the existing transportation system and to further the transportation goals of the Contra Costa Transportation Authority's Measure C Growth Management Program, Contra Costa's Congestion Management Program, and the Bay Area Clean Air Plan by:

1. Promoting and encouraging transit, ride sharing, bicycling, walking, flexible work hours, and telecommuting as alternatives to solo driving;
2. Incorporating these goals and objectives into the land use review and planning process;
3. Developing proactive programs and/or projects either alone or in conjunction with other jurisdictions, or with TRANSPAC aimed at achieving these purposes;
4. Considering the incorporation of appropriate technology designed to facilitate traffic flow, provide transit and highway information, provide trip generation alternatives, and related technology into the transportation system;
5. Educating Central County employees, employers, residents, and students regarding the benefits and availability of commute alternatives;
6. Working with the transit authorities to better serve Central Contra Costa County;
7. Encouraging the most cost effective, broad-based and wide range of transportation improvement projects aimed at achieving congestion relief,
8. Cooperating with other jurisdictions, the private sector, and transit operators m planning and implementing transportation programs.

B. To reflect an ongoing commitment to TSM efforts, in order to achieve traffic congestion management and air quality goals.

C. To comply with applicable state and federal laws as well as with Measure C Growth Management Program requirements pertaining to TSM. (Ord. 337, 1998)

10.60. 020 Goal. The goal of the TSM Ordinance is to ensure the continuation of a proactive TSM program effort aimed at reducing vehicle trips, vehicle emissions, and traffic congestion in the most efficient and cost-effective manner. (Ord. 337, 1998)

10.60.030 Policies. This ordinance establishes the following policies:

A. Participate, in conjunction with other jurisdictions and TRANSPAC, in a proactive effort to support and develop projects which will achieve the Measure C TSMITDM goals as described in the TRANSPAC Action Plan, the Countywide Comprehensive Transportation Plan, the Measure C Strategic Plan, the Congestion Management Plan, and/or the Bay Area Clean Air Plan. Such participation may include,

but need not be limited to:

1. Promotion and encouragement of the use of transit, ride sharing, bicycling, walking, flexible work hours, telecommuting, or other alternatives to solo driving;

2. Projects incorporating appropriate technology designated to facilitate traffic flow, and provide transit and highway information and related technology.

B. Incorporate these goals, as appropriate, into its land use review and planning process. (Ord. 337, 1998)

10.60.040 City TSM Program

A. Development Review Standards. The City shall require design features that facilitate pedestrian access, ride sharing, and transit use to be incorporated within subdivision and development proposals, as appropriate. These design features may include bus turnouts and shelters, park and ride lots, preferential parking for car/van pools, and effective pedestrian, equestrian, and bicycle access features.

B. Information Program. The City shall encourage that all developments (residential as well as non-residential) generating more than 100 peak hour trips implement aTSM information program. This program seeks to provide information to residents and employers on RIDES and other ride matching agencies, transit schedules, bicycle facilities, and locations of nearby Park and Ride lots. (Ord. 337, 1998)

RESOLUTION NO. 13-2011

A RESOLUTION UPDATING THE GROWTH MANAGEMENT ELEMENT OF THE CLAYTON GENERAL PLAN (GPA 01-11)

THE CITY COUNCIL
City of Clayton, California

THE CITY COUNCIL OF THE CITY OF CLAYTON FINDS AS FOLLOWS:

WHEREAS, for the purpose of complying with adopted Contra Costa Ballot Measures C and J and related biennial checklist requirements of the Contra Costa Transportation Authority (CCTA) to receive the City's share of transportation funding related to those ballot measures, the City of Clayton was required to update its General Plan Growth Management Element (GME); and

WHEREAS, staff worked with Raney Planning & Management and the staff of CCTA to prepare the update to the GME in accordance with the requirements of applicable Measures C and J and CCTA; and

WHEREAS, the Planning Commission held a duly-noticed meeting on April 26, 2011 to review the updated GME; and

WHEREAS, the Planning Commission considered the public testimony and staff reports regarding the GME at the April 26, 2011 meeting; and

WHEREAS, the Planning Commission determined recommending City Council approval of the GME is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061 (b) (3); would be in conformance with the Clayton General Plan; and that the public necessity, convenience, and general welfare would require approval of the GME update; and

WHEREAS, there is no evidence that the proposed GME update would have the potential for any individual or cumulative adverse impacts on fish and wildlife resources or their habitat, as defined in Section 711.2 of the Fish and Game Code.

WHEREAS, at a duly-noticed public hearing on May 17, 2011, the City Council considered the staff report and related background documents as well as the testimony of all persons speaking of providing information on this matter.

NOW, THEREFORE BE IT RESOLVED, that the City Council of Clayton, California, does hereby approve the update to the Growth Management Element of the Clayton General Plan (see **Attachment A),** based on the following determinations:

SECTION 1. The above recitals and citations are true and correct; and,

SECTION 2. This GME update is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15061 (b) (3) of the CEQA Guidelines; and

SECTION 3. This GME update is consistent with applicable provisions of State law; and

SECTION 4. This GME update is consistent with the requirements of applicable provisions of Contra Costa County Ballot Measures C and J; and

SECTION 5. This GME is in conformance with the Clayton General Plan, and that the public necessity, convenience, and general welfare would require approval of the GME update.

PASSED, APPROVED and ADOPTED by the City Council of Clayton, California at a regular public meeting thereof held on the 17th day of May, 2011 by the following vote:

AYES: Mayor Shuey, Vice Mayor Geller, Councilmembers Medrano, Pierce and Stratford.

NOES: None.

ABSENT: None.

ABSTAIN: None.

THE CITY COUNCIL OF CLAYTON

David T. Shuey, Mayor

ATTEST

Laci J. Jackson, City Clerk

Attachment A: Section XI Growth Management Element

GPA\2011\01-11.resolution.cc.mtg.5.17.11

Section XI

GROWTH MANAGEMENT ELEMENT

INTRODUCTION

TRAFFIC SERVICES

PUBLIC FACILITIES AND SERVICES

GENERAL GROWTH MANAGEMENT

BACKGROUND INFORMATION AND ANALYSIS

INTRODUCTION

The City of Clayton

Clayton is situated in Central Contra Costa County southeast of the City of Concord. The City is bounded on the west by the City of Concord. Clayton's northern boundary is also defined by the City of Concord and by ridge lines separating Clayton from unincorporated portions of Contra Costa County. To the east, Clayton is separated from unincorporated areas by ridge lines and by the legal line of the City Limits itself. Clayton is defined on the south by the boundary of Mt. Diablo State Park.

The U.S. Census Bureau estimated that Clayton had a population of 10,897 in 2010, and according to the Association of Bay Area Governments (ABAG) projections, the population will increase to 12,600 by 2030 with an average annual growth rate of 0.7%. According to the U.S. Census Bureau, Clayton's housing stock in 2010 consisted of 4,086 total housing units. While Clayton's housing stock increased between 1990 and 2010 (based on Census counts), the composition of the housing stock remained generally unchanged. The U.S. Census documents that Clayton's population was 79.3% white in 2010, compared to 87.9% in 2000. Clayton is a primarily owner-occupied community with few multi-family units in the City. Clayton's housing units had a 2009 median sales price of $417,000.

Major traffic corridors within the Clayton area include Clayton Road which is the main access into the City from the west and Oakhurst Drive and Pine Hollow Road which are also significant access routes to the west. Marsh Creek Road terminates at Clayton Road and is the main access into the City from the east. To the west of the City is Ygnacio Valley Road/Kirker Pass Road corridor which is a main north/south road in the area which runs southwest to Walnut Creek and northeast to Pittsburg.

Purpose and Authority

The purpose of the Growth Management Element to the Clayton General Plan is to establish goals, standards, and policies for traffic services, public facilities and services, and general growth management. By adopting and implementing this Element, Clayton intends to establish a comprehensive, long-range program which will match the demands for multi-modal transportation facilities and services generated by new development with plans, capital improvement programs and development mitigation programs. In addition, Clayton intends to promote compact urban development patterns and restrict the extension of infrastructure into areas where urban development is not planned.

A Growth Management Element is adopted pursuant to Section 65303 of the California Government Code. This code section states "the general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the City." The Growth Management Element is also consistent with the requirements of the Measure J Growth Management Program, approved by the Contra Costa County voters in 2004, effective April 1, 2009.

The Measure J Growth Management Program requires each local jurisdiction to meet the six following requirements:

- Adopt Development Mitigation Program;
- Address Housing Options;
- Participate in an Ongoing Cooperative, Multi-Jurisdictional Planning Process;
- Adopt an Urban Limit Line (ULL);
- Develop a Five-Year Capital Improvement Program; and
- Adopt a Transportation System Management (TSM) Ordinance or Resolution; and

Measure J is a 2004 voter-approved, 25-year extension of the previous Measure C Contra Costa Transportation Improvement and Growth Management Program initially approved by voters in 1988. The Growth Management component is intended to assure that future residential, business, and commercial growth pays for the facilities required to meet the demands resulting from that growth. Compliance with the Growth Management Program is linked to receipt of Local Street Maintenance and Improvement Funds and Transportation for Livable Community Funds from the Transportation Authority.

Measure J eliminates the previous Measure C requirements for local performance standards and Level of Service (LOS) standards for non-regional routes; however, the City of Clayton will carry forward the LOS standards for non-regional routes, and performance standards for fire, police, parks, sanitary, water, and flood control as each could continue to play a decisive role in assessing the impacts of proposed new development. Measure J also adds the requirement for adoption of a voter-approved ULL.

Organization

This Growth Management Element is organized into six sections: INTRODUCTION, TRAFFIC SERVICES, PUBLIC FACILITIES and SERVICES, GENERAL GROWTH MANAGEMENT, and BACKGROUND INFORMATION and ANALYSIS. The INTRODUCTION provides a broad overview of the City; the purpose of the Element; the relationship to other Elements of the General Plan; and finally, defines key terms. The TRAFFIC SERVICES section establishes traffic goals and standards, and proposes traffic policies and implementation measures. The PUBLIC FACILITIES and SERVICES section addresses the areas of police, parks, fire protection, sanitary sewer, water supply, and flood control. Goals and standards regarding these areas are presented, and policies and implementation measures are proposed. The GENERAL GROWTH MANAGEMENT section addresses additional goals and standards as well as policies and implementation measures regarding such areas as housing options, adoption of an Urban Limit Line, and a City-wide Capital Improvement Program. The BACKGROUND INFORMATION and ANALYSIS section addresses the areas of traffic, police, parks, fire protection, sanitary sewer, water supply, flood control services, and general growth management such as housing options.

Relation to Other Elements of the General Plan

Each Element of Clayton's General Plan, including the Growth Management Element, must be internally consistent as well as consistent with each other. In other words, data, goals, policies and maps and diagrams should not conflict with each other, rather they must be compatible and mutually supportive. The Elements of Clayton's General Plan overlap and intertwine. The Growth Management Element's traffic service information relates to the Circulation Element. For example, the Circulation Element's goal includes the statement to "assure adequate traffic capacity on major thoroughfares." This statement is addressed in the Growth Management Element's LOS standards and development mitigation implementation actions. Also, Objective 8 of the Circulation Element calls for cooperation with Concord and the County. This objective is implemented, in part, by the Growth Management Element's implementation policy regarding multi-jurisdictional transportation planning.

The Growth Management Element's public facilities and services information relates to the Community Facilities Element. The Community Facilities Element has several policies which address sanitary sewer, water supply, flood control, fire protection, and parks. These topics are directly addressed in the Growth Management Element. In addition, inter-relationships between other Elements and the Growth Management Element exist. The Housing Element has an implementation measure (1C) which raises the issue of development review for infrastructure. This issue is also addressed in the implementation policies of the public facilities and services section of the Growth Management Element. The Community Design Element contains a policy (4b) seeking to minimize traffic congestion at intersections; the Open Space and Conservation Element includes an objective (2) and policies relating to parks; the Safety Element has objectives and policies concerning flood hazards and fire protection (8-11); all these topics are also addressed in the Growth Management Element. Finally, the Land Use Element guides the physical representation of the standards and policies of the Growth Management Element.

Definitions:

Basic Route. All local roads not designated as Routes of Regional Significance; Level of Service Standards apply to all signalized intersections on Basic Routes.

Findings of Special Circumstances. Findings made by the Contra Costa Transportation Authority, following a request by a City, that override the requirement to amend the General Plan, Zoning Ordinance, Capital Improvement Plan or other relevant plan or policy, when a basic route (non-regional route) does not meet its adopted standard.

LOS. Level of Service, a standard comparing traffic volume to capacity at intersections (v/c), in terms of percent. LOS runs from A to F, with A having the lowest volume to capacity (no congestion, free flowing conditions).

Regional Route Action Plan. Plans for Regional Routes which are developed by local jurisdictions in cooperation as a Regional Transportation Planning Committee. Plans include:

1. Overall policy goals established by the Transportation Authority.
2. Traffic service objectives.
3. Actions to be implemented by participating jurisdictions.

Route of Regional Significance (also Regional Routes). Road designated by the Contra Costa Transportation Authority, consistent with procedures described in the: "Implementation Guide: Traffic Level of Service Standards and Programs for Routes of Regional Significance." These roads are subject to objectives and programs in adopted Action Plans.

TRAFFIC SERVICES

Due to its geographic location, most of the residents of Clayton rely on the automobile for transportation. Clayton's system of streets is the major component of the City's transportation system. This system reflects a large investment in and commitment to the automobile. The use of the automobile for single occupant trips must, however, be reduced. Clayton's residents need to increase the use of alternate modes of transportation, such as public transit, car/van pools, bicycling, walking, etc.

Goals

1. Promote the development of a street system that minimizes adverse impacts on the environment and surrounding land uses.
2. Design a street system that while accommodating urban development is consistent with orderly growth.
3. Promote more efficient, less environmentally harmful modes of transportation (transit, car/van pools, bicycling, walking, etc.) and consider non-capacity increasing solutions to decrease dependence on the automobile (transit information, flex-schedules, preferential treatment for high occupancy vehicles, etc.)
4. Assure that new residential, business, and commercial growth pays for the facilities required to meet the demands resulting from that growth.

Performance Standards

1. **Routes of Regional Significance:** The City of Clayton, in cooperation with the TRANSPAC Regional Transportation Planning Committee, has acknowledged designated Routes of Regional Significance for the Central Contra Costa County area. These designated Routes are shown on Figure 1. A Route of Regional Significance does not exist within Clayton's City Limits. However, immediately to the west of the City, the Ygnacio Valley Road/Kirker Pass Road corridor is a designated Route of Regional Significance.

2. **Reporting Intersection Traffic Level of Service (LOS) Standards**: There are eight signalized intersections within Clayton. Four of these intersections are key in determining whether or not the City's basic route system is operating efficiently and meeting Level of Service standards. These four reporting intersections along with their related Level of Service standards are as follows:

Intersection	Adjacent Land Use	Poorest Acceptable LOS
Clayton Rd/Washington Blvd.	Urban	LOS high D
Clayton Rd/Mitchell Canyon Rd.	Suburban	LOS low D
Marsh Creek Rd./Regency Drive	Suburban	LOS low D
Oakhurst Dr./Eagle Peak Ave. (south)	Suburban	LOS low D

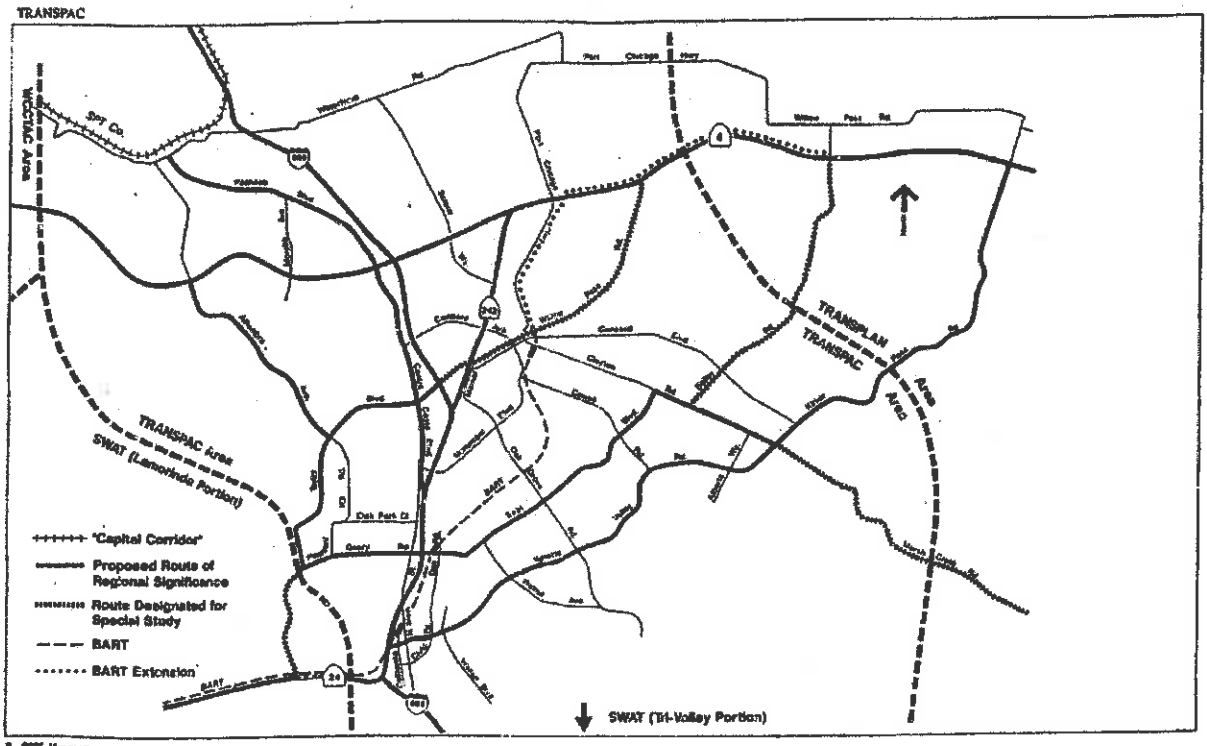


FIGURE 1 ROUTES OF REGIONAL SIGNIFICANCE

Objective 1

Development Mitigation: The City shall adopt and maintain a development mitigation program to ensure that new growth pays its fair share of the costs associated with that growth.

Policies/Implementation Measures

1a Clayton will continue to implement its adopted development fees to require developers to pay the costs necessary to mitigate the impacts of their development on the local street system.

1b Clayton will participate in TRANSPAC's regional development mitigation program and establish fees, exactions, assessments, or other mitigation measures to fund regional or subregional transportation improvements needed to mitigate the impacts of planned development on the regional transportation system.

1c Clayton will periodically review the existing adopted development fees to determine if the fees accurately reflect the needed traffic mitigation associated with development.

1d As part of the development review process for projects estimated to generate over 100 peak-hour vehicle trips, Clayton will require the developer/applicant to provide the City with a traffic impact study consistent with the Technical Guidelines published by the Contra Costa Transportation Authority.

1e Development projects expected to generate over 100 peak-hour vehicle trips in the peak direction will not be approved by the City unless a finding of consistency can be made with the Reporting Intersection Traffic Level of Service Standards.

1f The City will not use Local Street Improvement and Maintenance funds allocated to Clayton, pursuant to Measure J by the Contra Costa Transportation Authority, to replace developer funding for transportation projects determined to be required for growth to comply with standards.

Objective 2

Multi-Jurisdictional Transportation Planning: The City shall participate in an on-going multi-jurisdictional planning process with other jurisdictions and agencies, the RTPC, and the Contra Costa Transportation Authority to create a balanced, safe, and efficient transportation system and to manage the impacts of growth.

Policies/Implementation Measures

2a Clayton has and will continue to participate in multi-jurisdictional transportation planning by participating in the activities of the TRANSPAC Regional Transportation Planning Committee including the development of a Regional Route Action Plan and cooperating in planning for intersections subject to Findings of Special Circumstances.

2b Clayton will participate in the Contra Costa Transportation Authority's conflict resolution process, as needed, to resolve transportation related disputes.

2c Clayton will report its progress regarding the Growth Management Program to the Contra Costa Transportation Authority by submitting a compliance checklist and maintaining other necessary information.

2d Clayton will assist the Contra Costa Transportation Authority in maintaining its travel demand modeling system by providing information on proposed transportation improvements, including those adopted as part of the City's Capital Improvement Program, planned and approved development within the City, and long-range plans relative to ABAG's projections for household and jobs within the City.

Objective 3

Transportation Systems Management (TSM): To promote maximum efficiency in the existing transportation system and to further the transportation goals of the Contra Costa Transportation Authority's Measure J Growth Management Program, Contra Costa's Congestion Management Program, and the Bay Area Clean Air Plan; to reflect an ongoing commitment to TSM efforts, in

order to achieve traffic congestion management and air quality goals; and to comply with applicable state and federal laws.

Policies/Implementation Measures

3a As part of its program to ensure the continuation of a proactive TSM program effort, aimed at reducing vehicle trips, vehicle emissions, and traffic congestion in the most efficient and cost-effective manner, the City will continue to implement its Transportation Demand Management Ordinance.

3b The City will require design features that facilitate pedestrian access, bicycle use, ride sharing, and transit use to be incorporated within subdivision and development proposals, as appropriate. Design features may include bus turnouts and shelters, park and ride lots, preferential parking for car/van pools, and effective pedestrian, equestrian, and bicycle access features.

3c The City will require that all developments (residential as well as non-residential) generating more than 100 peak hour trips, implement a TSM information program. The program shall seek to provide information to residents and employers on RIDES and other ride matching agencies, transit schedules, bicycle facilities, and locations of nearby Park and Ride lots.

Objective 4

Achieving LOS Standards: The City shall maintain and improve traffic operations compliant with LOS standards.

Policies/Implementation Measures

4a In the event that any of Clayton's four reporting intersections identified above fail to meet its LOS standard, Clayton will consider amendments to the General Plan, Zoning Ordinance, Capital Improvement Program and/or other relevant plans and policies in order to attain the standard.

4b Capital projects necessary to maintain and improve traffic operations to comply with LOS standards will be included in Clayton's 5-year Capital Improvement Program.

Objective 5

Environmentally Sensitive Transportation Routes: The City shall limit improvements to Marsh Creek Road in order to maintain the significance of the environmental resources present.

Policies/Implementation Measures

5a Marsh Creek Road shall not be widened beyond the existing 2 lanes east of Pine Lane due to the significant environmental resources present. Marsh Creek Road may be improved by measures including but not limited to: repaving, improved shoulders, turn lanes, and acceleration/deceleration lanes.

PUBLIC FACILITIES AND SERVICES

City growth and development is dependent upon a complicated network of public facilities and services. Each type of service has a unique set of constraints and must adapt to growth differently. The City of Clayton provides police and park services and with the advice of the Contra Costa Flood Control and Water Conservation District, flood control and drainage services. Fire protection, sanitary sewer, and water supply are not provided by the City, but by special purpose districts. These special purpose districts are: the Contra Costa County Fire Protection District for fire prevention, fire suppression, and first responder emergency medical services; the Central Contra Costa Sanitation District and City of Concord for the treatment and transport, respectively, of sewage; and the Contra Costa Water District for water supply services. The Contra Costa County Flood Control and Water Conservation District does provide recommendations to the City but such advice is only upon the request of the City.

Goals

1. Provide police protection to the public and its property through effective law enforcement and the incorporation of crime prevention features into new development.
2. Develop and maintain a system of active open spaces and trails along creek channels and within developed parks as well as the maintenance of passive open spaces along hillsides as a means of preserving the rural character of the City.
3. Incorporate fire safety precautions in existing developed areas and in planning for new development.
4. Provide for an efficient sanitary sewer collection system and for an efficient water distribution system to serve existing development (allowing for the eventual connection of non-sewer areas) and in the planning for new development.
5. Protect the community from the risk of flood damage.
6. Assure that new residential, business, and commercial growth pays for the facilities required to meet the demands resulting from that growth.

Performance Standards

1. **Police:** Capital facilities should be provided at a level sufficient to maintain a 5 minute response time for 90% of all emergency calls for police assistance.

2. **Parks:** Standards for active open spaces within Clayton are as follows:

Developed Parks (athletic fields, picnic areas, tot lots, etc.)	3 Acres per 1,000
Maintained Open Spaces (greenbelt and trails, etc.)	7 Acres per 1,000
Total Active Open Spaces	10 Acres per 1,000

3. **Fire Protection:** Ideally, all development should be within 1.5 miles or a 3 minute response time from a fire station. All development shall satisfy current adopted Fire Code requirements and, at a minimum, all development (including residential) more than 1.5 miles or 3 minutes from a fire station shall provide built-in fire protection system (e.g.,

fire sprinklers). All development adjacent to open space areas shall provide Class "A" fire retardant roof coverings.

4. **Sanitary Sewer:** All development shall comply with the standards of the Central Contra Costa Sanitary District and the City of Concord for sanitary sewer treatment and collection, respectively. Septic systems shall be allowed in transitional areas on large lots subject to the approval of Contra Costa County Health Services Department.

5. **Water:** All development shall comply with the standards of the Contra Costa Water District.

6. **Flood Control:** All development shall provide protection from the 100-year flood event as determined by the Federal Emergency Management Agency and as amended by more current information and studies. This protection shall also include the downstream effects of development on adjacent jurisdictions.

Objective 1
Development Mitigation: The City shall adopt and maintain a development mitigation program to ensure that new growth pays its fair share of the costs associated with that growth.

Policies/Implementation Measures

1a The City will continue to implement its adopted development fees to require developers to pay the costs necessary to mitigate the impacts of development on public facilities and services.

1b The City will review the existing adopted development fees and adopt additional development fees, as necessary, to insure that new growth is paying its fair share of the costs associated with the provision of facilities for police, parks, fire protection, sanitary sewer, water and flood control.

1c All new development shall contribute to or participate in the improvement of the police, parks, fire protection, sanitary sewer, water and flood control systems in proportion to the demand generated by the project occupants and users.

Objective 2
Achieving Performance Standards: The City shall maintain the public facilities and services performance standards.

Policies/Implementation Measures

2a Clayton will approve development projects only after making findings that: (1) after participation in the adopted development mitigation programs, performance standards will be maintained; or (2) project-specific mitigation measures will be required of the project to insure maintenance of standards.

2b Capital projects necessary to maintain and improve public facilities and services to comply with the performance standards will be included in Clayton's 5-year CIP.

2c Clayton will monitor and periodically review the adopted performance standards to determine if they accurately reflect the desires of the City.

GENERAL GROWTH MANAGEMENT

Goals

1. Support cooperative land use planning in Contra Costa County.
2. Support land use patterns consistent with the General Plans of local jurisdictions.
3. Support infill and redevelopment in existing urban and brownfield areas.

Objective 1

Address Housing Options: The City shall demonstrate reasonable progress in providing housing opportunities for all income levels and meeting housing goals.

Policies/Implementation Measures

1a The City will prepare a biennial report on the implementation of actions outlined in the Housing Element of its General Plan to the Contra Costa Transportation Authority in order to demonstrate reasonable progress in providing housing opportunities for all income levels. The report will demonstrate reasonable progress by one of the following:

- A comparison of the number of housing units approved, constructed, or occupied within Clayton over the preceding five years with the number of unites needed on average each year to meet the housing objectives established in the Housing Element;
- Illustrating how the City has adequately planned to meet the existing and projected housing needs through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or
- Illustrating how the City's General Plan and zoning regulations facilitate the improvement and development of sufficient housing to meet the objectives established in the Housing Element.

1b The City will consider the impacts all new developments would have on the local, regional, and county-wide transportation system, including the level of transportation capacity that can reasonable be provided.

1c The City will incorporate policies and standards into the development approval process that support the accommodation of transit, bicycle, and pedestrian access for new developments.

Objective 2

Adopt an Urban Limit Line (ULL): Clayton shall adopt an ULL (MAC-ULL, County ULL, or a Local Voter ULL as defined in the Principles of Agreement to the Measure J GMP) that has been approved by the majority of the voters within the City.

Policies/Implementation Measures

2a Clayton will implement and comply with the voter-approved ULL (adopted by the City in November 2007). Urban development will be restricted to within the line, subject to the policies and standards of the Land Use Element of the General Plan. Amendments to the City's ULL could only be made by first amending the County ULL, using adopted County procedures, and then adopting the amended ULL. Amendments to the City's ULL could also be made by adopting an entirely new voter-approved Local ULL. Any proposed amendments to the established ULL would need to be processed in accordance with applicable City of Clayton, Contra Costa County, and Contra Costa Local Agency Formation Commission (LAFCO) procedures.

Objective 3

Develop a Five-Year Capital Improvement Program (CIP): The City shall prepare and maintain annually or biennially a CIP that outlines the capital projects needed to implement the goals, policies, and programs of this General Plan for a minimum of the next five years. The CIP shall include approved projects and an analysis of the costs of the proposed projects as well as a financial plan for providing the improvements.

Policies/Implementation Measures

3a Capital projects sponsored by Clayton and necessary to maintain standards and improve traffic operations will be included in the 5-Year CIP. Funding sources for the capital projects as well as project phasing will be generally identified in the CIP.

BACKGROUND INFORMATION AND ANALYSIS

Traffic

The City of Clayton's Neighborhood Traffic Management Program (NTMP) was adopted on July 15, 2003. The program is a method of putting into practice some of the goals and direction of the City Council. Such goals include: implementation of a circulation system that will preserve the atmosphere and unity of the area and will ensure adequate traffic capacity on roads; providing for safe and efficient vehicular movement; minimizing the intrusion of through traffic on residential streets; implementation of physical and operational improvements to improve roadway and intersection capacity; and providing a safe environment for pedestrian movement. The program focuses on education and providing neighborhoods with tools for documentation and resolution of traffic problems.

Clayton is not located along a major highway or Interstate. Instead, major traffic is carried via Kirker Pass Road and Clayton Road/Marsh Creek Road. These two roads provide access to Interstate 680 and State Route 24 through Concord. The City jurisdiction includes 20.6 center-lane miles of paved streets, 14 consisting of arterials (both major and minor), collectors, and local streets. Most arterials provide northwest to southeast movement, with the exception of Kirker Pass Road, which runs southwest to northeast. Collectors run north-south and provide access to neighborhoods. Clayton experiences heavy commuter traffic originating from outside of the City.

All intersections within the City currently operate at a level of service (LOS) A, according to the City Engineer. Future development in the Marsh Creek Road Specific Plan area may cause an

LOS decline at one or two intersections within the City to LOS C. The City's minimum intersection LOS is LOS D for arterial streets. Although Measure J does not require minimum LOS thresholds, the City of Clayton General Plan still maintains this requirement.

Public transportation is provided by the Central Contra Costa Transit Authority, which offers bus and paratransit service. The General Plan shows 19 bus stops within the City, primarily along the arterials. Clayton would like to see a Bay Area Rapid Transit (BART) shuttle serve the City, and would also like to explore creating a formally improved Park and Ride facility within the City. An underutilized public Park and Ride lot does exist at the southeastern portion of the intersection of Clayton Road and Peacock Creek Drive.

The City has conducted a pavement survey to determine expected life remaining in its dedicated roadways. The condition of roads is based on a PCI—a numerical index used to indicate the condition of a roadway, which is widely used in transportation and civil engineering. The PCI looks at the overall conditions of the roadways, including engineering design, base and paving thickness, crown and drainage, and wear and aging condition. The pavement survey allows the City to plan repairs or perform preventive maintenance to extend the service life of the roadways. The PCI shows that, overall, the existing roadways receive an index rating of 77. The 77 PCI rating shows that the City of Clayton's roadways are in good condition; the City's PCI ratings typically rank in the top five best in the County.

Maintenance Department

The Maintenance Department has five full-time employees and uses seasonal part-time employees to help maintain the City streets, sidewalks, and storm drains. The Department maintains 1,000 streetlights, over 1,000 street signs, and 84 miles of streets and markings.

Police

The City's Police Department has personnel of 14; eleven are sworn officers, including the Chief. Approximately 980 citizens per sworn officer exist. In addition, the Department has Police Explorers, two paid Police Service Aides, Volunteers in Police Services, and one Reserve Officer. The Department has a neighborhood watch program, a vacation watch program, and an active CERT (Citizen Emergency Response Training) program. Clayton contracts with the City of Concord for dispatch and jail booking services.

According to the U.S. Federal Bureau of Investigation crime statistics for 2009, Clayton had seven violent crimes and 179 property crimes, with a rate of 1,711 crimes per 100,000 population. Crime rates are affected by a number of factors and reflect a city's population, concentration of youth, degree of urbanization, cultural and educational characteristics, geographic location, and modes of transportation, among others. Therefore, crime rates are a good measure of changed conditions within a city over time but should not be considered as a direct evaluation of the adequacy of police services between cities.

In 2010, the Department had 7,350 calls for service, self-initiated and via dispatch. The Department had 7,793 calls for service in 2007, and 6,430 calls for service in 2008, and 5,529 calls for service in 2009. Concord's new dispatch system, in addition to providing digital computerized dispatch services, could also provide useful information for the police manager, such as a system-generated management report that details response times. The report is broken

out into three areas: response times to priority one calls for service (serious issues), response times to category two and three crimes, or non-emergency calls for service. Priority one calls are emergency crimes or incidents that require an immediate response by an officer. Due to the small area of the City, response times to Code 3 emergencies are short. The latest report indicates that Clayton officers have an average response time of 3 minutes, 34 seconds for all priority one calls. A response time under 5 minutes for emergency calls is considered an excellent response. Clayton officers have an average response time of 5 minutes, 26 seconds to non-emergency calls for service.

Parks and Open Space

Clayton is rich in park and open space resources. The City is located at the base of the north slope of Mt. Diablo. Mt. Diablo State Park, which forms much of the southern City boundary, includes approximately 18,000 acres. To the northeast of the City is the Black Diamond Mines Regional Preserve operated by the East Bay Regional Park District (EBRPD). This Preserve encompasses about 3,500 acres of rugged hill land generally covered with grasses. Within the City Limits, approximately 530 acres of the hillside area of the Oakhurst Country Club are preserved as passive open space. Finally, the 160-acre Oakhurst Golf Course is an open space resource in and of itself.

Clayton has seven parks (Clayton Community, Lydia Lane, North Valley, Equestrian Staging, Dog, Westwood, and The Grove) and over 500 acres of open space. Clayton's largest park is the 20-acre Clayton Community and Sportsfield Complex, at the intersection of Marsh Creek Road and Regency Drive, which provides three combination baseball/soccer fields, a fourth soccer field, and a community gym (under joint use with the Mount Diablo School District). Other amenities of the Clayton Community and Sportsfield Complex include sports-related facilities (parking, restrooms, and concessions) and active play areas (picnic areas, play structures, tot lots). The City's Maintenance Department performs regular maintenance at the City's parks and extensive open space and trail system. Consequently, the City's parks and open space areas, including trails, are well-maintained. The City's seven parks comprise more than 25 acres of improved land, with connecting trail systems. Additionally, the City's extensive trail system offers over 20 miles of improved trails that connect most neighborhoods directly to open space areas. Major trails within the City include the Mitchell Creek Trail, the Mt. Diablo Creek Trail, the Cardinet Trail, and the Donner Creek Trail. The trails generally are improved with decomposed rock or asphalt, and feature rest benches and trail markers. Finally, Planned Development residential areas offer additional recreational opportunities, including swimming pools, barbeque areas, sport courts, and lawn areas. Collectively, the City of Clayton is in general conformance with its standards for parks and open space.

Fire Protection

The Contra Costa County Fire Protection District provides fire protection, suppression, and emergency medical services to the City of Clayton. The Contra Costa County Fire Protection District staff comprises 406 personnel, including 344 uniformed personnel, with 12 battalion chiefs and approximately 62 civilian personnel. Each three-person fire-fighting crew includes a paramedic. In addition to fire protection, suppression and emergency medical services, overall capabilities and resources of the Fire District include vehicle extraction ("jaws of life"), trench rescue, water rescue, high-angle rescue, building collapse, confined space rescue, fire and arson investigation, code enforcement, building plan review, and public education, such as Community

Emergency Response Training. The Contra Costa County Fire Protection District participates in a Cooperative Interagency Agreement with other local and regional fire departments and agencies.

The District has 30 fire stations. Fire Station 11 services the City of Clayton, which is located at the intersection of Clayton Road and Oakhurst Drive, within the Clayton Town Center, near a neighborhood of single-family homes and open space. Three shifts of three personnel are assigned to the station, which is equipped with one Type I engine and one Type III engine. The station provides services which include fire prevention, fire fighting, emergency medical aid, as well as public information related to these topics.

The National Fire Protection Association (NFPA) 1710 Standard establishes a goal of a five-minute response time from the time of dispatch to arrival on the scene, whenever possible. Currently, Contra Costa County Fire Protection District also has a goal of five minutes to be on-scene or less for all calls for service. The Fire District requires all development to conform to the National Fire Code which includes: provisions for access road width, slope and strength; fire suppression system design; water supply; and structural design and materials.

In addition to urban fire control issues, wildfire is a concern in the Clayton areas where non-native plant materials, steep slopes, high winds and other conditions make fire fighting challenging and increases the risks of fast-spreading wild land fires. The California Department of Forestry and Fire Prevention has jurisdiction throughout the State. Their primary responsibility is to prevent and fight wild land fires. The Sunshine Forest station, with two engines, is located approximately 6 miles east of the City on Marsh Creek Road. The station is staffed year-round, with primary emphasis during the burn period from March to October. State Responsibility Areas currently cover approximately 200,000 acres in eastern Contra Costa County, including Mt. Diablo State Park. Fire prevention measures include requiring full compliance with Public Resources Code sections 4290 and 4291, which specify firebreaks, chimney screens, debris clearing and controlled burns. (Controlled burns are becoming less common due to their regional air quality impacts). The Forestry Department has the full backing of the resources of the State, including ground and aerial equipment and personnel in cases where local fire fighting capabilities are inadequate. The Forestry Department is funded through the State, and local impact fees are not collected.

The Mt. Diablo State Park General Plan calls for fire breaks around the perimeter of the Park and within the Park to form 'compartments' for fire containment. Typical fire breaks are 20 to 30 foot wide strips along the edge of a developed area, such as mowed, disked or plowed land. Single-loaded streets, which are residential streets with houses on only one side, can also serve as fire breaks. Fuel modification is another measure used to control possible wildfires by minimizing the amount of fast burning plant materials. The State Park does not consider grazing an adequate means of fuel modification, due to the irregular areas covered and intervals of herd movement, the types of vegetation encouraged as feed, impacts on soils and habitat, and nuisance associated with proximity to developed areas. However, the East Bay Regional Park District has implemented effective fire control programs using grazing on lands under its jurisdiction. In regard to landscaping, native grasses and shrubs are generally more effective for wildfire safety than are exotic annuals, due to natives' relatively low production of biomass which serves as fuel for fires.

Sanitary Sewer

The City of Concord provides the maintenance and operations of the sewage collection and conveyance services for the City of Clayton's sewer main lines (42 miles). The wastewater from Clayton is conveyed by gravity flow through the Concord system to the Concord Sewage Pump Station, and ultimately to the Central Contra Costa Sanitary District (CCCSD) system. CCCSD provides treatment and disposal services for Clayton's effluent.

Collection

Although the collection lines are actually owned by the City of Clayton, the City of Concord Public Works Department operates and maintains Clayton's public sanitary sewer collection system. The City of Concord's wastewater collection system consists of approximately 383 miles gravity pipeline and one pumping station. Approximately 80 percent of the sewage flows by gravity to the Concord Sewage Pump Station that has four pumps and a capacity of 48 million gallons per day (mgd). The average daily dry weather flow is 10.6 mgd, with a peak wet weather flow of 23 mgd. Approximately 50 percent of Concord's sewer collection system is comprised of 6-inch diameter pipes. Current standards require all new sewer mains to be at least 8-inches in diameter. Concord transports Clayton's sewage to the CCCSD treatment plant located northeast of the Highway 4/I-680 interchange in Martinez.

Because the City of Clayton has sewer mains available to all properties and deficiencies are not anticipated upon full build out, a City-wide "Master Plan" does not exist. However, in 2008, a sanitary sewer study and master plan was prepared for the properties east of the City Limits, within the City's Sphere of Influence (SOI) and which were anticipated to be annexed at some time in the foreseeable future. The study, entitled the "Marsh Creek Road Specific Plan Area Sanitary Sewer Master Plan," found that portions of the trunk line would be surcharged (over free flow capacity) upon anticipated build-out of the study area. The impacted portion of the trunk line is the stretch along Donner Creek, just south of Marsh Creek Road. The Master Plan includes cost estimates, proposed sequencing of mitigations, and proposed financing for the mitigation work upon annexation and development in the Area.

Due to disagreements between the City of Clayton and the City of Concord regarding design flow criteria, the report was not presented to or approved by the City Council. The disagreement has been resolved (Dec. 2009) and the City of Concord has accepted the design flow criteria used in the Master Plan. Due to the failing economy, all of the anticipated projects within the study area have ground to a halt and further work has not been undertaken to complete and adopt the Master Plan.

Treatment and Disposal

Public sanitary sewer treatment for the City of Clayton is provided by the CCCSD. Sewage is conveyed through gravity sewer lines and pumping stations to the District's treatment plant located at the intersection of Highway 4 and I-680. The majority of the treated effluent is discharged to Suisun Bay, but with the remainder, the District produces approximately 1.5 mgd of tertiary treated recycled water used for landscape irrigation, industrial process cooling, or other recycled water uses.

CCCSD's wastewater treatment plant provides secondary level treatment for an average dry weather flow of approximately 45 mgd of domestic, commercial, and industrial wastewater; the

plant has a permitted capacity of 54 mgd. The plant's maximum capacity of 54 mgd is projected to accommodate build out until the year 2040. The District's infrastructure is in good condition, and the need to renovate or replace aging infrastructure is addressed through the District's CIP.

Water

Water service (i.e., supply, treatment, storage, and distribution) is provided to Clayton by a special district, the Contra Costa Water District (CCWD). The District's water system infrastructure includes untreated water conveyance and reservoirs, and water treatment and conveyance facilities. The District has a catastrophic supply interruption plan and an Emergency Operations Plan.

CCWD's primary source of water supply is the United States Bureau of Reclamation's (USBR) Central Valley Project (CVP). Water is diverted from the Delta and conveyed through the 48-mile Contra Costa Canal. CCWD has four untreated water storage reservoirs, including the 100,000 acre foot (af) Los Vaqueros Reservoir in southeastern Contra Costa County. CCWD is currently increasing the size of its Los Vaqueros Reservoir on Kellogg Creek, in the eastern foothills of Mount Diablo, from 100,000 af to 160,000 af. Construction is expected to be complete by 2012. Water distributed by CCWD in the Clayton area is treated at the CCWD's 75 mgd Bollman Water Treatment Plant north of Concord, on Highway 4. The plant has sufficient capacity for current levels of demand within the service area. CCWD officials report that the Bollman treatment plant, in present configuration, could be expanded to a maximum capacity of 95 mgd.

Current water conditions within the State are unprecedented, with historic dry year conditions and environmental issues within the Bay-Delta system that may impact how the Delta is managed in the future. Dry year conditions reduce Delta outflow causing poorer water quality in the Delta. This requires additional releases from Los Vaqueros to ensure water quality for CCWD deliveries. Ultimately this condition may affect how CCWD manages its water supplies for the long-term, and the District's wholesale customers would be subject to those terms and conditions. Increasingly stringent drinking water regulations and pressures on the Delta that trend in the direction of worsening Delta water quality will continue to be a challenge in the future. CCWD has plans and projects in planning stages, such as the Alternative Intake Project, to overcome these water quality challenges. The District intends to continue to advocate at regional, state, and federal levels for policies and programs that improve Delta water quality such as guaranteed fresh water flows into and through the Delta.

CCWD's Future Water Supply Study (2002), 2005 Urban Water Management Plan, Treated Water Master Plan Update (2002), and other master planning documents provide guidance on infrastructure needs. The District's infrastructure and facilities are generally in good condition. The District has a ten-year CIP that includes projects for both the untreated water system and treated water system to ensure that the District's water supply and services meet Board adopted criteria for water quality and reliability, among others. CCWD also has ongoing programs to evaluate and develop other water resources, such as water transfers, conservation, desalination, and expanding the use of recycled water. CCWD has planned for projected growth within its treated and untreated water service areas to ensure that water supplies remain reliable.

Provision of Additional Water Capacity

If development occurs east of the City of Clayton, additional water supply and distribution facilities are likely to be required, including reservoirs, pumping stations and distribution lines. The CCWD designs all water system expansions, prepares the construction plans, supplies the materials, and supervises construction, at the developer's expense. Installation is generally the responsibility of a developer. Upon completion, the new pipelines and appurtenances become CCWD property.

Additional Reservoirs

The volume of additional storage reservoir capacity needed is determined by fire flow requirements, as dictated by the Contra Costa County Fire Protection District, the maximum day water demand within the immediate service area, and an emergency storage allocation. Each component is described in further detail below:

Fire District design criteria call for a 1,000 gallon per minute (gpm) flow from any one fire hydrant for a duration of 2 hours, which equals 120,000 gallons of storage. Because the eastern area of the City is located more than five minutes from the Fire Station 11, all homes are required to have sprinkler systems supplied by a one-inch water meter.

- CCWD estimates maximum day water use equals two times the average day demand of 700 gallons per single-family home. 700 gpd is used by the District for design purposes, even though the number is far higher than the actual usage currently being experienced.

  Reservoir storage must be provided for 25 percent of the maximum day demand:

  2 x 700 gpd x 25 percent = 350 gallons per home.

- Emergency storage capacity must provide water in the event of a main break or other system failure. The capacity is equal to 1.5 times the average day demand of 700 gallons per single-family home, or 1,050 gallons per home.

- Total storage requirement for either a new or expanded reservoir is calculated from the three numbers above:

  Storage = [(120,000 gallons fire storage) + (350+1,050) gallons x number of homes served]

  Or

  Storage = 120,000 gallons + [(1,400 galllons per home) x (number of homes)]

  CCWD uses $1.50 per gallon to estimate the total cost of small reservoir construction, which must be fully funded by developers. For larger reservoirs, the unit cost per gallon is somewhat lower.

Additional Pumping Stations

A pumping station must be installed to supply each new pressure zone. Existing stations can often be used to fill multiple reservoirs, at more than one location, but only if the zone's

topography supports a widespread distribution system. CCWD estimates the total cost of a new pumping station with 350 gpm pumps to be approximately $350,000.

Additional Distribution Lines

Distribution system upgrades and expansions must be constructed within each new pressure zone to provide the capacity needed to deliver water to new developments. Both on-site (within a proposed development) and off-site improvements must be funded and installed by the developer. In many cases, excess flow capacity must be designed into off-site water mains to allow for future development of neighboring areas within the same pressure zone. The District will only reimburse a developer who installs these facilities for the additional cost of the pipe materials (i.e., for the difference between an eight- inch and twelve-inch diameter pipe). The District estimates that the design and construction of new water mains costs between $80 and $100 per lineal foot, depending on the size, which includes all pipe, valves, and fittings, complete and in place. Fire hydrants costs approximately $3,000 each.

Distribution mains must be sized to carry fire flow plus peak hour demand flow for the services expected to be on each line. For between 50 and 100 homes, CCWD estimates peak hour demand as three times the maximum day, or six times the average day:

$$6 \times 700 \text{ gpd} = 4{,}200 \text{ gpd per home}$$

$$4{,}200 \text{ gpd per home} = 2.92 \text{ gallons per minute per home}$$

$$\text{Total flow requirement} = 1{,}000 \text{ gpm} + (2.92 \times \text{number of homes})$$

The District permits a maximum fire flow velocity in delivery mains of 12 feet per second (fps), which is used to size each main based on the total flow as calculated above.

Wherever possible, CCWD encourages developers to install looped water systems, so that water can always reach each fire hydrant from two directions. Looped water systems provide back-up capability in the event of a main failure, as well as splits the required 1,000 gpm fire flow capacity between two sections of pipe on either side of the hydrant, which lowers the maximum design flow that must be carried within each line.

Hydropneumatic Pressure Systems

In areas only marginally higher than adjacent developed pressure zones, CCWD sometimes approves the installation of small, hydropneumatic pressure systems including a pumping station, two service pumps, one fire pump, and a pneumatic storage tank to supply a maximum of 100 homes or equivalent 5/8-inch services. Hydropneumatic pressure systems draw water from the storage tank in the next lower pressure zone and increase the pressure for delivery at a higher elevation. However, the maximum fixture elevation that can be served by such a system cannot be higher than ten feet below the operating level of the lower zone's storage tank.

Alternative Water Supplies

Private wells currently supply many of the homes east of Clayton with drinking water. County Environmental Health Department officials report that this area is generally not a good location

for wells. Clayey soils have caused a number of reported well failures in the past. Due to the conditions, extensive development is not likely to be supported by local groundwater resources.

Flood Control

The principal stream running through Clayton is Mt. Diablo Creek, which originates on the steep north slopes of Mt. Diablo. Mt. Diablo Creek drains a watershed of approximately 30 square miles and flows northerly and westerly through the cities of Clayton and Concord, the Concord Naval Weapons Station and eventually empties into Suisun Bay. In the City of Clayton, Mt. Diablo Creek is joined by Donner and Mitchell creeks, both of which originate on the slopes of Mt. Diablo and by Peacock Creek, which flows from the Keller Ridge.

Flooding has occurred from Mt. Diablo Creek in the Town Center area of Clayton and in the flood plain between Clayton Road and Kirker Pass Road. The major floods affecting this area occurred in 1938, 1952, 1955 and 1963. The 1955 and 1963 floods both were estimated as 25-year floods. Despite these occurrences, Mt. Diablo Creek is not considered a creek with a high flood history. Part of the reason for this is due to the long flood plain between Mt. Diablo slopes and the City Limits that serves to slow down velocity and delay peak flows. However, during a 100-year storm, severe flooding could be expected.

The original FEMA study and flood mapping occurred in 1979. After many years of expressing concerns regarding the basic assumptions of the flood study, FEMA prepared a new study beginning in 2001 and issued updated flood maps in 2006. The flood maps were then updated to a digital format and reissued with an effective date of June 16, 2009.

The updated flood maps incorporate new rainfall and stream gauge data as well as updated FEMA rules regarding flood protection, provided by raised berms or dikes. The FEMA rules state that in order to be considered as providing adequate flood protection, berms must be: (1) three feet higher than the anticipated flood elevation (formerly one foot); and (2) maintained perpetually by some legal entity.

The latest mapping indicates areas of potential flooding from a 100-year storm that are 100 to 200 feet wide within the City, as well as upstream in portions of the eastern area between Pine Lane to Russellmann Road. However, the FEMA rules regarding berms has virtually eliminated flood protection for houses along portions of Mt. Diablo Creek north of Clayton Road. This rule change has placed an additional approximate 200 homes within the 100-year floodplain. Flood zones for the 100-year storm are more extensive downstream of Kirker Pass Road and in the City of Concord. FEMA flood zones in the area are shown in Figure 2.

Housing Options

The Housing Element of this General Plan, recently updated in April 2010, is in compliance with State law, has been adopted by the City of Clayton, and certified by the State Department of Housing and Community Development (HCD). City goals for housing include supporting and participating in the development of extremely low-, very low-, low-, and moderate-income housing to meet Clayton's fair share housing allocation and the Clayton's Redevelopment Agency (RDA) housing requirements.

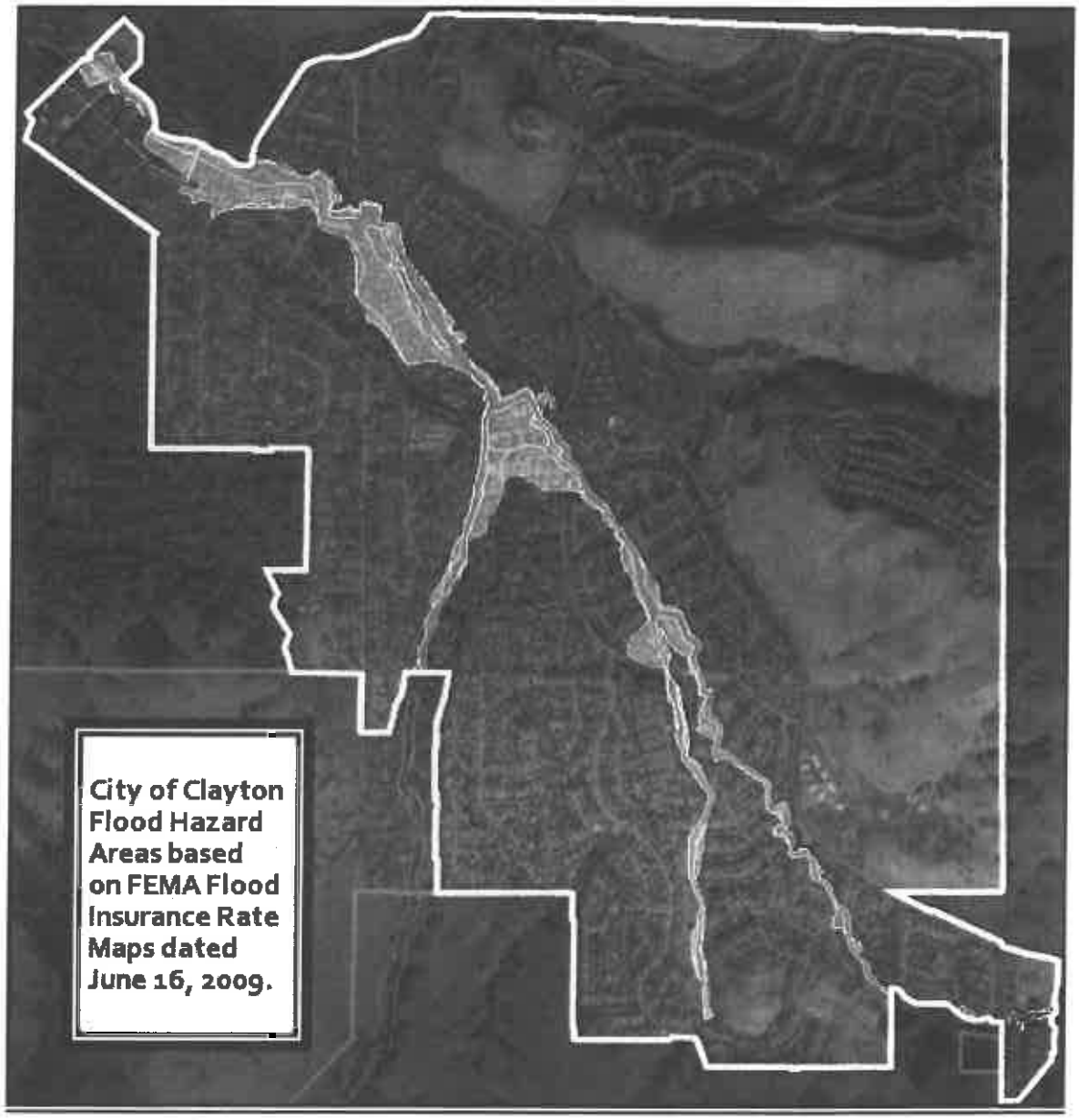

City of Clayton
Flood Hazard
Areas based
on FEMA Flood
Insurance Rate
Maps dated
June 16, 2009.

FIGURE 2

In addition, the City shall continue to implement City housing programs, which ensure that low- and moderate-income units remain available to qualified applicants upon sale of units, and work with the Association of Bay Area Governments (ABAG) on their FOCUS program implementation, which is a regional development and conservation strategy that promotes a more compact land use pattern for the Bay Area.

Clayton is a primarily owner-occupied community. Few multi-family units exist within the City, which contributes to a very low proportion of renter-occupied households. Affordable housing projects in the City include Kirker Court Apartments, a portion of the homes within the Stranahan single-family residential subdivision, and the Diamond Terrace senior housing development. The Kirker Court Apartments, a project for persons with disabilities managed by Eden Housing, currently provide 20 units to extremely low-income households at a rental rate based on 30 percent of monthly household income. The Stranahan residential subdivision was built in 1995 and consisted of 54 single-family detached homes. Eighteen of the homes were sold at a level affordable to moderate-income households. Since the initial sale, three of the eighteen homes have been repurchased by the RDA and resold to low-income households, and an additional six of the houses have been repurchased by the RDA and resold to moderate-income households. Diamond Terrace, an assisted living project for seniors, was completed in 2003 and provides 65 units for very low-income seniors, 10 units for low-income seniors, and 10 units for moderate-income seniors.

The City has a shortfall of land available to extremely low-, very low-, and low-income households. According to ABAG allocations, the City needs enough land to accommodate an additional 50 affordable housing units. To address this shortfall, the City proposes to create a new multiple family high density residential General Plan designation and Zoning District, which will have an allowable density of 20 units per acre. Due to an increase in allowable densities, potential affordable housing sites within the City would increase capacity adequate for the 50-unit shortfall identified and the total 84-unit ABAG allocation in the lower–income categories. In addition, Implementation Measure I.2.1 of the Housing Element commits the City to the development of a written Affordable Housing Plan requirement, which would mandate developers of residential projects of two or more units to draft an Affordable Housing Plan. The Affordable Housing Plan is intended to ensure that new developments include a certain percentage of affordable housing units.

Clayton currently utilizes local, state, and federal funds to implement the City's housing strategy. Because of the high cost of new construction, more than one source of public funds is required to construct an affordable housing development. For example, The Kirker Court Apartments were made affordable through a combination of U.S. Department of Housing and Urban Development (HUD) funding programs, Community Development Block Grant (CDBG) funding, and Clayton RDA) funding sources. The City does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of various funding sources.

The Clayton RDA is the primary source of housing funds for the City's housing programs. The RDA receives tax increment revenue from real property taxes collected each year. The Agency provided the Diamond Terrace project with funding assistance for development as well as annual

supplemental rental income until 2014 (the Diamond Terrace project also received a low-income tax credit allocation). According to the RDA's Five-Year Implementation Plan (2008-2013), the RDA plans to provide seed money for the development of 15 affordable rental units and allocate funds toward affordable home ownership development through the remainder of the Implementation Plan period. In addition, RDA funding is expected to be used for the preservation of existing affordable housing units and affordability restrictions throughout the City. Funds provided by the RDA for affordable rental development and affordable home ownership development would include 55-year deed restrictions and 45-year deed restrictions, respectively.

The Clayton Community Development Department administers the CDBG and the HUD HOME funding programs, as available. All projects funded with HOME funds must be targeted to very low- and low-income households and must have permanent matching funds from non-federal resources equal to 25 percent of the requested funds. In addition, the County Board of Supervisors has established a priority for the allocation of HOME and CDBG funds to projects that include a portion of the units affordable to extremely low-income households (incomes at or below 30 percent of the area median income). Another available housing funding program is the HUD Section 8 Voucher Program, which provides rental assistance administered by the Housing Authority of Contra Costa County. As of August 2001, only one Clayton household was receiving rental assistance from the Section 8 program. Due to the limited number of rental housing units currently within the City and the relatively higher land costs, the possibility of Section 8 participants finding units to rent in Clayton is unlikely.

Urban Limit Line

Contra Costa County voters approved the current Contra Costa County ULL in 2006. The county-wide ULL was adopted by the Clayton City Council in November 2007. The ULL generally follows the boundaries of the City Limits, with the exception of the southeast corner of the City, which extends beyond the City Limits into the Sphere of Influence (SOI) (See Figure 3). However, the ULL is not contiguous with the SOI; instead, some land within the SOI lies outside of the ULL.

Capital Improvement Program (CIP)

Clayton's Engineering Department is responsible for developing the CIP, which includes the following: coordination with the City Manager; evaluation and prioritization of Capital Improvement Projects; procurement of funds; right-of-way and land acquisition; administration of the public bidding process; and supervision of the design and construction inspection for all private development and improvements thereto.

The Clayton City Council adopted the 2010/11 to 2014/15 CIP on June 29, 2010. The CIP includes proposed funding sources and expenditures categorized by year and scheduled projects. The City has continued, and will continue, to complete several significant capital improvement projects that enhanced and maintained the public's investment in its infrastructures and overall quality of life.

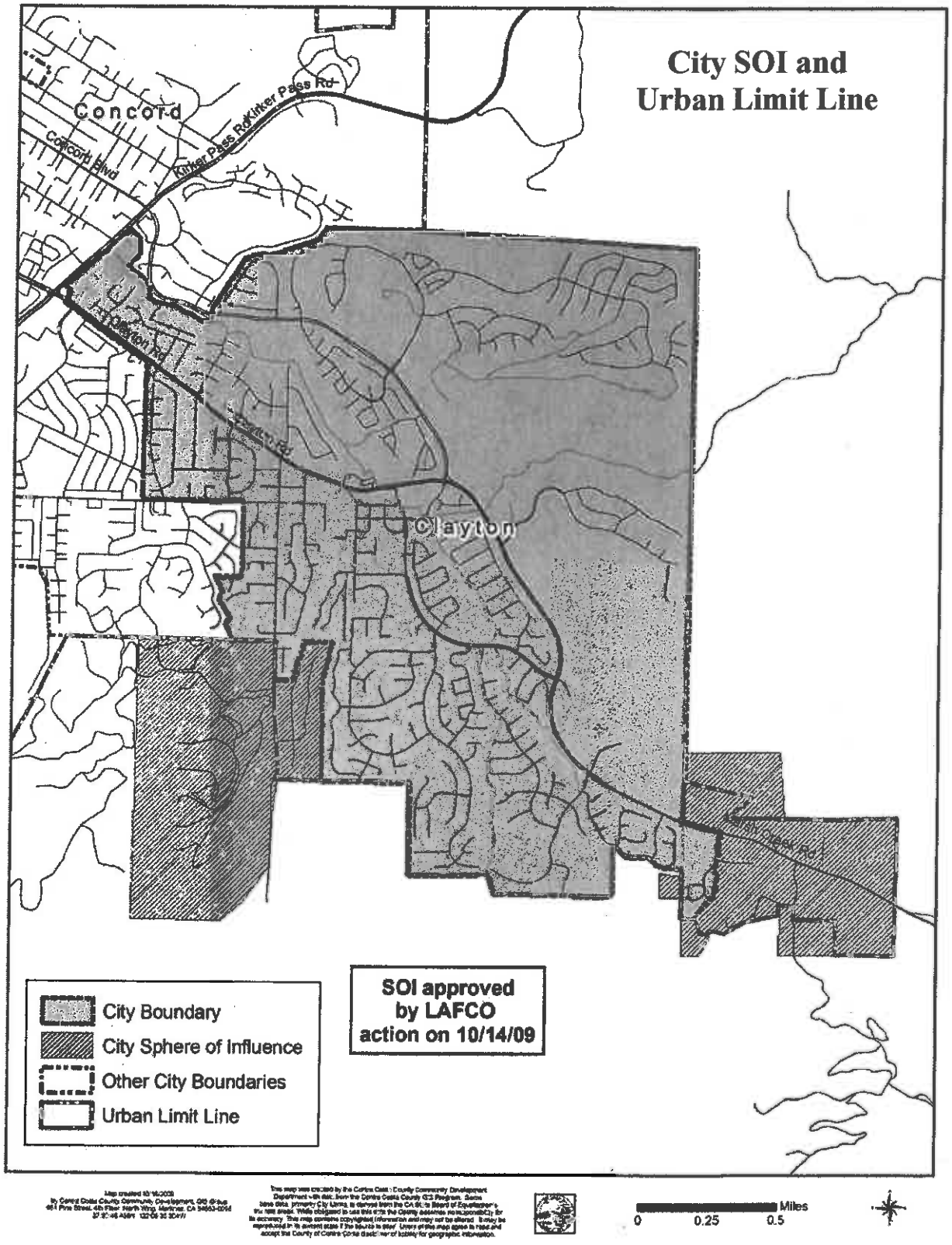

City SOI and
Urban Limit Line
Concord
Kirker Pass Rd
Kirker Pass Rd
Concord Blvd
Clayton Rd
Clayton Rd
Clayton
Marsh Creek Rd
City Boundary
City Sphere of Influence
Other City Boundaries
Urban Limit Line
SOI approved
by LAFCO
action on 10/14/09
Miles
0
0.25
0.5

FIGURE 3

CITY OF CLAYTON
Founded 1857 – Incorporated 1964

Agenda Date: 6-7-11

Agenda Item: 9a

Approved:

Gary A. Napper
City Manager/Executive Director

AGENDA REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DAVID WOLTERING, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JUNE 7, 2011

SUBJECT: AMENDMENTS TO THE TEMPORARY USE PERMIT REGULATIONS IN THE CLAYTON MUNICIPAL CODE

RECOMMENDATION

It is recommended the City Council approve Second Reading and Adoption of Ordinance No. 433 for the purpose of approving specified amendments to the Temporary Use Permit (TUP) regulations in the Clayton Municipal Code.

BACKGROUND

At its meeting of May 17, 2011, the City Council approved Introduction and First Reading of Ordinance No. 433. Previously, on April 26, 2011, the Clayton Planning Commission reviewed and recommended City Council approval of Ordinance No. 433, which amends Sections 17.70.040 and 17.70.050 of the Clayton Municipal Code as follows:

- Clarifying the allowance of temporary uses up to a combined total of 45 days in length per calendar year;
- Increasing the minimum time prior to an event that a TUP application must be submitted from 48 hours to 45 days, thereby providing adequate time for needed processing, including proper noticing, of TUPs by City staff;
- Increasing the number of temporary events per calendar year that the same applicant may submit an administrative TUP application from three to four in order to encourage a business-friendly and community event-supportive atmosphere in the City;
- Including the Maintenance Supervisor in the list of City personnel that review and approve TUPs, accurately codifying City staff involved with the processing of TUPs and ensuring that proper routing and review of TUP applications occur; and
- Authorizing the Community Development Director to refer TUP applications to the Planning Commission in order to enable City staff to appropriately notice and review temporary uses that may exceed the purpose and intent of the TUP entitlement.

FISCAL IMPACT

There would be reduced costs for the applicant as the application fee for an administrative TUP is $150.00, while the minimum deposit amount for a Planning Commission TUP is $500.00. Currently, four or more TUPs by an individual applicant in a calendar year require Planning Commission review.

Attachment: Ordinance No. 433

ORDINANCE NO. 433

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAYTON AMENDING SECTION 17.70.040 (TEMPORARY USE PERMITS PERIOD OF TIME) AND SECTION 17.70.050 (TEMPORARY USE PERMITS APPROVAL PROCESS) FOR THE PURPOSE OF CLARIFYING THE NUMBER OF COMBINED DAYS FOR ADMINISTRATIVELY ALLOWING A TEMPORARY EVENT(S) IN A CALENDAR YEAR FOR A SINGLE APPLICANT, MODIFYING THE NUMBER OF TIMES PER YEAR THAT A TEMPORARY EVENT CAN OCCUR, INCREASING THE TIME PRIOR TO A TEMPORARY EVENT THAT A TEMPORARY USE PERMIT APPLICATION SHALL BE SUBMITTED TO THE CITY, SPECIFYING THE CITY PERSONNEL THAT REVIEW A TEMPORARY USE PERMIT APPLICATION PRIOR TO CITY APPROVAL, AND ALLOWING THE COMMUNITY DEVELOPMENT DIRECTOR AUTHORITY TO REFER A PROPOSED TEMPORARY EVENT TO THE PLANNING COMMISSION
(ZOA 02-11)

THE CITY COUNCIL
City of Clayton, California

THE CITY COUNCIL OF THE CITY OF CLAYTON FINDS AS FOLLOWS:

WHEREAS, Section 17.70.040 of the Municipal Code allows for temporary uses to be forty-five (45) days in length; and

WHEREAS, Section 17.70.040 of the Municipal Code allows for one applicant to have a maximum of three (3) individual events per year; and

WHEREAS, Section 17.70.040 of the Municipal Code allows for a temporary use permit to be applied for a minimum of forty-eight (48) hours prior to the actual event; and

WHEREAS, Section 17.70.050 of the Municipal Code does not include the Maintenance Supervisor in the list of City personnel that review the temporary use permit application prior to approval by the City; and

WHEREAS, Section 17.70.050 of the Municipal Code does not allow the Community Development Director authority to refer a proposed temporary event to the Planning Commission; and

WHEREAS, it is determined to be beneficial to amend Section 17.70.040 of the Municipal Code to better clarify the number of times per year temporary uses lasting in combination up to forty-five (45) days can occur to avoid potential detrimental impacts to the community caused by excessive time durations of lengthy temporary uses; and

WHEREAS, it is determined to be beneficial to amend Section 17.70.040 of the Municipal Code to allow for one applicant to have a maximum of four (4) individual events per year to encourage a business-friendly and community event-supportive atmosphere in the City; and

WHEREAS, it is determined to be beneficial to amend Section 17.70.040 of the Municipal Code to increase the time prior to a temporary event that a temporary use permit can be submitted from forty-eight (48) hours to forty-five (45) days to allow City staff adequate time to process, including providing adequate noticing of, temporary use permit applications; and

WHEREAS, it is determined to be beneficial to amend Section 17.70.050 of the Municipal Code to include the Maintenance Supervisor in the codified list of City personnel that review and approve the temporary use permit application to ensure that proper routing and review of temporary use permit applications occur; and

WHEREAS, it is determined to be beneficial to amend Section 17.70.050 of the Municipal Code to authorize the Community Development Director to refer a proposed temporary event to the Planning Commission to enable the City to appropriately notice and review temporary uses that exceed the purpose and intent of this entitlement; and

WHEREAS, the Planning Commission held duly-noticed public hearings on March 22, 2011 and April 26, 2011 to address the matters described herein of amending Sections 17.70.040 and 17.70.050 and recommended City Council approval of the amendments; and

WHEREAS, on May 17, 2011 and June 7, 2011 the City Council held duly-noticed public hearings and gave due consideration to all testimony, comments, and documents received; and

WHEREAS, the City Council determined that the amendments of the Municipal Code involve minor alterations of land use limitations which would not result in any changes in land use or density and would qualify for categorical exemptions from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines; and

WHEREAS, the City Council determined that the following amendments would be in general conformance with the General Plan and Zoning Ordinance; and

WHEREAS, the City Council determined that the public necessity, convenience, and general welfare would require adoption of the amendments; and

WHEREAS, there is no evidence that the amendments will have the potential for any individual or cumulative adverse effects on fish and wildlife resources or their habitat, as defined in Section 711.2 of the Fish and Game Code.

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

SECTION 1. Section 17.70.040 of the Municipal Code is amended to read as follows:

"17.70.040 Period of time. The maximum time period for any of these temporary uses shall not exceed a combined total of forty-five (45) days, or more than ~~three~~ four (4) individual events per calendar year for any individual applicant. ~~,or a use permit application before the Planning Commission shall be required~~ If any temporary event exceeds these thresholds, Planning Commission approval of a Use Permit for the event shall be required.

The permit shall be applied for at least ~~forty-eight hours~~ forty-five (45) days prior to the actual event."

SECTION 2. Section 17.70.050 of the Municipal Code is amended to read as follows:

"17.70.050 Approval process. The applicant shall submit ~~his~~ an application on the prescribed city form and ~~will be accompanied by~~ a fee in such amount as may be fixed from time to time by resolution of the City Council. The matter shall be reviewed by the City Manager upon review and recommendation from ~~both~~ the Chief of Police, Maintenance Supervisor, and ~~the Planning~~ Community Development Director~~, or Secretary to the Planning Commission~~. If the use is deemed to be a safe and appropriate temporary use of the land, at the discretion of the City Manager, it may be approved subject to conditions as described in Section 17.70.030.

If a Temporary Use Permit application is submitted for an event that, in the judgment of the Director, does not comply with the purpose of this Chapter as stated above and violates the intent of this entitlement, the Director may refer the matter to the Planning Commission."

SECTION 3. Any action or proceeding to attack, review, set aside, void or annul this ordinance must be commenced and the service made on the City no later than ninety (90) days after its effective date.

SECTION 4. If any provision of this Ordinance, or the application thereof to any person or circumstances, is held to be unconstitutional or to be otherwise invalid by any court competent jurisdiction, such invalidity shall not affect other provisions or clauses of this Ordinance or application thereof which can be implemented without the invalid provisions, clause, or application, and to this end such provisions and clauses of the Ordinance are declared to be severable.

SECTION 5. This Ordinance shall become effective thirty (30) days from and after its passage. Within fifteen (15) days after the passage of the Ordinance, the City

Clerk shall cause it to be posted in three (3) public places heretofore designated by resolution by the City Council for the posting of ordinance and public notices.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Clayton held on May 17, 2011.

Passed, adopted, and ordered posted by the City Council of the City of Clayton at a regular meeting thereof held on June 7, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THE CITY COUNCIL OF CLAYTON

_____
David T. Shuey, Mayor

ATTEST

_____
Laci J. Jackson, City Clerk

APPROVED AS TO FORM

_____
Dan Adams, City Attorney

APPROVED BY ADMINISTRATION

_____
Gary A. Napper, City Manager

I hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Clayton held on May 17, 2011, and was duly adopted, passed, and ordered posted at a regular meeting of the City Council held on June 7, 2011.

_____
Laci J. Jackson, City Clerk

ZOA\2011\02-11.ordinance.cc.mtg-6.7.11 (Final)

CITY OF CLAYTON
Founded 1857 – Incorporated 1964

Agenda Date: 6-7-11

Agenda Item: 9b

Approved:

Gary A. Napper
City Manager/Executive Director

AGENDA REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: DAVID WOLTERING, COMMUNITY DEVELOPMENT DIRECTOR

DATE: JUNE 7, 2011

SUBJECT: AMENDMENTS TO THE MINIMUM SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS AND STRUCTURES

RECOMMENDATION

It is recommended the City Council approve Second Reading and Adoption of Ordinance No. 434 to increase the minimum interior side and rear yard setback requirement for accessory buildings and structures in the Clayton Municipal Code from three feet to five feet.

BACKGROUND

At its meeting of May 17, 2011, the City Council approved Introduction and First Reading of Ordinance No. 434. On April 26, 2011, the Planning Commission reviewed and recommended City Council approval of Ordinance No. 434, amending Section 17.36.055 of the Clayton Municipal Code to increase the minimum interior side and rear yard setbacks for accessory buildings and structures from three feet to five feet.

Currently, Section 17.36.055 of the Clayton Municipal Code allows for accessory buildings and structures to be located a minimum of three feet from the rear and interior side property lines. Conversely, the Contra Costa County Building Inspection Department (CCCBID) requires that accessory buildings and structures be a minimum of five feet from the property line for purposes of fire safety. While staff suggests amendment of regulations that improve fire safety has merit; additionally, it is acknowledged inconsistencies between jurisdictional regulations unnecessarily burden an applicant with increased time and money expenditures re-designing a project that the applicant already received City approval in order to satisfy subsequent fire and building code requirements.

APPLICABILITY AND ENFORCEMENT

It should be noted that Section 17.36.055.4.a-d of the Clayton Municipal Code exempts certain small buildings and structures from separation and setback requirements if they satisfy all of the following criteria: the floor area does not exceed 120 square feet; the height does not exceed 8'6"; the building or structure is located at least ten (10) feet behind the nearest front corner of the main building; and the building or structure is substantially concealed from the public view by a legally-constructed fence or structure with a minimum height of six (6) feet. If a building or structure satisfies the above-stated criteria, there is no minimum setback required.

For structures that do not satisfy the above-stated criteria, the provisions of this ordinance amendment would be applicable. Applicable structures or buildings that were legally constructed with proof of required permits and approvals prior to the effective date of this ordinance will become legal non-conforming and grandfathered in. Upon the effective date of this proposed ordinance, however, applicable structures and buildings will need to comply with the provisions of the ordinance. The City's general approach to enforcement on these matters is in response to a complaint.

FISCAL IMPACT

None.

Attachment: Ordinance No. 434

ORDINANCE NO. 434

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLAYTON AMENDING SECTION 17.36.055 (ACCESSORY BUILDINGS AND STRUCTURES) OF THE CLAYTON MUNICIPAL CODE FOR THE PURPOSE OF INCREASING THE MINIMUM INTERIOR SIDE AND REAR YARD SETBACK REQUIREMENTS FOR DETACHED ACCESSORY BUILDINGS AND DETACHED ACCESSORY STRUCTURES FROM THREE FEET TO FIVE FEET
(ZOA 04-11)

THE CITY COUNCIL
City of Clayton, California

THE CITY COUNCIL OF THE CITY OF CLAYTON FINDS AS FOLLOWS:

WHEREAS, Section 17.36.055 of the Clayton Municipal Code requires a minimum setback requirement for detached accessory buildings and detached accessory structures of three (3) feet; and

WHEREAS, the California Residential Code, as mandated by the Contra Costa County Building Inspection Department, requires a minimum interior side and rear yard setbacks of detached accessory buildings and detached accessory structures of five (5) feet for purposes of fire safety and fire prevention; and

WHEREAS, it is determined to be beneficial to amend Section 17.36.055 of the Clayton Municipal Code to increase the minimum setback requirement for detached accessory buildings and detached accessory structures from three (3) feet to five (5) feet to provide consistent development standards for purposes of fire safety and fire prevention; and

WHEREAS, the Planning Commission held a duly-noticed public hearing on April 26, 2011 to address the matters of amending Section 17.36.055 of the Clayton Municipal Code and recommended City Council approval of the amendments; and

WHEREAS, on May 17, 2011 and June 7, 2011 the City Council held duly-noticed public hearings and gave due consideration to all testimony, comments, and documents received; and

WHEREAS, the City Council determined that the amendments of the Municipal Code involve minor alterations of land use limitations which would not result in any changes in land use or density and would qualify for categorical exemptions from the California Environmental Quality Act (CEQA) in accordance with Section 15305 of the CEQA Guidelines; and

WHEREAS, the City Council determined that the following amendment would be in general conformance with the General Plan and Zoning Ordinance; and

WHEREAS, the City Council determined that the public necessity, convenience, and general welfare would require adoption of the amendments; and

WHEREAS, there is no evidence that the amendments will have the potential for any individual or cumulative adverse effects on fish and wildlife resources or their habitat, as defined in Section 711.2 of the Fish and Game Code.

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

SECTION 1. Section 17.36.055.D.1 of the Municipal Code is amended to read as follows:

"Interior Side Setback and Rear Setback. If an accessory building is at least twelve (12) feet from the main building (and all other accessory buildings) and at least sixty-five (65) feet from the front lot line, the interior side setback and rear setback for accessory structures are reduced to ~~three (3)~~ five (5) feet. These reduced setbacks must be clear of all structural protrusions, including roof overhangs."

SECTION 2. Section 17.36.055.E.1 of the Municipal Code is amended to read as follows:

"Interior Side Setback and Rear Setback. The interior side setback and rear setback for an accessory structure are reduced to ~~three (3)~~ five (5) feet. These reduced setbacks must be clear of all structural protrusions, including overhangs."

SECTION 3. Any action or proceeding to attack, review, set aside, void or annul this ordinance must be commenced and the service made on the City no later than ninety (90) days after its effective date.

SECTION 4. If any provision of this Ordinance, or the application thereof to any person or circumstances, is held to be unconstitutional or to be otherwise invalid by any court competent jurisdiction, such invalidity shall not affect other provisions or clauses of this Ordinance or application thereof which can be implemented without the invalid provisions, clause, or application, and to this end such provisions and clauses of the Ordinance are declared to be severable.

SECTION 5. This Ordinance shall become effective thirty (30) days from and after its passage. Within fifteen (15) days after the passage of the Ordinance, the City Clerk shall cause it to be posted in three (3) public places heretofore designated by resolution by the City Council for the posting of ordinance and public notices.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Clayton held on May 17, 2011.

Passed, adopted, and ordered posted by the City Council of the City of Clayton at a regular meeting thereof held on June 7, 2011, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THE CITY COUNCIL OF CLAYTON

David T. Shuey, Mayor

ATTEST

Laci J. Jackson, City Clerk

APPROVED AS TO FORM

Dan Adams, City Attorney

APPROVED BY ADMINISTRATION

Gary A. Napper, City Manager

I hereby certify that the foregoing Ordinance was duly introduced at a regular meeting of the City Council of the City of Clayton held on May 17, 2011, and was duly adopted, passed, and ordered posted at a regular meeting of the City Council held on June 7, 2011.

Laci J. Jackson, City Clerk

ZOA\2011\04-11.ordinance.cc.mtg-6.7.11(Final)

Agenda Date: 6-7-11

Agenda Item: 9c

PROPOSED CITY BUDGET
2011 – 2012

THE CITY COUNCIL

DAVID T. SHUEY, MAYOR
HOWARD GELLER, VICE MAYOR
JOSEPH A. MEDRANO, COUNCILMEMBER
JULIE K. PIERCE, COUNCILMEMBER
HANK STRATFORD, COUNCILMEMBER

* * *

PROPOSED AND PRESENTED BY:

GARY A. NAPPER, CITY MANAGER

* * * * *

PREPARED BY:
MERRY PELLETIER, FINANCE MANAGER

CITY OF CLAYTON, CALIFORNIA
94517
www.ci.clayton.ca.us

BUDGET MESSAGE

TO: **HONORABLE MAYOR AND COUNCILMEMBERS**

FROM: **CITY MANAGER**

MEETING DATE: **07 JUNE 2011**

SUBJECT: **PROPOSED CITY, SPECIAL FUNDS, AND CIP BUDGETS FISCAL YEAR 2011 - 2012**

RECOMMENDATION

Following introduction and presentation of the proposed operations and capital improvements budgets for FY 2011 – 2012, it is recommended the City Council provide any policy direction and amendments accordingly for a Public Hearing and adoption of the City, Special Funds, and Capital Improvement Budgets at its regular public meeting on 21 June 2011.

BACKGROUND

Austerity is the mode of operation and life these days, not only in the home but also in private business as well as for local government. Unable to print currency on our own [last time I checked], our City relies on general purpose revenues largely beyond our control while our service budgets experience the same fixed cost increases affecting households and businesses (e.g. water rates; gasoline prices; utility costs; insurance premiums, etc.). What becomes transparent today, with failed and mismanaged operations floundering everywhere, is government must learn to conduct its services within the resources provided by its constituents, and then do so accordingly. Fortunate in many regards for Clayton, as the smallest city in Contra Costa County, that mantra has always been its way of life.

For FY 2011-12, the primary theme is a "status quo" budget. How providential those words now sound and mean while daily headlines scream of cities, states, special districts, counties, and our federal government in endless trouble haunted by rising debt, disheartening news of public employee layoffs, bankruptcies, corruption and greed, ethical violations, and reductions in services to all strata of people. The last five (5) years have been challenges indeed for local government with its inherent desire and will to provide meaningful and quality public services to its community, and certainly the City of Clayton has not been immune from the tailspin of reduced property taxes, weakened sales taxes, and the voracious lion of State "takeaways". And yet, despite these darts and arrows, local services provided to the community of Clayton have

largely been sustained, not reduced, and in some cases enhanced when the revenue source is not subject to the fickle fingers of "Fracturedmento". For examples, because local voters staunchly approved to tax themselves to provide a Downtown park (The Grove Park) and continued a Citywide Landscape Maintenance District, good things and improvements are occurring in this Budget for the enhancement in the local quality of life. Due to fiscally conservative practices, monies remain available to conduct an annual street repaving project, rectify a surcharged sewer main line (for public health and pollution prevention), and perform beautification projects in certain roadway medians and next to one of the two primary entrances to the Clayton Town Center (ref. School Bridge area improvements on Oak Street).

But "yes", there have indeed been sacrifices in City operations just as there have been sacrifices within households and private businesses. For the last two (2) years (and forecast for a third year in a row), Clayton city employees have shouldered most of the burden to offset the City's revenue reductions in order to maintain public services; these shared sacrifices have manifested in the forms of 11 furlough days per year (4.3% cut in pay), no cost-of-living adjustments, no salary advancements for merit performance, and absorbing the premium increases for employee medical and dental insurance landing often in double digits. Before it became politically correct to accept public employee compensation concessions, Clayton's city employees were already standing on 1st base.

The chart below captures the five (5) year history of our City's overall budget:

CITY OF CLAYTON BUDGETS

Budget	FY 11-12	FY 10-11	FY 09-10	FY 08-09	FY 07-08
General Fund	$ 3,651,536	$ 3,656,609	$ 3,637,679	$ 3,767,800	$ 3,784,028
Other Funds	$ 3,848,048	$ 4,054,742	$ 3,171,957	$ 2,902,386	$ 3,032,335
CIP	$ 1,524,988	$ 1,764,300	$ 2,273,727	$ 2,644,432	$ 728,995
RDA	$ 5,540,625	$ 5,110,922	$ 5,196,353	$ 5,225,457	$ 4,395,587
TOTALS:	$14,565,197	$14,586,573	$14,279,716	$14,540,075	$11,940,945

PROPOSED TOTAL BUDGET

The combined financial program proposed for the City, its Other [Enterprise] Funds, the Redevelopment Agency, and its CIP Budget is $14,565,197, an overall decrease of $21,376 (- 0.15%) under last year's total Budget. In short, the "patient" [Budget] is breathing and resting comfortably, and actually not doing too bad for its advancing age of 47 years.

Revenues for the General Fund portion of the FY 2011–2012 City Budget are planned at $3,651,536 offset by a matched expenditure program of $3,651,536. Consistent with previous policy direction provided by the City Council, the operating budget of the City *does not* draw down on General Fund reserves to operate the City

In comparison to last year's Budget, the General Fund's flat line budget (0.1% decrease of $5,073) means the City is remains on the treadmill plodding away and its heart is still pumping to provide local public services to our community. In today's economic environment, that status is remarkable indeed. This is the 2nd smallest General Fund Budget in 7 years (since FY 04-05) by a slim margin of $13,857 (0.38%).

GENERAL FUND REVENUES

Last year's Budget predicted housing values would hit appraisal bottom in Clayton and begin the slow trek upward. The proposed City Budget mirrors that reflection as it estimates the City's share of the local real property tax rate (4.2%) will rise by 4% above last year's budgeted number (+ $23,840). To our delight and contrary to consumer news, our sales tax revenues are displaying some perkiness rising 18% above last year's budget. Before anyone gets overly thrilled by that trend, the relative change is $38,454; bear in mind the totality of Clayton's sales tax base ($256,500) pales in comparison to the next smallest city (Moraga), which generates 2-3 times our sales tax revenue. Overall, the General Fund revenues for FY 2011-12 essentially equal those received last fiscal year – no growth is expected in revenues, operations, or public services (- 0.1%).

Revenue transfers into the General Fund ($635,165) account for 17% of the fund and compensate for staff work, oversight and support services in the operation of those enterprise Districts and Redevelopment Agency activities. This fact acknowledges the reality that much of staffs' workweek is spent on tasks involving responsibilities and services outside the mainstream general purpose government operations. One of the continuing ironies of government in Clayton is that medium-sized cities in the county have divisions that operate with bigger budgets than our total $3.65 million, and most have maintenance crews larger in number than our total employee count of 26.

In previous years' budgets the City planned on one-time transfers from its Trust & Agency Fund (interest earnings) for the purpose of setting an annually balanced budget. In FY 09-10, $155,579 was deemed necessary and in FY 10-11 the transfer number was lessened but still budgeted at $18,410. It is pleasing to note that in both cases, the General Fund operations for those years did not need to use those one-time monies to sustain its services. Tight rein on expenditures, by cost-conscious employees, contributed in each case to making sure the overall General Fund Budget operated within its means. Based on past practices and the revenue projections for FY 2011-12, no one-time transfer from the Trust & Agency Fund is planned or necessary at this time.

GENERAL FUND EXPENDITURES

With a 0.1% decrease in overall General Fund expenditures compared to last year, there is little room for commentary on dramatic changes – it is truly a "status quo" Budget. In previous years the City eliminated expenses for employee training and attendance at information conferences, and even halted the expense for bottled water. Since labor negotiations with City Hall and Police public employees are on-going and have not been resolved yet as their 1-year contracts expire on June 30, 2011, it must be noted the Budget also assumes retaining the status quo on employee salaries and benefits. Should that outcome be different, modification of the Budget will be necessary and probably reliant on one-time transfer of funds as no new revenue sources are contemplated or envisioned. Further, such outcome might pull the City into a recurring structural deficit until corresponding permanent revenue increases are realized.

As a service-provider organization it is understandable our expense for Personnel Services consumes the majority of the General Fund. It holds steady at 68% of the overall $3.65 million Budget (a drop from 72.5% three years ago). The City provides public services, not products for sale, and in that regard we are no different than private sector service providers (e.g. law firms; insurance and accounting offices). According to *Governing* magazine (May 2010), public school systems across the nation spend 85% or more on personnel services. Therefore, whenever the public calls for cuts in government spending, it often translates to cuts in personnel which morph into reductions in public services and programs. Past and current labor concessions of this City organization include:

Labor Concessions	Value
• No Cost-of-Living Adjustment to Salaries (2.8% COLA)	$ 67,269
• Unpaid Furlough Days (11) for City Hall Employees	$ 62,113
• No Holiday Premium Pay for sworn Police employees	$ 55,899
• Organizational Downsizing (Assistant Planner to 24 hrs/wk)	$ 40,000
• No Merit Increases for eligible Employees	$ 53,968
• All Employees pay Medical & Dental Insr. Increases (10%)	$ 31,045
Total Value:	**$310,294**

Further, our contract City Attorney (Turner, Huguet and Adams) and contract City Engineer (Permco), each for the 4th straight year, have not sought increases in retainer service payments. An unknown cost variable facing the City in this year's Budget will be the retirement of its 47-year City Attorney law firm. The City is presently seeking Requests for Proposals (RFP's) from qualified law firms and individuals to replace this loss, which submittal deadline is not until June 30, 2011.

Once again, as in prior years as an interim measure to bridge budget gaps, the proposed budget halts the annual depreciation charge of $97,582 to the City's Capital Equipment Replacement Fund (CERF). This internal service fund is normally replenished each year to underwrite automatic replacement of vehicles and other rolling stock as age and condition dictate; since it has an adequate reserve balance (see Section I. below) it is proposed another "stay" in allocation be implemented during this protracted fiscal squeeze.

Below is a recap of each Department in comparison to last year's Budget:

GENERAL FUND DEPARTMENTS

DEPARTMENT	FY 11-12	FY 10-11	% CHANGE
LEGISLATIVE	$ 59,448	$ 62,885	- 5.5%
ADMIN/FINANCE	$ 833,745	$ 817,793	+ 2.0%
PUBLIC WORKS	$ 120,897	$ 127,595	- 5.2%
COMMUNITY DEV.	$ 255,833	$ 257,565	- 0.7%
GENERAL SERVICES	$ 143,380	$ 177,105	- 19.0%
POLICE	$ 1,834,622	$ 1,827,232	+ 0.4%
LIBRARY	$ 130,589	$ 131,051	- 0.4%
ENGINEERING	$ 96,448	$ 96,261	+ 0.2%
COMMUNITY PARK	$ 176,574	$ 159,122	+ 11.0%
TOTAL:	**$ 3,651,536**	**$ 3,656,609**	**- 0.1%**

Police Department operations continue to hold at 50% of the General Fund Budget pie. This statistic means that of every $1.00 paid by taxpayers as general tax revenues to the City, half of the tax monies (or 50¢ of every $1) is used to provide local law enforcement services.

GENERAL FUND SHORTFALL

As noted previously, this Fiscal Year Budget has been prepared within a framework that does not rely on the subsidy of one-time monies to fill a revenue-expense gap.

GENERAL FUND EQUITY BALANCE

According to the City's audited financial statements, the un-earmarked fund balance of the General Fund on 30 June 2010 was $5,109,933 (140%). Reducing that figure by the authorized FY 09-10 encumbrances of $235,389 into the FY 10-11 Budget, the City's net unreserved fund balance on 01 July 2010 (start of last fiscal year) was $4,874,544.

The City Council has directed an absolute minimum reserve of $250,000 as our never-to-be-expended "catastrophic reserve", which practice is implemented (and should likely be updated). The stated Policy Goal of the City Council is to establish and retain an undesignated reserve of 50% relative to each annual General Fund Budget.

It is calculated our City might close Fiscal Year 2010-2011 with actual revenue exceeding expected expenses by $67,673, a 1.85% surplus operation which represents a remarkable feat in government today. Although the City still has 1 final month of operation and then close-out tasks on the past fiscal year, it is refreshing to expect the

City once again operated within its allotted resources. Unless City Council action is directed otherwise, these monies automatically revert to the reserves of the General Fund. Therefore, it is plausible the opening unreserved General Fund balance of the City will uptick to $4,942,217 on 01 July 2011. A General Fund reserve balance that is increasing, not decreasing?

The City's reserve equity is therefore equal to 135% of our annual General Fund operations for FY 2011-2012. Subtracting the "untouchable" $250,000 reserve lowers our total reserve equity to a position of 129% ($4,692,217).

In terms of raw purchase power, $5.1 million does not buy much if confronted with civil emergencies, natural disasters or hillside failures. Further, this Reserve functions as an all-purpose repository for a variety of unfunded liabilities of the City (the $1.5 million CalPERS), its public facility repairs (e.g. new HVAC at the Clayton Community Library; new roof on City Hall), or full depreciation of capital assets. However, without a doubt the City of Clayton is in an enviable financial position.

* * * * *

SPECIAL REVENUE AND ENTERPRISE FUNDS

An appendage to the General Fund operations of the City, the City Council and staff are charged with stewardship over the provision of public services employing restricted-use monies. Referred to as "Special Revenue" or "Enterprise" Funds, strict controls and regulations are placed on their express purpose and expenditure. They are in essence self-contained operations yet form a critical portion of the overall City Budget as these Funds underwrite much of the improvement mission of the City. Discussion of the fiscal status of each of these Special Funds takes place below:

A. Gas Tax Fund – No. 201

Derived from a series of state transportation taxes on the sale of gasoline [Street and Highway Code, Sections 2105, 2106, 2107 and 2107.5; voter-approved Proposition 42 "Traffic Congestion Relief Act" monies], this group of revenues is collectively referred to as our "Gas Tax Fund". Local gas tax funds in the past have been a reliable source of funding for cities since the 1970s and are universally used to fund local road maintenance and repairs. Our City uses these monies to perform annual street re-striping and safety re-markings, traffic regulation and warning signs and replacements, resealing of street cracks, sidewalk and gutter repairs, street name signs, operate and repair arterial street lights, and traffic signal maintenance.

Last year our City expects to receive $326,059 in total local transportation funds, an amount slightly up from the previous year by about 4.5%. Despite the sluggish economy, high rate of unemployment, improved mileage vehicles and soaring gasoline prices, sales rose last year in gasoline gallons. Our City has been fortunate to have

cobbled monies from a variety of sources over the last 7 years (ARRA; Measure J; Gas Tax) to install approximately **$4.5 million** in road and street resurfacing improvements in Clayton, an accomplishment which keeps our local roads consistently rated in the Top 5 of the county (Clayton's Pavement Condition Index, or PCI of 76, places our street conditions in the industry standard rank of "Very Good", the 2nd highest category).

During recent years in order to aid its deficit budget, the State of California shifted and delayed payments of state transportation monies to cities and counties ("floating" on the funds for interest earnings). Fortunately, voters' passage of Proposition 22 in November 2010 halted the state's notorious practice of delayed disbursements of local monies to local governments and we can effectively plan for the receipt of these gasoline sales tax revenues, at least until the next shoe is dropped by the state. At this time Gas Tax total revenues are estimated to be $325,900 for FY 2011-12, essentially a flat line revenue projection given the uncertainty of this revenue source. Should additional gas tax revenues materialize during the fiscal year (e.g. Prop 42 monies might be more), it will augment the amount of monies transferred to the City's Capital Improvement Project Budget for a 2011 Neighborhood Street Project to be performed in the spring of 2012.

After allocation of monies for basic transportation maintenance and operation expenses (e.g. electricity for arterial street lights at $42,500; traffic signal maintenance performed by the County at $26,000; City Maintenance personnel compensation of $40,375 for street maintenance tasks and traffic sign replacements; street lamps at $24,211), it is proposed this Fund transfer $250,988 (77%) to the City's Capital Improvement Project Budget for the following street improvements and repairs:

2011 Neighborhood Street Project	$ 244,988	CIP No. 10410
ADA Sidewalk/Parking Improvements	$ 6,000	CIP No. 10394A

The Street Project monies will combine with available Measure J funds to create a Neighborhood Street Repaving Project of approximately $439,000, faintly less than previous years' allocations yet adequate to maintain some local streets. The ADA annual allocation offers an amount available of $10,190 that staff recommends be used to upgrade the striping, posting and marking of the numerous on-street Handicap Parking stalls throughout the town to conform to revised July 2008 standards.

B. Citywide Landscape Maintenance District – Fund No. 210

In June 2007, Clayton voters approved a replacement real property tax to continue funding the operation and maintenance of their citywide public landscaped areas. This annual tax is restricted to costs associated with: arterial and specified roadway medians and parkways, the trails system, the annual open space noxious weed abatement in Oakhurst hills, the annual open space and trails weed abatement for fire and public safety, landscape and turf irrigation and the monthly maintenance and special occasion operation of the "Clayton Fountain".

Maintenance of City Parks *is not* included as an authorized expense under the District's Act; park maintenance obligations fall to the City's General Fund. *Citywide public landscaping services have always been funded by a special revenue tax levied on private properties throughout the City.* The District is completing its 4th year of a 10-year approved operation (Measure B), and its citizens' oversight committee (Trails and Landscaping Committee, or TLC) meets periodically to ensure the promised maintenance standards and efficiencies are achieved with these special-purpose tax revenues.

Pursuant to the terms of voter-approved Measure B, the special tax rate may be modified annually by the change in the Consumer Price Index (CPI; San Francisco – Bay Area) from April to April. In no event shall the tax rate be increased by more than 3% each year. The CPI change (from April 2010 to April 2011) posted at 2.8%. The District's revenue projection has been increased by that factor accordingly and is set at $936,054 for FY 2011-12 (add interest earnings of $5,000 for total revenue budget of $941,054). Pursuant to its oversight charge, the citizens' TLC considered the CPI change and the District's budget at its meeting on May 23rd and approved a motion to recommend the City Council implement the 2.8% CPI rate adjustment.

The Landscape Maintenance District opens the fiscal year with a projected positive equity of $491,149, an amount lower than in previous years due to the approved appropriation of $260,000 from the District's reserve (May 2010) to make certain landscape renovations and improvements in the District. Many of those improvement and landscape restoration projects were completed recently; one is underway, with the balance to be completed next fiscal year:

a. Oakhurst Drive decorative pavers in narrow medians plus plants (done)	$70,000
b. Tree replacements on Keller Ridge Drive (partially complete)	$16,600
c. Deferred Tree Trimming (done)	$20,000
d. Clayton Fountain renovation and replanting project (almost done)	$70,000
e. Restore plants: Oakhurst Dr., old Marsh Creek Rd., Clayton Rd. (next)	$45,000
f. Marsh Creek Circle replanting/headlight glare mitigation (done)	$19,400
g. Replant Jeffry Ranch Court island (not done yet)	$ 2,500

The installation and commencement of these landscape restoration and District improvement projects represent the success of the District in managing the voter's preference for a "pay-as-you-go" ballot tax measure. The defeated Measure "O" (2005) would have issued a revenue bond in its initial year to attack public improvements sooner but conservative Clayton voters disliked the higher annual assessment and the bonded indebtedness of the District. Entering the District's 5th year of operation has allowed the accumulation of reserves to accomplish many of the same objectives, just slightly later than many might have wished.

Noteworthy expenses of the District include its annual weed abatement Citywide ($35,000 for the fire season), and the huge expense of $53,416 to abate noxious and exotic weeds in the Oakhurst Hills (a condition of project approval for the Oakhurst residential development). Metered water service is set at its historical expense of $180,000 per year by the lifting of the drought restriction last year; this expense can fluctuate wildly depending on seasonal climates and strange weather patterns. Personnel services for this labor-intensive work accounts for 30% of the District's budget this year ($343,845), down slightly from last year's portion of 33%. A gradual shift in labor deployment for services in the District to temporary/seasonal workers from the City's permanent workforce of five (5) has lessened the expense burden, which allows the availability of more funds to install beautification and improvement projects in the Landscape District.

As approved by Measure "B" voters, the District's budget includes an annual expense of $20,000 (Account 7316) for the purchase of replacement plants. The District also contributes its annual allocation of $13,500 to the City's Capital Equipment Replacement Fund (CERF), from which Maintenance vehicles and equipment are purchased for use in maintaining the Landscape District. An expense of $30,756 (3.3% of annual District revenue) is transferred to the City's General Fund to pay for administration and overhead of the City (e.g. telephones; payroll processing; accounts receivable and payable; District direction) attributable to the District's annual operations.

Consistent with the District's stated mission to maintain and improve the Landscape District, it is recommended we continue our aggressive program to further enhance the appearance and sustainability of the District's plants and landscaping. Therefore, the proposed FY 2011-12 Budget calls for an allocation of $330,000 from the District's reserves this year to perform the following enhancements:

1. Median and Roadway Re-Landscaping Projects		$230,000
a. Clayton Road, Oakhurst to old Marsh Creek Road	$115,000	
b. Clayton Road, old Marsh Creek Road to Mitchell Canyon Road	$115,000	
2. Trail Resurfacing (remainder of Bruce Lee Trail)		$ 50,000
3. Master Remote Computer Controller for all Irrigation Systems		$ 30,000
4. Trail Crack-Sealing and Minor Repairs		$ 10,000
5. Tree Replacement and Trimming		$ 10,000
Total:		$330,000

Further, it is proposed the District transfer an additional $50,000 from its reserves to the City's Capital Improvement Project Budget (CIP No. 10421) to design and install the necessary repairs on a portion of the Cardinet Trail that is being eroded by the scouring of Mt. Diablo Creek. This Cardinet Trail Restoration Project will require the involvement and permit approvals issued by the CA Fish and Game Department and other environmental regulators to ensure proper treatment of the sensitive habitat.

With all of these actions, the District's ending fund balance on 30 June 2012 will still be a healthy $221,480, which equates to a reserve of 24% of the annual revenue. The reserve status is confirmation the City does not siphon "surplus" monies of the District into its General Fund and uses the special tax revenues for the intended purposes.

C. Street Light Fund – No. 214

This is a special assessment fund collected through the property tax bill on residential properties [current assessment ranges from $8.34 - $43.54 per residential unit per year]. Since 1996-97, the City **has not** requested or increased the rate charged to real property owners which have street lights in their neighborhoods. These assessments are restricted for street light operations and maintenance *within residential neighborhoods.* We expect to realize the same $125,459 in revenues (identical to last year) as this assessment can only be increased by affirmative vote of the assessed property owners (Proposition 218 voter requirements). An 8-year trend analysis of our operational experience with these residential street lights reveals the actual cost of electricity and maintenance expenses fluctuates with a nominal excess or shortfall in revenue, which the Fund's reserve adequately covers in the latter event.

In order to continue providing current services within existing assessment revenue, we expect to slightly draw on existing reserves, this year by approximately $2,026, which amount is 4 times the actual subsidy forecast for FY 10-11 ($495). However, that subsidy is considerably less than the $10,000 annual deficit initially approved for FY 10-11. Recurring causes for this functioning deficit are electrical rate increases prompted by PG&E's field audit 4 years ago as to correct tariff categories, in-house labor, electrical parts and supplies, and direct charges for preparation of the Engineer's Report (Engineering), copying and mailing of the required legal notices ($1,000 and $2,905, respectively; expenses previously absorbed by the City's General Fund).

With a reserve balance of $131,353 projected for closure on 30 June 2012, there is no justification to approach voters to increase their tax assessment at this time (the action plan initiated by City Council at its May 17, 2011 meeting). Even at this rising reserve use trend, the life of this reserve is 35 years at that annual flat subsidy, or 3.5 years if the subsidy rose dramatically (yet remotely) by 4 times each year. Past history reveals the former trend is the likely occurrence but the status of this Fund requires monitoring each year.

It has been 15 years since neighborhood street light benefit assessment rates were raised, and voter approval is mandatory to do so. Conversely, should the annual assessment be lowered by City Council action (using plentiful reserves as the buffer) the lowered rate is then locked in and cannot return to its previous rate in the next or subsequent years without an affirmative vote of the property owners (per Prop 218).

D. Storm Water Fund – No. 216

This account manages the special parcel tax (labeled "ERUs" for **E**quivalent **R**unoff **U**nits) levied locally to assist the City in compliance with unfunded State-mandated regulations through our National Pollution Discharge Elimination System (NPDES) Permit.

By previous Council action long ago, the levy was maximized at its allowable cap yet produces a net of $92,370 for local use in FY 2011-2012 (plus interest earnings of $1,000). In reality, the parcel tax generates higher revenues ($127,034). However, the following purposes snag portions of our levy before ever touching our coffers:

Contra Costa [Cities] Clean Water Program	$ 28,328
Commercial Building Inspections by Sanitary District	$ 8,000
Annual State Fee for NPDES Permit	$ 5,400
County Auditor-Controller administration fee	$ 3,336
Flood Control District management expense	$ 3,000

The Contra Costa County Clean Water Coalition (of which the City is a member) wages our collective battle against an ever-aggressive state regulatory board that increasingly imposes its will of local clean water mandates without providing any state funds for implementation. The goal of cleaner storm waters, creeks and bays is universally embraced and of statewide interest, and cities do not oppose that objective. We remain frustrated, however, by such public policy principles that cities should be the sole fiscal agents charged with utopian local and regional clean water burdens, without the corresponding provision of any new source of revenue to pay for the expense!

The City's new 5-year Stormwater Permit has been issued by the San Francisco Regional Water Quality Control Board. Public agencies, including Clayton, are now under requirements to elevate enforcement and monitoring measures each year to ensure cleaner storm waters. Such Permit conditions will necessitate increased expenditures eventually exceeding current levy revenues and initial staff analyses reveal an additional $225,000 to $515,000 in annual costs could someday impact the City's fiscal operations. Only a Proposition 218 voter approval process can increase the levied rates. The Clean Water Coalition recently undertook telephone and direct mail surveys of county voters (including Clayton's) regarding the prospect, timing and likely passage of a Proposition 218 countywide ballot measure to fund the increased local services necessary to comply with the NPDES Permit. Without revenue augmentation, cities will be faced with serious and unrelenting service mandates drawing on General Fund monies.

For Clayton, the rate of approximately $29 per year per single family home has been held at the same rate for over a decade. In the FY 11-12 Budget, the City's stormwater costs under the Permit regulations exceed available revenues by $13,282. Because there is a reserve balance in this restricted-use fund, there are storm water monies available to cover the projected shortfall. The reserve balance has generally eroded over the years as a result of added Permit requirements imposed by the Regional Board in 1996 (referred to as "C-3 amendments") and the new MRP.

Labor expenditures from this Fund ($43,453) cover Public Works' maintenance of our municipal storm drain system, annual debris clearance of creeks and V-ditches, and proactive measures for the prevention of pollutants into these waters, which ultimately emerge into the San Francisco – Oakland Bay. Educational materials and supplies are also part of this Fund's budget, along with our membership in the Contra Costa County Clean Water Program. Recoverable expenses include that portion of staff time when working on clean water issues, programs, while Regional Water Quality Control Board directives target programs and local enforcement. City Hall staff (Assistant to the City Manager) expends an inordinate portion of time (approximately 1/3rd or more) engaged in the management, administration and implementation of this federal and state mandated program for cleaner runoff waters. Hence, the transfer of $32,500 to the City's General Fund to partially offset this incurred staff time, an increase of 2.8% (CPI) over prior years' stagnant amount.

The Fund opens the fiscal year with approximately $140,410 in equity and projects a year-end balance on 30 June 2012 of $127,129. The monthly street sweeping contract of $42,000 is paid through this Fund as a program component of cleaner storm waters from street gutters; offsetting revenue is tendered by property owners on their trash bills ($40,000). The revenue estimate is slightly lower than the annual contract due to the number of vacant and foreclosed homes in Clayton (closed accounts) and various delinquent and non-paying accounts slicing away at the revenue stream. As a reminder: public streets and gutters are swept monthly to mitigate pollutants from entering the storm drain system, not for street aesthetics or as a broom substitute for the abutting property owner's sweeping of leaves and debris.

E. Measure "J" Fund – No. 220

This special fund receives its final revenues from the $0.05 sales tax levy originally approved by County voters in 1988 (Measure C) to provide regional and local transportation and street improvements, a growth management process, and a regional planning process to address quality of life issues. One of the program components of Measure C is its "Return to Local Source" monies wherein cities fully complying with the Measure C Growth Management Program (GMP) Checklist are eligible to receive an annual allocation of monies for local streets and roads maintenance. Disbursement of these monies hinges on a city earning and maintaining a certified housing element (either by the California Department of Housing and Community Development (HCD) or via self certification), and filing a biennial Compliance Checklist. The Contra Costa Transportation Authority (CCTA), cities and the county of Contra Costa were successful in 2004 in obtaining voter approval of Measure J, which extends the authorization of the current sales tax in the County for an additional 25 years beyond Measure C's expiration on 31 March 2009. Measure J is now in effect.

The City's HCD-certified Housing Element expired in June 2009 and the City submitted its adopted Housing Element to HCD for the 5-year time period covering 2009-2014. On July 15, 2010 the City received written confirmation from HCD that found *"... Clayton's adopted element in compliance with State housing element law."* With

submittal of the biennial Compliance Checklist to CCTA for approval, the City expects it will be eligible to receive its Measure J "Return to Local Source" funds in FY 2011-12.

During last year's adopted budget process, CCTA estimated our City would receive $231,366 in Measure J monies based on economic indicators that retail sales businesses and consumerism might perk up last fiscal year. While it did stutter and gurgle more during the ensuing season, the regional economy did not perform to the expectant level. Consequently, the City realized about $25,000 less than budgeted in Measure J monies (-10.6%) in closing out FY 2010-11. Since the City relied on and expended those anticipated monies on its Neighborhood Street Paving Project last year (CIP No. 10409), next fiscal year's Measure J allocation must cover the small net shortfall of $7,424.

In setting its sales tax revenues for next fiscal year CCTA projects its portion of the sales tax rate will generate $64 million, an increase of 1.7% over its estimated receipt of $62.9 million in FY 2010-11. In retrospect, the regional economy experienced slow growth in the first half of last fiscal year (July-Dec. 2010) but there were signs again of some resurgence in the latter part of Jan.-June 2011. Consumers appear to be spending again as evidenced by new auto sales (up 8%), retail and restaurant (up 2% each), and office equipment (up 16%). Service stations are the boon and bane of the economy as its sales are up 14%, although gasoline prices have bumped by over 30% compared to a year ago. Offsetting these gains are lower revenues from construction (-19%) and lumber (-7%) with grocery store sales at zero growth (0%). Higher gasoline prices and lack of consumer confidence in jobs and their future plus existing high consumer debt have prompted citizens to adjust their spending accordingly.

This fiscal year the City is informed by CCTA we can expect to receive $209,748 sometime after July 2011 from Measure J's "Return to Local Source" account for FY 2011-12. After expenses of $4,500 for updated traffic speed surveys and $4,000 to the City's General Fund for administration (2% overhead), it is proposed the balance of $194,824 in Measure J monies be transferred to the City's Capital Improvement Project (CIP) Budget to assist in underwriting the cost to perform the annual 2011 Neighborhood Street Repaving Project (CIP No. 10410). By this action coupled with available Gas Tax Funds, the CIP Budget will have approximately $439,000 for a local street repaving and/or slurry seal project These two revenue sources drive the amount of monies the City has available for street repaving projects.

F. Oakhurst Geologic Hazard Abatement District [GHAD] - Fund No. 212

Formed by the City Council during the construction of the Oakhurst Development Project, this special assessment district encompasses all of the lots and open spaces within the Oakhurst Development. The GHAD has the authority but not the obligation to perform repairs to public, or authorized private, properties caused by certain geologic hazards such as landslides within this area. In order to fund any such operations, the

GHAD Board of Directors (City Council) is required by state law to receive affirmative vote by real property owners within the District for any increased assessment. Insufficient assessment revenues have always existed to perform much of the identified or speculated repairs; property owners within this District have rejected any assessment increase three (3) times in the past. The District Manager (City Engineer) manages the District and provides a separate budget and annual report to the Board of Directors in June of each year (scheduled for introduction and adoption at the June 21st Council meeting this year).

Due to the restricted amount of approved assessments, the GHAD levies an annual assessment that generally produces the same amount of revenue each year for general geologic hazard abatement purposes within the Oakhurst Development. In FY 11-12, assessment revenue is projected again at the same $33,045 since it is unlikely property owners within the assessment district would approve a significant rate increase sufficient to address hillside movements. Interest earnings are non-existent for this Fund that operates for most of the 12 months in a cash-flow deficit as the Fund's assessment revenues are not received until property owners pay their property tax bills in December and in April.

Nominal management expenses proposed for the District this year include $5,000 for City Engineering services (District Manager) and $7,000 allocated for specialized legal services. A continuing expense this year ($13,032) is the Fund's 50% share of the City's General Liability Insurance premium increase propelled by the Oakhurst hillside movement litigation which served lawsuits against the GHAD as well as the City. An annual $6,168 transfer of monies to the City's General Fund for general administrative and clerical support services is necessary to sustain the bare existence of the District, and to track, monitor and provide guidance on the host of litigation facing the District (18.7% overhead). County administration fees to levy, collect and disburse the District's property tax bill assessment are set at $1,000.

As proposed, District revenues marginally exceed its annual planned expenses ($50). It is therefore unnecessary for the District to draw on its limited reserves this year. However, the District is sadly deficient to offer meaningful mitigation of any hillside movements which expense likely ranges in the hundreds of thousands to millions of dollars. The District opens the fiscal year with a positive reserve balance of $4,017 and will close with a Fund Balance of $4,067 on 30 June 2012.

No capital projects are proposed for the coming fiscal year due to lack of further fiscal resources authorized by real property owners' vote. Clearly, no geologic hazards can be abated in exchange for $33,045 per year. The District maintains its legal life with the foresight that affected property owners might someday wish to proactively exercise the instrument to address hillside movement remediation.

G. Restricted Grants (Fund No. 230)
This account is the repository for State and other subvention grants restricted for the authorized purpose. Given today's nature of state and federal government fiscal health, limited activities and grant monies wind their way to our City.

1. COPS Grant Program
Foremost among the State grants is the Citizen's Option for Public Safety (COPS) program, of which our City receives the minimum amount of $100,000 per year due to our small population size. After a series of Byzantine moves by the State of California, these COPS grant monies are now funded by a 0.15% increase in the Vehicle License Fee (VLF). Unfortunately, the VLF rate for this purpose sunsets on June 30, 2011 unless further authorized by the State Legislature and the Governor, who at this time are caught in a current Sacramento battle over "no new taxes without a vote of the people". In January 2011, Governor Brown sought the State Legislature's approval to call a special statewide election in June 2011 for the purpose of voters' decisions to extend a variety of expiring special taxes, including this VLF rate for the COPS grant program. Unsuccessful in that effort, plans are presently adrift seeking the State Legislature to authorize extension of the VLF tax from July 2011 through a November 2011 statewide ballot measure for fate of the tax's continuance beyond that legislated expiration. Despite these attempts to keep a beneficial public safety program afloat, it is clear at this writing that our City cannot plan on receipt of COPS grant monies past June 30th. This reality presents a difficult challenge for City public safety operations next year.

Since Program inception in FY 1996-97, our City has allocated COPS grant monies to pay a portion of salaries and benefits for our 11th sworn police officer position and our two (2) civilian police services aides. Without these monies, the City must now consider retaining these key positions by use of General Fund monies or other reserves. The alternatives are to eliminate the 3 positions or eliminate $100,000 in other expenses of the General Fund in order to absorb these Police Department services positions.

At this critical stage in municipal budget preparations and pending the unknowns of State Budget battles and this particular VLF tax measure, it is recommended the City allocate $92,395 from general interest earnings in the Trust & Agency Fund reserves to "patch" this service gap for one (1) year (note: the true annual expense is actually $105,105 for this police officer but the Fund has a residual of $10,815 available in unused COPS Grant monies to offset the one-time annual expense, plus allocation of $2,000 in interest earnings). As compensation costs increased over the years (and depending on the individual police officer hired under the COPS grant program, e.g. family health benefits), the $100,000 COPS grant allocation is insufficient today to support all three (3) previously-assigned positions. Since the police services aide positions (2) are currently vacant and their continuance pushes the operational expense further beyond the City's potential $100,000 minimum COPS grant allocation, it is regrettable yet recommended these two vacant police civilian positions be eliminated in this budget. Otherwise, the assigned COPS personnel program will exceed the annual grant allocation by $28,489 that necessitates an on-going allocation of monies from another source (General Fund); such a plan would then establish a structural deficit in this Fund. In prior budgets this

matter was not an issue as the City realized unexpended COPS Grant monies from previous years allocations (due to personnel attrition and vacancies) that were available to patch this gap coupled with annual renewal of the State subvention.

Should the State Legislature ultimately authorize (and the Governor sign) a 4-month VLF tax extension so voters can decide its fate through a November 2011 ballot measure, this Fund would receive 33% of its COPS grant monies that will trigger a corresponding reduction in the amount of Trust & Agency Fund transfer. Should voters then determine in November 2011 to extend the VLF tax rate of 0.15% for continuance of the COPS Grant program, it will not be necessary to rely on any Trust & Agency Fund transfer for this purpose. Should the existence of the COPS Grant program altogether cease by failure of legislative and/or voter support, by this transfer the City has assured its presently-employed police officer that employment will be maintained through June 30, 2012. Prior to that deadline the City must wrestle with a financial and policy decision over a newly-instituted structural deficit, weighing the fact elimination of a sworn police officer funded by a disappearing $100,000 grant still requires new overtime funds in sworn police officer staffing and shift schedule deployments (for vacations, sick leave, injuries, training, etc.).

2. Other Grant Funds

Augmenting the COPS grant monies, this Fund expects receipt of $15,000 in annual revenue from our cable communications franchise company (Comcast) for restricted use in Public, Education & Government (PEG) broadcast services and equipment. The City is also approved to receive another $5,000 grant from the CA Department of Beverage Control (DBC) as a Recycling Grant to promote, capture and reuse the public's recycling of cans and bottles.

One-time expenses incurred last year ($75,685) from this Fund, of which $65,116 in unexpended (prior years') COPS Grant monies covered the City's assessment for participation in the East Bay Regional Communication Systems Authority (EBRCSA; interoperability system, $53,800) with the balance of $11,316 for police internet, router and communications through the City of Concord police dispatch contract. In addition, $10,464 was expended on preparations for the City's shared PEG coalition channel using Comcast PEG grant monies.

The Restricted Grants Fund will close the fiscal year with a fairly large positive fund balance of $204,118, which amount is primarily derived of $91,572 and $88,188 from Comcast through its franchise contract renewal for restricted use to create replay of City Council meetings and PEG access, respectively. The remaining portion of $24,357 is the accumulation of Recycling Beverage grant monies over several years. During the ensuing fiscal year, staff has initiated steps to spend a portion of the Beverage Recycling Grant monies on a recycling container and several recycled material benches for the front portico of the Clayton Community Library

H. Self Insurance Fund – No. 501

This internal-service Fund manages the fiscal obligations of the City's self-insured program for our retention deductible ($5,000 per claim) on initial claims filed against the City for general liability and workers' compensation. Pursuant to our membership in the municipal self-insured/pooled risk excess coverage joint powers authority (JPA), our City is responsible for payment of the first $5,000 in expense and/or damage on each filed claim. This Fund also handles other unassigned legal expenses to defend the City's interest in related cases. A traditional expense hitting this Fund is the annual premium ($1,220) to underwrite our Employee Assistance Program (EAP), a shared public entity consortium for good-health counseling and wellness services benefiting our permanent employee organization.

An unprecedented and continuing expense surfaced in FY 08-09 necessitating Special Legal Services for retention of a law firm to represent the City's interests in ensuring full claims coverage through the Municipal Pooling Authority of Northern California (MPA) on the Oakhurst Hillside litigation cases. Approximately $47,000 from this Fund was expended in FY 2009-10 and another $25,000 will have been incurred in the current fiscal year (2-year total of $72,000). As the litigation has not concluded, a budget of $20,000 for this ongoing purpose has been set for FY 2011-12. Over the last several fiscal years, the Oakhurst Hillside litigation cases and related defense expenses caused the City's self-insured liability pool premium to escalate far beyond the City's normal minor claims experience. This situation further diminished this Fund's reserve balance for the expense of special legal counsel; much is at stake for the City and our Clayton community in this litigation.

The effect of this recurring expense has tugged on this Fund's reserves and is the reason its fund balance dramatically dropped from $69,310 on 01 July 2010 to an expectant $16,396 at the close of 30 June 2012 (76% erosion). As this Fund has no automatic replenishing source of monies, at the Mid-Year Budget Review in February 2012 the City must consider transferring monies from an unrestricted source to maintain its solvency.

I. Capital Equipment Replacement Fund (CERF) – No. 502

This Fund functions as the City's depreciation account to underwrite the replacement purchase of City vehicles, computers and other capital equipment. The CERF opens FY 2011-2012 with a cash reserve balance of $243,008. In robust fiscal years, the full CERF expense and posted revenue to CERF of $97,582 would be levied internally to this sinking fund in the form of CERF charges to various General Fund departments (e.g. Police; Public Works; Admin.) via expense Account No. 7486.

Over the last several budgets the General Fund had to suspend its replenishment of this sinking fund due to declining revenues (the economy) and rising fixed costs. The comparatively healthy cash balance of this Fund provided the temporary comfort margin. Those previous actions were initially deemed interim yet must again be employed in FY 11-12 to weather the City's General Fund fiscal situation.

Prior to the enactment of Measure B by the voters in June 2007, the General Fund of the City was the sole contributor to this vehicle and equipment depreciation schedule. As the Landscape Maintenance District (LMD) accounts for 55% of Public Works' personnel time, voter-approved Measure B included a CERF expense in the public measure to proportionately assist in the replacement of capital equipment and trucks used in the District. The FY 11-12 CERF Budget shows incoming revenues from the Landscape Maintenance District of $13,500 added to the voter-approved $2,700 CERF charge in the Downtown Park Fund. This provides a total of $16,200 in CERF contributions (plus $2,500 interest earnings) for a base revenue stream of $18,700).

Examination of the City operations for next fiscal year yielded the urgent need for a comprehensive overhaul to the organization's information technology (IT) framework. The City last upgraded its desktop computers 7 years ago (2004) and of course the IT world now moves exponentially swifter. The City Hall computers and police mobile data terminals are aged and very slow, factors which negatively hinder and impact staff productivity, temper, efficiency and effectiveness in today's faster-paced information and communications explosion. The necessary upgrades include hardware, software, server, and internet speed. Related to computer system upgrades is the need to replace the City's telephone system hardware, a relic that is inadequate and incompatible with the switch system provided in partnership with the City of Concord. The totality of these communications upgrades come with a price tag that is beyond the capacity of current CERF monies at approximately $172,701; to avoid decimating the CERF reserves by this one-time expense, it is recommended a transfer of monies to this Fund come from available interest earnings held in the Trust & Agency Fund.

Consequently, for this fiscal year, five (5) capital replacement items are proposed totaling $209,701:

1. Replace a 2005 Ford Crown Victoria police vehicle $ 37,000
   The Police Department routinely replaces 1-2 patrol vehicles each year to maintain safe and dependable law enforcement transport. One patrol vehicle was replaced last year. The 6-year old Ford Crown Victoria has 110k miles on it and several reliability issues for emergency response. This "retired" vehicle will replace our one existing decoy car and will remain in service for that purpose (its sale value is likely $400). The cost includes all after-purchase retrofitting of the vehicle with Clayton mobile equipment, gear and markings.

2. City Hall & Mtn. Computers (17), Police Station Computers (10), $ 130,214
   & Police Mobile Data Terminals (9) System Overhaul
   Complete computer system upgrade of antiquated hardware and software.

3. Internet Access Upgrade (T-1/T-2 lines) $20,000
   One-time cost to pull cable and connections to City Hall and Corp. Yard for faster internet speed.

4. City Hall Telephone Hardware System and Switch Replacement Plans for 28 VoIP Telephones. $21,487

5. Credit Card Access/Approval System $ 1,000
Establishes a system for public payment of City fees and expenses by credit or debit card. Presently, the public can pay only by cash or check.

The net effect of this expenditure plan is the Capital Equipment Replacement Fund (CERF) will maintain a healthy cash balance of $224,708 on 30 June 2012 while using one-time monies nesting in the City's Trust & Agency interest earnings account. Although a sizeable expense, the City's workforce size cannot be increased in number due to resources and spatial limitations and therefore it is vital existing personnel have access to and use newer information and communications technologies and hardware to perform their ever-evolving tasks and responsibilities.

J. Community Gym (Fund No. 701)

This Fund was established in 2003 after the City executed an agreement with the Mt. Diablo Region YMCA for their development and provision of community recreation and enrichment programs at the Clayton Community Gym. The Gym is a joint construction – joint use public facility sited on the campus of the Diablo View Middle School.

The City has the right but not the obligation to use the Gym for community programs and events from 3:30 p.m. to 11:00 p.m. during school days, and from 8:00 a.m. to 11:00 p.m. during non-school days (including weekends). Use of the Gym during such times incurs School District expenses for custodial labor, custodial supplies and utilities, which expenses must be paid by the City via its Gym operator. In February 2010, the Mt. Diablo Region YMCA abruptly and shockingly terminated its agreement with the City, effective 31 March 2010, due to insolvency, which eventual YMCA bankruptcy left the City with unreimbursed School District expenses now totaling $100,679. The City filed an unsecured creditor's claim against this YMCA in its bankruptcy proceedings seeking full repayment from liquidated assets. The bankruptcy matter is still pending and awaits liquidation of YMCA assets and holdings to address the various claims.

Responding to community outcry to have continued public access to the Gym for adult and youth recreation programs and sports leagues, in June 2010 the City contracted with All Out Sports League (AOSL) for this non-profit 501 (c) (3) organization to be its new operator and provider of community programs. The agreement specifies AOSL is responsible to reimburse the City its incurred custodial and utility expenses. The City and the School District have not officially resolved our differences in cost or methodologies regarding apportioned custodian labor expenses and gym utility costs; however, progress is flowing such that an outcome will hopefully be less than the final 9-month expense experience with the YMCA producing a trend of $47,000 per year.

Since this Fund operates on the basis of AOSL paying what the School District ultimately bills (in accord with City agreement), the $41,000 guesstimate posted for the FY 2011-12 budget is merely a placeholder at this point. By way of letter to the City dated May 24, 2011, AOSL expressed its written desire to continue its contractual relationship with the City in FY 2011-12 for programming and operation of community recreation programs at the Gym.

K. Endeavor Hall (Fund No. 702)

This separate fund was established in the 2002-2003 Budget to track specific revenues and expenses of the million dollar historic Endeavor Hall. Since the Hall's opening in 2001 the rental rates for use of this public facility have not been increased and therefore remain competitive in the rental facility market for smaller gatherings. In fact, the City hosted the Contra Costa County Mayors' Conference monthly meeting last October 2010 in Endeavor Hall and received many fine compliments from area public officials in attendance as to the Hall's wonderful setting and appearance.

Despite the dismal economy, more potential users and actual renters have discovered the advantages of Endeavor Hall for events, meetings, and special occasions. With concerted advertising, marketing efforts and promotional uses, the rental income for the Hall in FY 2010-11 is expected to match its 7-year average annual revenue mark of $20,000 ($20,486 projected). After a disappointing year in 2009-10 of $14,191 in rental revenue, reestablishment of its historical income is very satisfying to staff and holds promise to reach the $20,500 revenue projection for this year.

Minimal maintenance time ($14,633) is allocated for the upkeep of the facility, sufficient to keep it prim and proper and planted with annual color plants for suitable use. Naturally, should vandalism occur to the Hall extra expenses are incurred to make the necessary repair.

The Fund is expected to close FY 2010-11 with a net operational shortfall of $8,873. Based upon its rental performance this last year, it is projected the net operating shortfall will be reduced by 41% to $5,227 in FY 2011-12. Since the average renter of Endeavor Hall generates $570 in rental income, all that is necessary for this Fund to break even in operation is nine (9) more rentals next year.

L. The Grove Park – Fund No. 211

The Grove Park officially opened to the community on 12 January 2008 and on 29 May 2008, City Maintenance assumed full responsibility for the care and maintenance of The Grove Park. On Opening Day, the public park immediately became the signature statement of our community, and ever since it has been the popular gathering place for residents and visitors to the Clayton Town Center.

Voters approved a special property tax in November 2006 to maintain the park for 10 years (levy first collected in FY 07-08) so this year embarks the mid-point operation of its special funding existence. The Downtown Park real property assessment will yield $112,062 in the coming year (with the recommended allowable CPI (April-April) tax rate adjustment of 2.8%). In addition, the restricted fund receives a $10,000 per year revenue "donation" from the land owners (Endashiian, Inc.) of the development of the CVS/Pharmacy store site (formerly Longs Drugs Store). Bolstered by these revenues and interest earnings, the Downtown Park Fund maintains a positive cash balance expected to be $179,199 at the close of FY 11-12. Of that amount, $103,858 sits in the Asset Replacement Reserve approved in the adoption of Measure O, $52,796 in unreserved Fund Balance, and $30,000 in unallocated Reserve funds. These reserves will play critical roles in the District's remaining years as play equipment warranties expire and park features require replacement due to significant public use and misuse.

Last year, maintenance and operation of The Grove incurred $147,506 in expenses offset by revenues totaling $123,009. Therefore, this restricted Fund operated in an annual deficit of $24,496 yet less than the planned budgetary deficit of $30,977. As the Park matures and its public use increases, more City Maintenance personnel time is deliberately budgeted to keep The Grove in a condition worthy of the City's signature piece. Recently, the Park has experienced vandalism to its gazebo and play apparatus which misfortunes are expected to continue while the sputtering economy and dwindling household incomes keep youth, families and area visitors around town over this summer. During summer and Concert Series weekends, a part-time Maintenance Worker is assigned to perform routine maintenance and oversight tasks at the Park to ensure this highly-visible asset shines for our community. The nearby municipal well serves the irrigation and non-potable water needs of The Grove Park, which saves taxpayers' monies over the metered water prices of Contra Costa Water District.

These one-time and increased Maintenance expenses result in a projected operational cost of $132,517 plan that banks on a small draw on the reserves of $7,455. Stripping away the annual reserve and asset replacement deposits of $23,000, The Grove Park realistically operates within its annual revenues by approximately $15,000 (11%). The District's reserves remain sufficient at 135% of its normal yearly operation.

* * * * *

FIDUCIARY FUNDS

Tracked by the City and included herein for reference, Fiduciary Funds of the City are not typically considered part of a one's "budget" since the City essentially serves as the fiscal conduit (fiscal agent) to collect the previously-approved assessments and then pay the incurred obligations. No underlying debt obligation of the City is assumed in administering the fiscal transactions of these funds. With secured sources of income, these Funds are not held hostage to the volatility of general governmental purpose revenues or state government shenanigans. Fiduciary Funds often operate with negative cash flow balances and therefore can have interest charges applied for temporary reliance on the use of pooled reserves to underwrite their annual operations.

A. Presley GHAD Settlement (Fund 213)

In 2003 the City and GHAD settled its lawsuit against Presley regarding damages to City infrastructures in the Kelok Way area of the Oakhurst Development. After reimbursement to the City of advanced legal expenses, proceeds from the settlement were retained in a separate fund for use to clean V-ditches in the area, monitor hillside movement and explore mitigation options to protect public infrastructures in the Development. During FY 2010-11, funds were appropriated from this reserve ($110,000) to perform road resurfacings in the Development in conjunction with the City's annual Neighborhood Street Project (CIP No. 10409). Therefore, the Fund will have an ending balance of $118,758 on 30 June 2012, which may yet be tapped for further repairs to public infrastructure damages and/or arrest hillside movement in the near future.

B. High Street Bridge (Fund No. 217) and Oak Street Bridge (Fund No. 218)

These assessments are levied against certain private property owners in the Oak – High Streets area to maintain the bridges constructed in these areas in behalf of the owners to serve their private real properties. The High Street Bridge project is repaid over thirty (30) years, with debt finally retired in 2029. The Oak Street Bridge project is repaid over twenty (20) years with its debt ultimately retired in 2020. Each Fund incurs minimal annual expenses for its share of the County's property tax administration fees, and Fund 217 includes property taxes levied on public property contained within that special assessment district. Both Funds carry slowly-declining negative balances of $14,523 and $74,389, respectively, until the full levy of real property assessments retire the incurred debt.

C. Lydia Lane Sewer Assessment District (Fund No.222)

Established and funded solely by private property owners along south Lydia Lane, this infrastructure improvement project included a municipal sewer main line, lateral connections to the homes plus an associated street overlay. The project was funded by the private property owners since they "opted out" of inclusion in the original Project Area of the newly-formed Clayton Redevelopment Agency (1987) and therefore became ineligible for Agency funds to cure a public health and safety blight by installation of a municipal sewer line to eliminate their private septic tank systems. The project was completed in 2003 with bonds issued by the City for repayment over a thirty (30) year life. Principal and interest payments total $16,450 or 84% of the Fund's annual expenses. The Fund manages the retirement of that private debt of the assessed real property owners, which reveals a positive Fund Balance of $85,518 expected on 30 June 2012.

D. Oak Street Sewer Assessment District (Fund No. 223)

This is the most recent Fiduciary account to appear in the City's Budget when the neighborhood sewer project was completed in 2004. The Redevelopment Agency paid for a portion of this project (50%) with real property owners agreeing to annual assessments for the balance of the expense. Principal and interest payments total $11,140 or 85% of the Fund's annual expenses. This Fund manages the retirement of that private debt over twenty-five (25) years, paid off in 2029. The Fund carries a temporary negative balance of $13,744 projected on 30 June 2012.

E. Development Impact Fees (Fund No. 304)

This restricted-use fund holds the impact fees the City presently imposes on and extracts from new developments within our community. Revenues are private development driven and restricted for use on the purpose of the impact fee. Although it is unknown exactly when any proposed development will come "on-line" thereby triggering the payment of these impact fees, staff does not wish to budget for new development to occur and not be realized. A remote possibility exists for the pending mixed-use downtown project, Creekside Terrace, to materialize into construction this fiscal year. The renamed "Diablo Estates at Clayton" residential subdivision (off Regency Drive) is once again resurrected for development with re-grading of the site currently underway. Its construction will trigger impact fee revenues to the relevant impact funds (2 units anticipated in this fiscal year). Therefore, the following balances display actual (2011) and projected (2012), respectively:

DEV. IMPACT FUND	JULY 2011	JULY 2012
Childcare Facility Fees	$ 35,545	$ 35,955
Parkland Dedication Fees	$ 292	$ 5,430
Offsite Arterial Improvement Fees	$ 103,682	$ 106,594
Fire Protection Fees	$ - 0 -	$ 600
Community Facility Fees	$ 5,338	$ 6,238
Sewer Study Impact Fees (MCR)	$ (62,194)*	$ (62,194)*
Police Impact Fees	$ 25,400	$ 28,742
Open Space In-Lieu Fees	$ (1,760)	$ (1,760)
Interest Earnings	$ 8,000	$ 12,000
Totals:	$ 174,303*	$ 191,605

* The Sewer Impact Fee Fund "borrowed" $60,000 from the City's General Fund during 2004-2006 for the purpose of preparing a Sewer Master Plan for the [East} Marsh Creek Road Specific Plan annexation study. This account is ultimately responsible for the repayment of these advanced monies from future development impact fees.

These monies are restricted to capital improvement projects and cannot be used for operations and maintenance, with the exception of the Police Impact Fees. This Fund is expected to have a total of $191,605 in its ending cash position on 30 June 2012.

Last fiscal year the adopted City Budget allocated $40,000 in Open Space In-Lieu Fees to add a small tot lot and resilient play surface in Lydia Lane Park, Phase II – CIP No. 10336 (a mitigation measure from approval of the Mitchell Creek Place subdivision on High Street). With change orders of 15% as construction commenced in the field (e.g. addition of a park bench; vandalism deterrent), the park improvement project's final cost was $45,930. The upcoming fiscal year plans for no new expense of the available development impact fees.

F. Clayton Financing Authority (Fund 405)

On 04 December 1990, the City Council of Clayton, California adopted Resolution No. 120-90, which created the Clayton Financing Authority (CFA) through a joint exercise of powers agreement. This Financing Authority was initially established to allow redevelopment tax allocation bonds to be sold at a more favorable negotiation basis versus a public basis. The Financing Authority is registered with the State of California Controller's Office and is subject to the laws pertaining to special districts. As a legal, separate public entity, the Authority is required to file an Annual Report with the State of California [ref. Section 26909, *CA Government Code*].

Arising from matters associated with the Oakhurst Development Project, the Financing Authority held title to a 1-acre parcel located at the southwest corner of the Clayton Road-Oakhurst Drive-Center Street intersection. In October 2006, the Financing Authority sold the real property for $800,815 to a commercial developer (Endashiian, Inc.), which ultimately led to the construction and opening of the former Longs Drug

Store at this location (now CVS/Pharmacy). A small portion of these monies was used in the 2008 park renovations at Clayton Community Park (tot lot and picnic facility improvements). No allocation is planned for expense of the proceeds in FY 2011-12 and therefore the ending balance on 30 June 2012 will be $766,939 (with nominal interest earnings of $5,000).

G. Middle School Community Facilities District (1990-1) – Fund No. 420

As its name implies, this Fund manages the accumulation of annual real property assessments that paid (in part) for the construction of the Diablo View Middle School, a 2007-recognized CA Distinguished School. Professional service expenses are incurred for the fiscal administration of this Fund, which is projected to have an ending Fund Balance of $4.644 million on 30 June 2012; assessment and interest revenues will exceed Fund obligations by $150,000 this fiscal year. Principal and interest payments amount to $506,306 (95% of the planned expenses). In FY 2007-08 the outstanding debt was refunded to obtain a lower interest rate on the remaining principal (see Fund No. 422), a City-initiated transaction which resulted in lower annual payments for the assessed real property owners.

H. Clayton Station Community Facilities District (1990-2) – Fund No. 421

This debt service account pays the obligations of this small special assessment district that assisted in the installation of on-site and offsite capital improvements to facilitate the construction of the private development known as the "Clayton Station" commercial shopping center. The debt is retired solely through the annual assessment levy ($138,474) against this private real property; a principal and interest payment of $120,969 is scheduled for this fiscal year. The Fund expects an ending balance of $163,995 on 30 June 2012.

I. Special Tax Revenue Refunding Bonds (2007) – Fund No. 422

In 1997 the Clayton Financing Authority issued $7.16 million in Special Tax Bonds to finance in part the construction of the Diablo View Middle School (see Fund No. 420). Approximately $5.285 million remained outstanding on the debt carrying a final maturity date of 2022. In May 2007 the Board of Directors determined it was fiscally advantageous to Oakhurst Development real property owners for the Authority to refinance the outstanding debt to achieve savings in annual debt payments. Upon its issuance the refunding captured a savings of $600,000 to the District rate payers with individual property owners saving approximately $20 - $51 per year. Bond interest rates fell from the range of 5.25% - 5.90% down to 3.5% - 4.2%.

This year, the principal and interest payment totals $442,423, drawing on planned reserves by $444,428 to do so plus fund bond administration fees and costs. The Fund is projected to close the 2011-12 Fiscal Year with a required reserve-for-debt-service amount of $569,522.

* * * * *

CAPITAL IMPROVEMENT PROGRAM (CIP)

The City completed three (3) key capital improvement projects last year that enhanced and maintained the public's investment in its infrastructures and overall quality of life:

1. 2010 Neighborhood Street Project (CIP No. 10409) $ 1,002,000
   Combining Gas Tax and Prop 42 funds, GHAD settlement monies and 2-years' worth of CCTA Measure J monies, , this Project represented the City's annual effort to maintain our local streets and roads. Targeted streets last year were 34 neighborhood roads and cul-de-sacs earning the lowest-rated Pavement Condition Index (PCI) ranging from the City's lowest of 23 PCI (Golden Eagle Place; "Very Poor" category) through Raven Way at 48 PCI (top of "Fair" rating category) .

2. Old Marsh Creek Road Overlay Project (CIP No. 10416) $ 361,000
   Working with CCTA to reassign future Measure J monies from the City's pre-authorized east Marsh Creek Road improvement project, the City expects to salvage its engineering design work produced last year for a gutted Phase II in ARRA federal jobs funds by repaving this failing arterial road.

3. Tot Lot Play Apparatus and Resilient Playsurface $ 45,930
   Recreation additions made in Lydia Lane Park to support active community recreation and play features in the City's public park system.

All total, in the midst of a national recession and jammed economy, the City managed to perform community improvement works valued at approximately $1.4 million.

The following CIP Projects valued at $ 1.88 million are recommended for completion in the FY 2011-12 Budget (new projects at $1.03 million):

1. Community Park Parking Lot Expansion (CIP No. 10413) $850,000
At its public meeting on May 17, 2011, the City Council authorized allocation of its per capita grant monies ($492,000) from the East Bay Regional Park's successful bond extension (Measure WW) to expand parking availability at Clayton Community Park. The improvement project, expected to add 100 new parking spaces and enhanced off-street circulation benefits to the community, will connect the existing lower field parking lot to the Gym Court Driveway at Diablo View Middle School. An added gain is the elimination of overgrown and barren public landscape areas with re-plantings that will reduce water consumption and enhance public safety view sheds of the Park. The Project is expected to be substantially complete by the end of summer 2011.

2. 2011 Neighborhood Street Rehab Project (CIP No. 10410) $438,988
Merging annual Gas Tax monies and Measure J monies expected this fiscal year, the City has the opportunity to conduct another Neighborhood Street repaving and/or slurry seal project. Determination of which streets are candidates for improvement is determined by the City Council using the City's Pavement Condition Index rating. The time schedule for performance of this Project is slated for spring 2012

3. El Molino Dr. Sanitary Sewer Improvement Project (CIP No. 10422) $330,000
The City's Sewer Master Plan for the East Marsh Creek Specific Plan area revealed the existing sewer main line beneath El Molino Drive serving the Regency Woods and Regency Meadows residential subdivisions is periodically surcharged and must be enlarged for capacity to avoid future public health incidents. The affected area is within the approved Project Area of the Clayton Redevelopment Agency (RDA) and the Project is therefore eligible to use redevelopment agency tax increment revenues to cure the blighted and public health standard concern.

It is recommended the approved City Budget re-allocate the necessary monies in the current CIP Budget – Downtown Economic Development Fund (CIP No. 10400) for this purpose. That particular CIP account holds approximately $1.7 million in transferred RDA revenues.

4. School Bridge Area & Creek Habitat Improvements (CIP No. 10420) $200,000
On the west side of Oak Street in the Clayton Town Center, to the right of the Oak Street exit south to Center Street, is the entrance/exit point for trail leading to/from the Mt. Diablo Elementary School. This pathway is also used by pedestrians, bicyclists and other alternate modes of people transportation

between the Town Center and the Mitchell Canyon/Pine Hollow Estates residents. Except for a small parcel that contains the creek bridge which is held in title by the Mt. Diablo Unified School District, the City owns the remainder of the area.

Staffs of the City and the School District have reached mutual agreement for the School District to quitclaim this parcel to the City, retaining an easement for public access across the creek and bridge. Upon new title, it is proposed the City design and construct improvements in this area to include roadway and natural landscape, creek habitat restoration, new signage, and other modifications that will keep bicyclists on the path rather than riding over the creek, the dirt bank and further destroying native habitat. The blighted area is within the approved Project Area of the Clayton Redevelopment Agency and therefore it is proposed the City Budget re-allocate the necessary monies from CIP No. 10400 – Downtown Economic Development Fund (RDA monies) to this new Project.

5. Cardinet Trail Restoration Project (CIP No. 10421) $50,000
As noted in the Landscape Maintenance District narrative, District funds will be used to perform corrective work on a portion of this well-traveled trail to halt the erosion of the creek's bank and elevated pathway.

* * * * *

PUBLIC EMPLOYEES RETIREMENT PENSION SYSTEM

Eleven years after its incorporation as a municipality in 1964, the City of Clayton joined the California Public Employees Retirement System (CalPERS) to establish a pension system for its public employees (June 1975). At that time it contracted for a retirement system plan of 2% at age 55 for its sworn law enforcement officers and 2% at age 60 for its general (miscellaneous) employees. Each enrolled plan was the least "defined benefit" plan offered by CalPERS. For the next 36 years and continuing today, the permanent employees of the City are members of CalPERS for retirement pension purposes. The City does not belong to Social Security.

After researching records of the City, a plan change occurred in 1997 when the City moved its law enforcement employees from the CalPERS 2% at 55 Plan to a 2% at age 50 Plan; miscellaneous employees were kept on the 2% at age 60 Plan. Presumably at that time the City elevated the retirement benefits of its Police Department in order to attract and retain quality sworn personnel in the competitive public sector market.

In recent years, coinciding with the abrupt downturn in the national and local economies and the wave of retiring Baby Boomers (born 1946 -1964), the press and the public have wagered a vigorous debate and exposé concerning the amount and scope of

unfunded liabilities of governments [taxpayers] for the CalPERS defined benefit retirement plan. Public policies have been attacked, modified, reformed and threatened over the course of this examination and it continues today in the form of state legislation reform bills, statewide initiatives and castigating editorial opinions.

In the spirit of that discussion and to provide proper transparency of the City's fiscal position, the following chart with notations is offered (using the most current data supplied to the City by CalPERS):

Unfunded CalPERS Liability for Clayton

UNIT	JUNE 2009	JUNE 2004	JUNE 1999	JUNE 1994
Public Safety	$ 988,219	$1,158,768	$ 88,430	$ 605,835
Misc.	$ 526,831	$ 549,429	($ 579,148)	($ 7,213)
Totals	**$1,515,050**	**$1,708,197**	**($ 490,718)**	**$ 598,622**

* "Unfunded Liability" is the amount the CalPERS actuarial annually determines the City's pension plans are owed in addition to current payment. The liability is being amortized (paid down) through the City's current CalPERS' rates as a portion of the rate goes to retire the unfunded liability.

Notes:

1. The June 2009 data is the latest information released by CalPERS; there is a one year time lag in their generation of this data.

2. The City modified its CalPERS retirement plans in early 2001, moving from 2% at 60 to 2% at 55 for the Miscellaneous Unit, and from 2% at 50 to 3% at 55 for the Public Safety Unit. Neither of the City's current Plans is the premium pension plan offered by CalPERS for each Unit.

3. The "Great Recession" impacted recent investment earnings of CalPERS (as it did to all investors), which in turn influences a public agency's retirement rates paid by the Employer.

4. In January 2011 the City Council approved a contract that new employees of this City be enrolled in the 2% at 60 pension plan for the Miscellaneous Unit, and the 2% at 50 pension plan for the Public Safety Unit, plus pay 100% of the Employee's contribution share.

5. Numbers bracketed in **green** indicate that particular plan had a surplus balance at that time (known as "superfunded").

According to information supplied to its members by CalPERS (ref. PERSpective, Spring 2011), its public pension system is funded by three sources: 1. Investment income; 2. Employee contribution; and 3. Employer contribution. In many cases, as product of the collective bargaining process over time, public employee units negotiated having their employer pay the member's Employee contribution in lieu of salary increase or other negotiable benefit. Over the last 20 years, of every dollar paid in pension benefits by CalPERS the vast majority came from investments:

Investment Earnings	64 cents
Employer Contributions	21 cents
Employee Contributions	15 cents
	$1.00

Without dispute, the crash of Wall Street gravely impacted in a negative way the unfunded liability positions of governments enrolled in the CalPERS pension plan. As noted above, our City's unfunded liability exposure is $1.5 million (June 2009) and the City's CalPERS rates for FY 2011-12 contain a monetary component for the retirement of that liability:

Public Safety Unit

Component	FY 11-12	FY 10-11	Δ
Employer Normal Cost	15.725%	13.340%	
Payment on Amortization Bases	4.583%	2.252%	
Unfunded Liability Amortization	15.550%	15.580%	
Employer Total Rate:	35.858%	31.172%	
Employee Portion (pd. by City)	9.000%	9.000%	
TOTAL RATE:	44.858%	40.172%	
1 YR. DIFF.	**+4.686%**		**$ 36,916***

Miscellaneous Unit

Component	FY 11-12	FY 10-11	Δ
Employer Normal Cost	7.684%	7.740%	
Payment on Amortization Bases	1.855%	0.735%	
Unfunded Liability Amortization	5.344%	5.703%	
Employer Total Rate:	14.883%	14.178%	
Employee Portion (pd. by City)	7.000%	7.000%	
TOTAL RATE:	21.883%	21.178%	
1 YR. DIFF.	**+0.705%**		**$ 6,659***

In the proposed fiscal plan for 2011-12, these new CalPERS and financial impacts have been folded into the balanced budget. The total amount of monies allocated to pay the CalPERS retirement contributions in FY 2011-12 is $598,423 across all Funds ($14 million) as apportioned with labor allocations. Of the annual CalPERS payment by the City, the following table lists the distribution:

Police Department	62%
Admin/Finance Department	19%
Public Works Department	11%
Planning Department	6%
City Council	2%

The purpose of this information is not to diminish or ignore the seriousness of the unfunded liability retirement debate, and certainly the City's current amount of unfunded pension liability of $1.5 million is not insignificant. Yet our liability is being amortized within the current rate schedule and the 5-year chart above illustrates the exposure is trending downward, not upward. What is critical to incorporate into the discussion is the acknowledgement that not every city or local government is in the same precarious canoe and not every city or local government has the "Cadillac" retirement plan that is offered through CalPERS. Caution is requested so as not to cast all pension plans, pensioners, cities and public employees into the same cauldron to burn while gnawing on this public issue bone.

* * *

COUNCIL BUDGET SUB-COMMITTEE REVIEW

Due to the logistics of available budgetary data and conflicting schedules of family matters and jury duty, the Council ad-hoc Sub-Committee of Council Member Stratford and Council Member Geller was unable to meet with the City Manager and the Finance Manager prior to the necessary release of the Manager's proposed Budget on Friday, June 3, 2011. At this writing individual calendars are being compared to determine a suitable date to meet, either prior to the June 7th introduction of the Budget or at a minimum before the June 21st public hearing. Ultimately, the Council ad-hoc Sub-Committee's critique and recommendation will be submitted prior to any final action on the proposed City Budget for FY 2011-12.

Respectfully submitted,

Gary A. Napper
City Manager

Attachments: Proposed FY 2011-2012 City Budget and 5-Year CIP Budget

FY 2011 – 12

TOTAL BUDGET SUMMARY

CITY OF CLAYTON BUDGETS

Budget

	FY 11-12	FY 10-11	FY 09-10	FY 08-09	FY 07-08	FY 06-07
General Fund	$ 3,651,536	$ 3,656,609	$ 3,637,679	$ 3,767,800	$ 3,784,028	$ 3,719,432
Other Funds	$ 3,848,048	$ 4,054,742	$ 3,171,957	$ 2,902,386	$ 3,032,335	$ 2,753,427
CIP	$ 1,524,988	$ 1,764,300	$ 2,273,727	$ 2,644,432	$ 728,995	$ 1,100,000
RDA	$ 5,540,625	$ 5,110,922	$ 5,196,353	$ 5,225,457	$ 4,395,587	$ 4,104,862
Total	$ 14,565,197	$ 14,586,573	$ 14,279,716	$ 14,540,075	$ 11,940,945	$ 11,677,721

Other Funds

Gas Tax	$ 395,629	$ 479,590	$ 374,710	$ 361,171	$ 349,038	$ 377,025
Landscape Mtn	$ 1,210,723	$ 1,062,271	$ 738,065	$ 874,650	$ 850,000	$ 605,127
Street Light	$ 129,485	$ 132,830	$ 141,246	$ 137,700	$ 134,700	$ 131,840
Storm Water	$ 138,102	$ 140,200	$ 168,372	$ 156,771	$ 86,386	$ 94,363
Measure J	$ 203,324	$ 529,844	$ 198,000	$ 244,205	$ 595	$ 3,100
GHAD	$ 32,995	$ 32,372	$ 36,507	$ 31,290	$ 44,820	$ 21,841
Grants	$ 116,374	$ 127,246	$ 140,610	$ 122,127	$ 127,037	$ 135,136
Self Insurance	$ 26,220	$ 36,220	$ 41,220	$ 6,307	$ 1,721	$ 1,500
Capital Equipment (CERF)	$ 209,701	$ 87,850	$ -	$ 47,936	$ 38,575	$ 47,400
Community Gym	$ 41,000	$ 47,000	$ 48,193	$ 48,193	$ 40,710	$ 38,931
Endeavor Hall	$ 26,502	$ 26,369	$ 20,884	$ 19,117	$ 20,166	$ 23,384
Grove Park	$ 132,517	$ 152,085	$ 111,306	$ 111,314	$ 94,820	$ -
Development Impact	$ -	$ 40,000	$ 27,500	$ 28,000	$ -	$ 41,888
Oakhurst AD	$ -	$ -	$ -	$ -	$ -	$ 13,000
CFD 1990-1 Middle School	$ 533,856	$ 537,690	$ 537,999	$ 538,345	$ 1,068,484	$ 1,047,285
CFA 2007 Middle School Refunding	$ 477,428	$ 446,023	$ 397,598	$ -		
CFD 1990-2 Clayton Station	$ 138,487	$ 140,641	$ 133,147	$ 133,348	$ 133,180	$ 133,923
High St Bridge	$ 2,385	$ 2,385	$ 4,110	$ 4,070	$ 4,070	$ 2,385
Oak St Bridge	$ 657	$ 656	$ 18,758	$ 4,658	$ 4,390	$ 994
Lydia Lane Sewer	$ 19,614	$ 20,212	$ 20,217	$ 20,525	$ 20,814	$ 21,115
Oak St Sewer	$ 13,049	$ 13,258	$ 13,515	$ 12,659	$ 12,830	$ 13,190
Total	$ 3,848,048	$ 4,054,742	$ 3,171,957	$ 2,902,386	$ 3,032,336	$ 2,753,427

*** Note - RDA & other source of funds are included in the CIP Budget**

FY 2011 – 12

GENERAL FUND

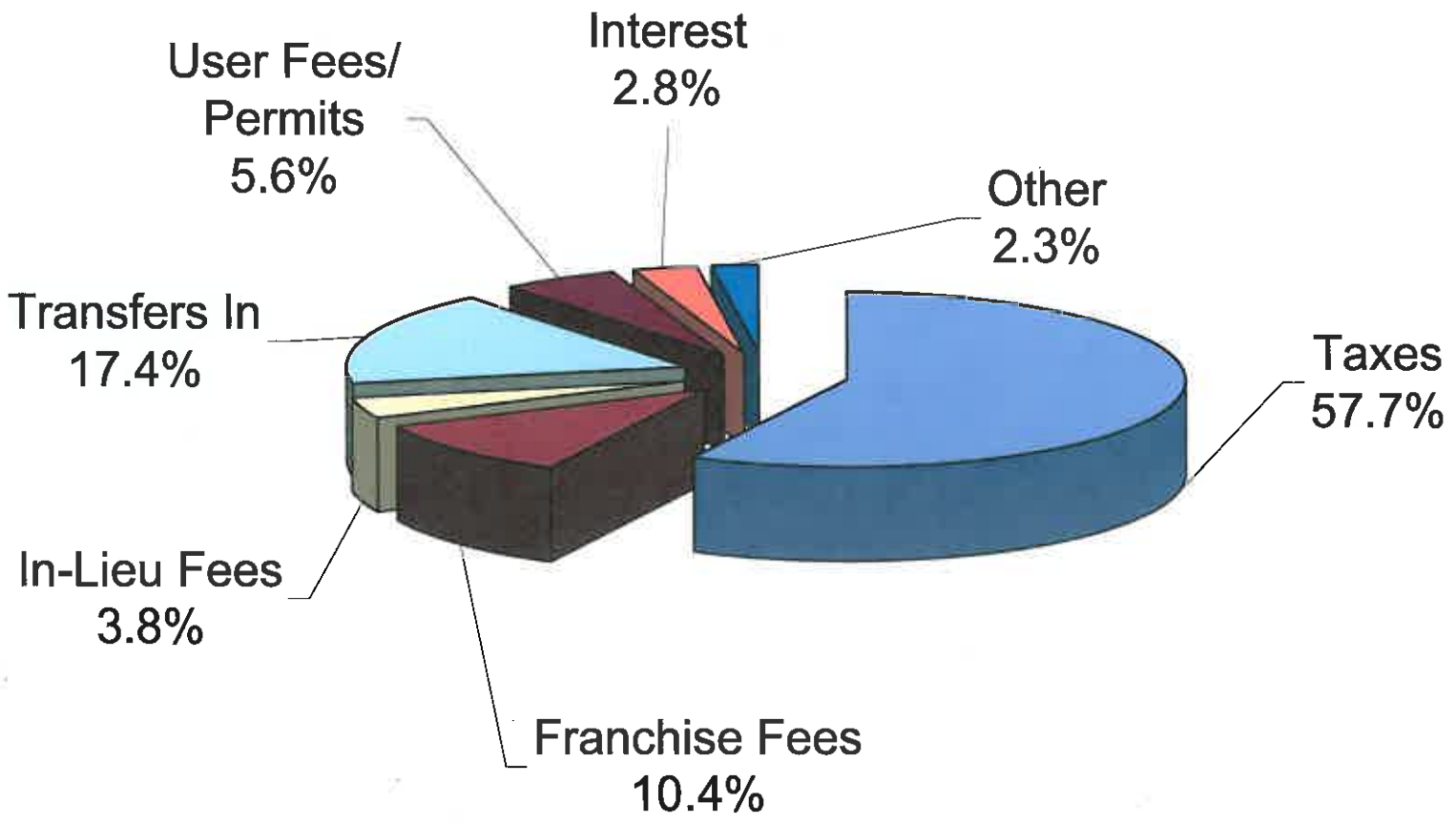
BUDGET SUMMARY AND DETAIL

CITY OF CLAYTON ADOPTED GENERAL FUND REVENUE BUDGET

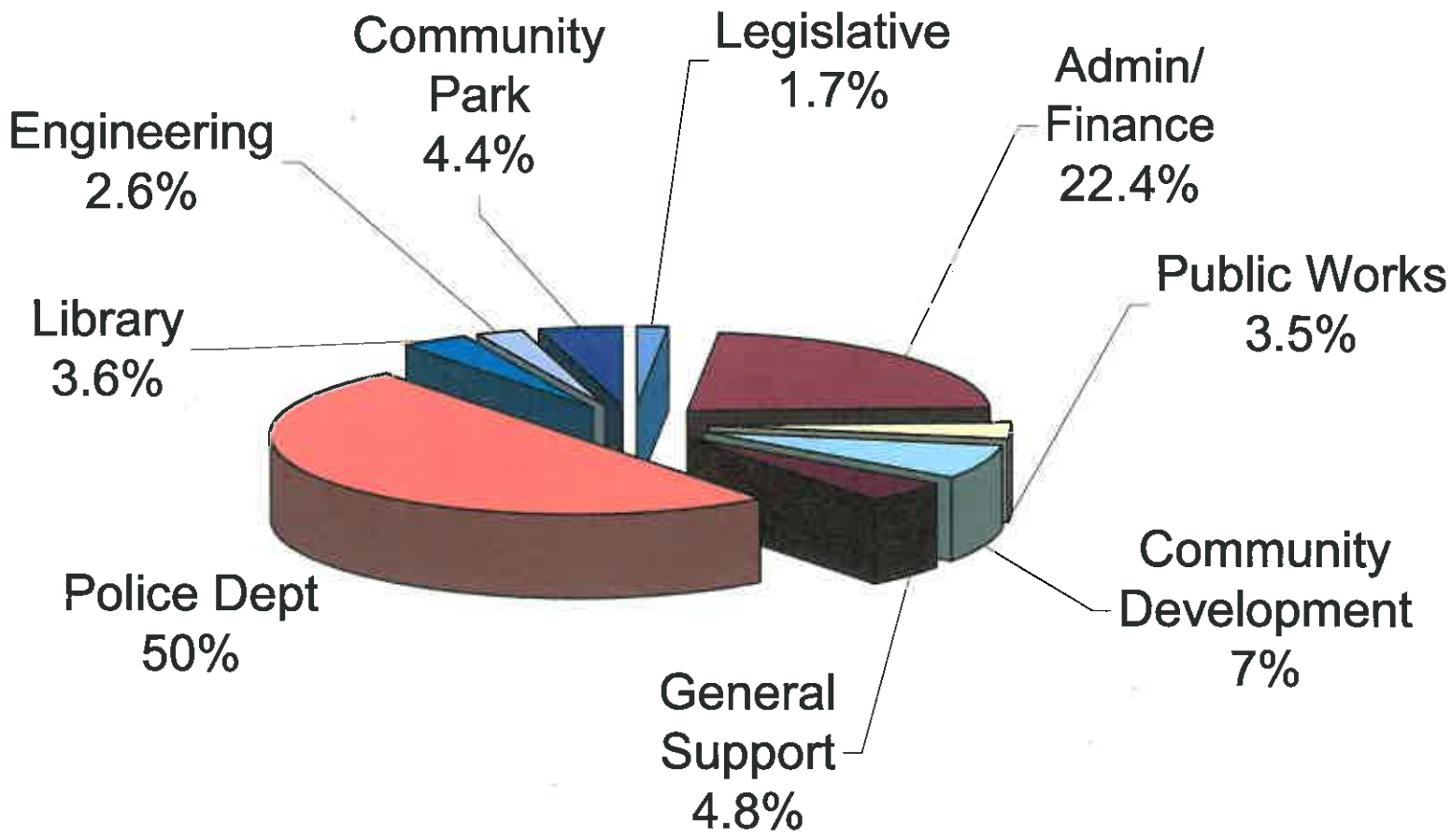
PROJECTED REVENUE 2010-11 VS PROPOSED BUDGETED REVENUE 2011-12

DESCRIPTON	Account Number	Actual Revenue 6/30/2010	Budgeted Revenue 2010-11	YTD Revenue 4/30/2011	Projected Revenue 6/30/2011	Projected (Shortage) 2010-11	Proposed Revenue 2011-12	Budgeted Changes 10-11 vs 11-12
Property Tax Secured	4101	752,832	672,011	659,861	695,851	23,840	695,851	4%
VLF Backfill by State		759,868	772,881	376,222	752,443	(20,438)	752,443	-3%
Sales Tax In-Lieu (Triple Flip)		48,513	78,132	43,057	86,114	7,982	86,114	10%
True Up VLF & Sales Tax		(12,096)	-	(11,582)	(11,582)	(11,582)	(11,582)	
Property Tax Secured (net)	4101	1,549,117	1,523,024	1,067,558	1,522,826	(198)	1,522,826	0%
Property Tax Unsecured	4102	42,090	37,000	37,385	37,385	385	37,385	1.0%
Property Tax Unitary Tax	4103	11,933	11,000	11,297	11,892	892	11,892	8%
Property Tax Supplemental	4104	9,132	-	(2,122)	(1,883)	(1,883)	-	
Property Taxes Other	4106	11,846	5,790	5,834	5,834	44	5,834	1%
Sales and Use Tax	4301	272,702	218,000	170,454	256,454	38,454	256,500	18%
Real Property Transfer Tax	4502	54,812	39,000	41,529	45,700	6,700	45,000	15%
Business License	5101	99,394	95,000	98,087	99,087	4,087	99,000	4%
Building Permit	5103	25,355	22,000	19,105	25,105	3,105	26,000	18%
City Permits	5106	6,519	5,300	6,009	6,500	1,200	6,500	23%
Stormwater Permits	5109	-	-	1,050	1,050	1,050	1,000	100%
Public Safety Tax (Prop 172)	5201	63,538	59,000	47,669	56,669	(2,331)	57,000	-3%
Abandoned Vehicle Abate Fee	5202	6,215	3,400	2,273	2,273	(1,127)	2,273	-33%
Motor Vehicle License Fee	5203	32,234	30,000	24,161	32,361	2,361	32,400	8%
Other In-lieu (Diamond Terrace)	5205	137,504	140,255	140,255	140,255	-	140,255	0%
POST Reimbursements	5214	2,590	3,500	2,891	3,500	-	3,500	0%
State Mandated Cost Reimbursement	5217	-	62,857	12,914	12,914	(49,943)	-	-100%
Planning Services	5301	5,471	5,000	7,840	8,000	3,000	8,000	60%
Police Services	5302	29,320	26,000	18,449	22,949	(3,051)	23,000	-12%
Planning Project Fees	5304	19,463	14,000	22,019	27,653	13,653	30,000	114%
Well Water Usage	5306	9,973	10,000	7,295	9,000	(1,000)	10,000	0%
Misc. City Services	5319	2,076	2,000	2,557	2,600	600	2,500	25%
Well Monitoring Service Charge	5321	18,908	18,858	15,465	18,858	-	18,858	0%
City Administrative Fee-OH Rec	5322	36,436	34,541	34,541	34,541	-	34,541	0%
Street Sweeping Fees	5324	(12,342)	-	-	-	-	-	0%
Cable TV Franchise Fees	5401	171,630	166,000	131,770	174,188	8,188	175,000	5%
Solid Waste Franchise Fees	5402	77,957	76,000	56,325	78,603	2,603	78,000	2.6%
Utility Franchise Fees	5403	112,711	115,000	114,976	114,976	(24)	115,000	0%
Gas Line Franchise Fees	5404	11,181	11,153	11,277	11,277	124	11,300	1%
AT&T Mobility Franchise Fees	5405	-	-	83	83	83	83	100%
Fines and Forfeitures	5501	38,544	34,000	26,298	32,883	(1,117)	33,000	-3%
Administrative Citation Fine	5502	100	-	-	-	-	-	0%
Interest Earnings	5601	103,247	85,000	148,519	153,319	68,319	102,574	21%
Park User Fees	5602	76,751	72,500	39,807	66,500	(6,000)	68,500	-6%
Meeting Room Fees	5603	1,432	1,600	2,369	2,500	900	2,000	25%
Unrealized Gain/Loss on Assets	5606	22,443	-	200	200	200	-	0%
Cattle Grazing Lease Rent	5608	8,494	8,679	8,679	8,679	-	8,864	2%
Nextel Lease Rent	5609	29,712	30,550	25,458	30,550	0	30,550	0%
Street Use Fees	5612	100	-	-	-	-	-	0%
Memorial Program Fund	5615	2,000	-	-	-	-	-	0%
Crossing Guard - Reimbursements	5701	10,001	5,014	5,036	5,036	22	5,036	0%
Donations & Contributions	5702	1,000	-	2,000	2,000	2,000	1,000	
Other Revenues	5790	3,088	-	1,344	1,344	1,344	1,000	0%
Overhead Cost Recovery	5791	27,538	10,000	3,744	3,744	(6,256)	3,500	-65%
Sale of Asset Forfeiture Cnet	5801	7,000	7,000	6,700	6,700	(300)	6,700	-4%
Transfer from Measure C	6002	4,000	4,000	4,000	4,000	-	4,000	0%
Transfer from CIP Fund	6003	963	-	-	-	-	-	0%
Transfer from Streets	6004	6,687	6,687	6,687	6,687	-	6,687	0%
Transfer from St. Lights	6005	10,000	10,000	10,000	10,000	-	10,280	3%
Transfer from GHAD	6006	18,677	18,677	18,677	18,677	-	19,200	3%
Transfer from Landscape	6007	26,970	29,918	29,918	29,918	-	30,756	3%
Transfer from RDA Project Fund	6008	275,000	275,000	275,000	275,000	-	275,000	0%
Transfer from RDA 2% Election	6008	-	100,380	100,380	100,380	-	100,380	100%
Transfer from RDA Housing	6009	125,000	125,000	125,000	125,000	-	125,000	0%
Transfer from RDA 2% Election	6009	-	25,095	25,095	25,095	-	25,095	100%
Transfer from Grove Park Fund	6011	-	23,816	23,816	23,816	-	6,267	100%
Transfer from Stormwater Fund	6016	31,605	31,605	31,605	31,605	-	32,500	3%
Transfer from Trust & Agency	5790	-	18,410	18,410	-	(18,410)	-	-100%
Total Revenues		**3,638,117**	**3,656,609**	**3,047,686**	**3,724,282**	**67,673**	**3,651,536**	-0.1%

General Fund Revenue Budget
2011-12



General Fund Operating Budget
2011-12



CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	Legislative Dept 01 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	Administration/Finance Dept 02 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	Public Works Dept 03 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7111	Salaries/Regular	-	-	-	-	508,796	498,765	508,928	509,365	14,649	6,349	7,649	6,081
7112	Temporary Help	-	-	-	-	-	-	-	-	1,993	673	4,198	4,198
7113	Overtime	-	-	-	-	-	-	-	-	627	-	34	-
7114	Police Dept Holiday Bonus Pay	-	-	-	-	-	-	-	-	-	-	-	-
7115	Council/Commission Comp	23,400	23,400	23,400	23,400	-	-	-	-	-	-	-	-
7116	Part-time Salaries	-	-	-	-	-	-	-	-	-	-	-	-
7119	Furlough	(300)	(328)	(328)	(328)	-	-	-	-	-	-	-	-
7218	LTD Insurance	-	-	-	-	(21,472)	(21,472)	(21,472)	(21,472)	(4,248)	(4,248)	(4,248)	(4,248)
7220	PERS Retirement	4,968	4,968	5,121	5,121	2,843	4,738	3,795	3,242	151	60	93	40
7231	Workers Comp Insurance	306	435	435	23	103,183	105,868	107,505	109,145	1,496	1,348	2,802	1,331
7232	Unemployment Insurance	-	1,451	1,451	1,451	6,280	9,264	9,264	494	118	288	288	54
7233	FICA and Medicare	327	339	339	339	-	2,736	2,736	2,604	78	89	89	77
7241	Auto Allowance/Mileage	-	-	-	-	7,347	7,503	7,541	7,232	294	143	454	409
7242	Uniform Allowance	-	-	-	-	10,740	10,740	10,740	10,740	-	-	-	-
7246	Benefit Insurance	-	-	-	-	-	-	-	-	-	-	-	-
7246	OPEB Expense	-	-	-	-	68,146	64,079	65,413	66,379	1,477	1,298	2,805	1,216
7311	General Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7312	Office supplies	-	-	-	-	-	-	73	-	4,340	6,500	6,500	6,500
7313	Small Tools & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7314	Postage	-	-	-	-	-	-	-	-	-	-	-	-
7323	Books/Periodicals	-	-	-	-	-	-	-	-	-	-	-	-
7324	Dues and Subscriptions	11,572	11,498	11,828	11,458	1,576	1,587	1,859	1,781	-	-	-	-
7328	Park Services	-	-	-	-	-	-	-	-	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	143	-	-	-
7331	Rentals/Leases	-	-	-	-	-	-	-	-	315	-	-	-
7332	Telecommunications	-	-	-	-	-	-	-	-	385	385	140	140
7335	Gas & Electric Serv.	-	-	-	-	9,330	9,000	9,880	10,280	2,699	3,000	3,000	3,000
7338	Water Service	-	-	-	-	-	-	-	-	35,087	34,000	30,000	30,000
7339	Equipment Lease	-	-	-	-	-	-	-	-	12,429	23,000	17,810	18,000
7341	Buildings & Grounds Mtn	-	-	-	-	-	-	-	-	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	-	-	-	-	6,359	7,863	7,921	7,844
7343	Vehicle Maintenance	-	-	-	-	-	-	-	-	6,197	8,000	6,836	7,000
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	-	-	-	-	6,742	8,000	7,000	8,000
7345	Office Equip. Maint. & Repairs	-	-	-	-	-	-	-	-	11,245	14,000	13,717	14,000
7346	HVAC Mtn & Repairs	-	-	-	-	-	-	-	-	-	-	-	-
7347	Deferred Mtn Projects	-	-	-	-	-	-	-	-	9,505	8,722	10,695	9,130
7348	Shop Equip. & Supplies	-	-	-	-	-	-	-	-	36,501	-	35,441	-
7351	Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-
7353	Contingency	-	-	-	-	-	-	-	-	-	-	-	-
7361	Advertizing	-	-	-	-	-	-	-	-	-	-	-	-
7362	City Promotional Activity	10,864	11,922	7,577	8,400	-	-	-	-	-	-	-	-
7363	Business Expense	25	-	694	-	8	50	-	50	-	-	-	-
7364	Employee recognition	-	-	-	-	1,140	2,000	2,000	2,290	-	-	-	-
7365	Volunteer Appreciation	-	-	-	-	-	-	(8)	-	-	-	-	-
7371	Travel	-	-	-	-	-	-	7	-	-	-	-	-
7372	Conference	1,085	1,200	2,010	1,584	-	-	90	-	-	-	-	-
7373	Education and Training	-	-	-	-	30	30	-	-	640	700	701	701
7374	Recycling Education	-	-	-	-	-	-	-	-	-	-	-	-
7375	Training Reimbursable	-	-	-	-	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	-	-	-	-	-	-	-	-	-	-	-	-
7382	Election Services	-	-	-	-	-	-	6,330	-	-	-	-	-
7384	Legal Notices	-	-	-	-	-	200	-	-	-	-	-	-
7385	Transpac Fees	-	-	-	-	-	-	-	-	-	-	-	-
7411	Prof. Services Retainer	-	-	-	-	96,000	98,000	96,000	96,000	-	-	-	-
7412	Engineering Inspection	-	-	-	-	-	-	-	-	-	-	-	-
7413	Special Legal Services	-	-	8,500	-	-	-	-	-	-	-	-	-

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	Legislative Dept 01 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	Administration/Finance Dept 02 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	Public Works Dept 03 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7414	Auditing Services	-	-	-	-	12,620	12,476	14,876	14,876	-	-	-	-
7415	Computer Services	-	-	-	-	2,593	5,000	9,079	5,000	-	-	-	-
7417	Janitorial Services	-	-	-	-	-	-	-	-	6,833	6,900	6,900	6,900
7419	Other Prof. Services	7,395	8,000	7,393	8,000	12,498	9,109	9,186	15,638	1,013	-	273	-
7423	Business Audit / Library Aide	-	-	-	-	-	-	-	-	-	-	-	-
7424	Dispatch Services	-	-	-	-	-	-	-	-	-	-	-	-
7425	Lab Fees	-	-	-	-	-	-	-	-	-	-	-	-
7426	Jail Booking Fees	-	-	-	-	-	-	-	-	-	-	-	-
7427	Cal ID Services	-	-	-	-	-	-	-	-	-	-	-	-
7428	C.N.E.T. Services	-	-	-	-	-	-	-	-	-	-	-	-
7429	Animal Control Services	-	-	-	-	-	-	-	-	-	-	-	-
7430	Well Monitoring Contract	-	-	-	-	-	-	-	-	525	525	525	525
7431	Recycling Contract	-	-	-	-	-	100	-	100	-	-	-	-
7432	Emergency Services	-	-	-	-	-	-	-	-	-	-	-	-
7433	Integrated Justice System	-	-	-	-	-	-	-	-	-	-	-	-
	Sunday Operating Hours									-	-	-	-
	Total Incl Encumbrances	59,642	62,885	68,419	59,448	821,658	817,793	841,822	833,745	157,593	127,595	161,623	120,897
	Revenues												
	Balance (Shortfall)												
	Amendment to budget												
	Ending Fund Balance												

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	Community Development Dept 04				General Services Dept 05				Police Services Dept 06			
		2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7111	Salaries/Regular	165,127	164,855	165,029	164,855	-	-	-	-	834,147	837,393	836,629	837,478
7112	Temporary Help	-	-	-	-	-	-	-	-	-	-	-	-
7113	Overtime	-	-	-	-	-	-	-	-	59,479	90,000	85,609	86,000
7114	Police Dept Holiday Bonus Pay	-	-	-	-	-	-	-	-	-	-	-	-
7115	Council/Commission Comp	7,200	7,200	7,200	7,200	-	-	-	-	-	-	-	-
7116	Part-time Salaries	-	-	-	-	-	-	-	-	3,519	4,348	3,967	4,348
7119	Furlough	(6,141)	(6,141)	(6,141)	(6,141)	-	-	-	-	(7,852)	(8,548)	(8,548)	(8,548)
7218	LTD Insurance	1,400	1,566	1,155	1,072	-	-	-	-	7,266	7,955	6,192	5,444
7220	PERS Retirement	30,657	34,999	32,559	36,075	-	-	-	-	327,703	336,905	336,003	356,961
7231	Workers Comp Insurance	2,067	3,062	3,062	163	1,572	-	(5,495)	-	10,561	15,634	15,634	834
7232	Unemployment Insurance	-	868	868	868	9,248	-	-	-	-	5,508	5,508	5,508
7233	FICA and Medicare	1,971	2,390	2,111	2,390	-	-	-	-	14,814	13,780	12,900	13,723
7241	Auto Allowance/Mileage	4,140	4,140	4,140	4,140	-	-	-	-	4,440	4,440	4,440	4,440
7242	Uniform Allowance	-	-	-	-	-	-	-	-	9,000	9,000	9,000	9,000
7246	Benefit Insurance	21,469	21,451	21,436	21,451	-	3,656	-	4,042	152,333	152,993	144,676	146,993
7246	OPEB Expense	-	-	-	-	23,438	-	-	-	-	-	-	-
7311	General Supplies	-	-	-	-	-	-	-	-	5,841	5,500	6,478	6,000
7312	Office supplies	-	-	-	-	5,031	7,000	7,000	7,000	3,186	4,000	3,000	3,000
7313	Small Tools & Equipment	-	-	-	-	-	-	-	-	-	-	774	-
7314	Postage	-	-	-	-	3,473	6,641	6,641	6,641	1,268	1,200	822	900
7323	Books/Periodicals	89	100	89	100	-	-	-	-	-	-	-	-
7324	Dues and Subscriptions	500	550	705	705	-	-	-	-	5,698	3,698	5,740	5,740
7328	Park Services	-	-	-	-	-	-	-	-	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7331	Rentals/Leases	-	-	-	-	13,995	13,911	12,242	10,858	-	-	-	-
7332	Telecommunications	631	700	630	630	-	-	-	-	10,927	10,700	10,750	18,048
7335	Gas & Electric Serv.	-	-	-	-	-	-	-	-	-	-	-	-
7338	Water Service	-	-	-	-	-	-	-	-	-	-	-	-
7339	Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-
7341	Buildings & Grounds Mtn	-	-	-	-	-	-	-	-	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	-	-	-	-	4,420	2,124	1,059	2,124
7343	Vehicle Maintenance	-	-	-	-	-	-	-	-	19,589	17,000	17,361	17,000
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	-	-	-	-	31,297	28,500	34,859	35,000
7345	Office Equip. Maint. & Repairs	-	-	-	-	-	-	2,403	-	371	1,500	771	1,200
7346	HVAC Mtn & Repairs	-	-	-	-	-	-	-	-	-	-	-	-
7347	Deferred Mtn Projects	-	-	-	-	-	-	-	-	-	-	-	-
7348	Shop Equip. & Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7351	Insurance Premiums	-	-	-	-	101,644	102,597	80,516	60,117	-	-	-	-
7353	Contingency	-	-	-	-	-	-	-	-	-	-	-	-
7361	Advertizing	-	-	-	-	-	-	-	-	-	-	-	-
7362	City Promotional Activity	-	-	-	-	-	-	-	-	-	-	-	-
7363	Business Expense	-	-	-	-	-	-	-	-	56	100	103	100
7364	Employee recognition	-	-	-	-	-	-	-	-	-	550	319	550
7365	Volunteer Appreciation	-	-	-	-	-	-	-	-	125	125	-	125
7371	Travel	162	100	100	100	-	-	-	-	-	-	-	-
7372	Conference	-	-	-	-	-	-	-	-	229	-	-	-
7373	Education and Training	-	-	339	-	-	-	-	-	7,705	7,000	7,000	7,000
7374	Recycling Education	-	-	-	-	-	-	-	-	-	-	-	-
7375	Training Reimbursable	-	-	-	-	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	-	-	-	-	17,002	17,300	16,899	17,000	-	-	-	-
7382	Election Services	-	-	-	-	150	15,000	1,140	-	-	-	-	-
7384	Legal Notices	924	1,100	1,600	1,600	-	-	-	-	-	-	-	-
7385	Transpac Fees	20,093	20,600	20,343	20,600	-	-	-	-	-	-	-	-
7411	Prof. Services Retainer	-	-	-	-	-	-	-	-	-	-	-	-
7412	Engineering Inspection	-	-	-	-	-	-	-	-	-	-	-	-
7413	Special Legal Services	-	-	-	-	-	-	-	-	-	-	-	-

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	Community Development Dept 04				General Services Dept 05				Police Services Dept 06			
		2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7414	Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-
7415	Computer Services	-	-	-	-	-	-	-	-	52	400	448	850
7417	Janitorial Services	-	-	-	-	-	-	-	-	2,700	2,700	2,700	2,700
7419	Other Prof. Services	-	25	6,845	25	12,776	11,000	14,086	37,722	29,048	20,000	18,667	20,000
7423	Business Audit / Library Aide	-	-	-	-	-	-	-	-	-	-	-	-
7424	Dispatch Services	-	-	-	-	-	-	-	-	171,323	158,076	158,076	158,076
7425	Lab Fees	-	-	-	-	-	-	-	-	23,122	15,000	12,934	13,000
7426	Jail Booking Fees	-	-	-	-	-	-	-	-	420	1,000	1,135	1,200
7427	Cal ID Services	-	-	-	-	-	-	-	-	9,644	9,844	10,117	10,621
7428	C.N.E.T. Services	-	-	-	-	-	-	-	-	6,820	6,820	6,473	6,500
7429	Animal Control Services	-	-	-	-	-	-	-	-	56,708	57,688	57,688	58,206
7430	Well Monitoring Contract	-	-	-	-	-	-	-	-	-	-	-	-
7431	Recycling Contract	-	-	-	-	-	-	-	-	-	-	-	-
7432	Emergency Services	-	-	-	-	-	-	-	-	-	500	-	500
7433	Integrated Justice System	-	-	-	-	-	-	-	-	3,340	4,000	4,000	4,000
	Sunday Operating Hours												
	Total incl Encumbrances	250,289	257,565	262,071	255,833	188,329	177,105	135,432	143,380	1,809,299	1,827,233	1,815,283	1,834,622
	Revenues												
	Balance (Shortfall)												
	Amendment to budget												
	Ending Fund Balance												

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	Library Dept 07				Engineering Dept 08				Community Park Dept 09			
		2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7111	Salaries/Regular	11,855	8,860	9,240	9,240	-	-	-	-	29,237	31,835	36,835	36,835
7112	Temporary Help	276	269	904	904	-	-	-	-	8,083	8,070	13,070	14,416
7113	Overtime	-	-	-	-	-	-	-	-	-	2,000	1,500	2,000
7114	Police Dept Holiday Bonus Pay	-	-	-	-	-	-	-	-	-	-	-	-
7115	Council/Commission Comp	-	-	-	-	-	-	-	-	-	-	-	-
7118	Part-time Salaries	-	-	-	-	-	-	-	-	-	-	-	-
7119	Furlough	(2,124)	(2,124)	(2,124)	(2,124)	-	-	-	-	(6,122)	(6,122)	(6,122)	(6,122)
7218	LTD Insurance	101	82	75	55	-	-	-	-	264	303	192	239
7220	PERS Retirement	2,348	1,881	2,100	2,101	-	-	-	-	5,759	6,759	6,000	8,059
7231	Workers Comp Insurance	175	391	391	392	-	-	-	-	1,232	1,535	1,535	43
7232	Unemployment Insurance	104	82	82	82	-	-	-	-	326	734	734	317
7233	FICA and Medicare	497	149	392	392	-	-	-	-	1,315	1,108	1,758	1,637
7241	Auto Allowance/Mileage	-	-	-	-	-	-	-	-	-	-	-	-
7242	Uniform Allowance	-	-	-	-	-	-	-	-	-	-	-	-
7246	Benefit Insurance	2,380	1,811	1,878	1,877	-	-	-	-	5,951	6,507	5,669	6,099
7246	OPEB Expense	-	-	-	-	-	-	-	-	-	-	-	-
7311	General Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7312	Office supplies	3,952	-	-	-	-	-	-	-	-	-	-	-
7313	Small Tools & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7314	Postage	-	-	-	-	-	-	-	-	-	-	-	-
7323	Books/Periodicals	-	-	-	-	-	-	-	-	-	-	-	-
7324	Dues and Subscriptions	-	-	-	-	-	-	-	-	-	-	-	-
7328	Park Services	-	-	-	-	1,029	1,210	1,060	1,060	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	-	150	-	-
7331	Rentals/Leases	-	-	-	-	-	-	-	-	5,036	10,000	10,000	10,000
7332	Telecommunications	1,876	1,900	1,886	1,900	1,835	1,020	902	940	20	405	405	405
7335	Gas & Electric Serv.	48,944	51,000	47,528	48,000	-	-	-	-	-	-	-	-
7338	Water Service	1,517	1,800	1,778	1,800	-	-	-	-	2,141	2,800	2,800	2,800
7339	Equipment Lease	-	-	-	-	-	-	-	-	52,801	78,000	78,000	83,000
7341	Buildings & Grounds Mtn	8,848	6,937	6,149	6,149	-	-	-	-	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	-	-	-	-	-	-	-	-
7343	Vehicle Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7345	Office Equip. Maint. & Repairs	-	-	-	-	-	-	-	-	-	-	-	-
7346	HVAC Mtn & Repairs	6,978	10,412	15,884	11,000	-	-	-	-	-	-	-	-
7347	Deferred Mtn Projects	-	-	-	-	-	-	-	-	-	-	-	-
7348	Shop Equip. & Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7351	Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-
7353	Contingency	-	-	-	-	-	-	-	-	-	-	-	-
7361	Advertizing	-	-	-	-	-	-	-	-	-	-	-	-
7362	City Promotional Activity	-	-	-	-	-	-	-	-	-	-	-	-
7363	Business Expense	-	-	-	-	-	-	-	-	-	-	-	-
7364	Employee recognition	-	-	-	-	-	-	-	-	-	-	-	-
7365	Volunteer Appreciation	-	-	-	-	-	-	-	-	-	-	-	-
7371	Travel	-	-	-	-	-	-	-	-	-	-	-	-
7372	Conference	-	-	-	-	-	-	-	-	-	-	-	-
7373	Education and Training	-	-	-	-	-	-	-	-	-	-	-	-
7374	Recycling Education	-	-	-	-	-	-	-	-	-	-	-	-
7375	Training Reimbursable	-	-	-	-	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	-	-	-	-	-	-	-	-	-	-	-	-
7382	Election Services	-	-	-	-	-	-	-	-	-	-	-	-
7384	Legal Notices	-	-	-	-	-	-	-	-	-	-	-	-
7385	Transpac Fees	-	-	-	-	-	-	-	-	-	-	-	-
7411	Prof. Services Retainer	-	-	-	-	76,688	75,000	75,000	75,000	-	-	-	-
7412	Engineering Inspection	-	-	-	-	-	83	498	500	-	-	-	-
7413	Special Legal Services	-	-	-	-	-	-	-	-	-	-	-	-

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	Library Dept 07				Engineering Dept 08				Community Park Dept 09			
		2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7414	Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-
7415	Computer Services	-	-	-	-	-	-	-	-	-	-	-	-
7417	Janitorial Services	30,731	30,600	30,600	30,600	-	-	-	-	12,608	12,700	12,700	12,700
7419	Other Prof. Services	-	-	-	-	-	-	-	-	1,296	1,336	1,336	2,146
7423	Business Audit / Library Aide	4,113	17,000	18,222	18,222	-	-	-	-	-	-	-	-
7424	Dispatch Services	-	-	-	-	-	-	-	-	-	-	-	-
7425	Lab Fees	-	-	-	-	-	-	-	-	-	-	-	-
7426	Jail Booking Fees	-	-	-	-	-	-	-	-	-	-	-	-
7427	Cal ID Services	-	-	-	-	-	-	-	-	-	-	-	-
7428	C.N.E.T. Services	-	-	-	-	-	-	-	-	-	-	-	-
7429	Animal Control Services	-	-	-	-	-	-	-	-	-	-	-	-
7430	Well Monitoring Contract	-	-	-	-	22,421	18,948	18,948	18,948	1,784	1,000	2,000	2,000
7431	Recycling Contract	-	-	-	-	-	-	-	-	-	-	-	-
7432	Emergency Services	-	-	-	-	-	-	-	-	-	-	-	-
7433	Integrated Justice System	-	-	-	-	-	-	-	-	-	-	-	-
	Sunday Operating Hours	-	-	-	-	-	-	-	-	-	-	-	-
	Total incl Encumbrances	122,571	131,050	134,985	130,589	101,973	96,261	96,408	96,448	121,731	159,120	168,413	176,575
	Revenues												
	Balance (Shortfall)												
	Amendment to budget												
	Ending Fund Balance												

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	General Fund Total 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7111	Salaries/Regular	1,563,811	1,548,057	1,564,310	1,563,853
7112	Temporary Help	10,352	9,012	18,172	19,518
7113	Overtime	60,106	92,000	87,143	88,000
7114	Police Dept Holiday Bonus Pay	-	-	-	-
7115	Council/Commission Comp	30,600	30,600	30,600	30,600
7116	Part-time Salaries	3,519	4,348	3,967	4,348
7119	Furlough	(48,259)	(48,982)	(48,983)	(48,983)
7218	LTD Insurance	12,025	14,704	11,502	10,091
7220	PERS Retirement	476,114	492,747	492,090	518,792
7231	Workers Comp Insurance	22,311	30,608	25,114	2,003
7232	Unemployment Insurance	9,756	11,468	11,468	10,908
7233	FICA and Medicare	26,565	25,412	25,495	26,123
7241	Auto Allowance/Mileage	19,320	19,320	19,320	19,320
7242	Uniform Allowance	9,000	9,000	9,000	9,000
7246	Benefit Insurance	251,756	251,795	241,878	248,057
7246	OPEB Expense	23,438	-	-	-
7311	General Supplies	10,181	12,000	13,051	12,500
7312	Office supplies	12,169	11,000	10,000	10,000
7313	Small Tools & Equipment	-	-	774	-
7314	Postage	4,741	7,841	7,463	7,541
7323	Books/Periodicals	89	100	89	100
7324	Dues and Subscriptions	20,375	18,543	21,192	20,744
7328	Park Services	143	150	-	-
7329	Park Supplies	5,351	10,000	10,000	10,000
7331	Rentals/Leases	14,400	14,701	12,787	11,403
7332	Telecommunications	27,298	26,320	27,048	34,798
7335	Gas & Electric Serv.	86,172	87,800	80,327	80,800
7338	Water Service	66,747	102,800	97,588	102,800
7339	Equipment Lease	-	-	-	-
7341	Buildings & Grounds Mtn	15,207	14,800	14,070	13,993
7342	Machinary/ Equip Maint.	10,617	10,124	7,895	9,124
7343	Vehicle Maintenance	26,331	25,000	24,361	25,000
7344	Vehicle Gas, Oil, and Supplies	42,542	42,500	48,576	49,000
7345	Office Equip. Maint. & Repairs	371	1,500	3,174	1,200
7346	HVAC Mtn & Repairs	16,483	19,134	26,579	20,130
7347	Deferred Mtn Projects	36,501	-	35,441	-
7348	Shop Equip. & Supplies	-	-	-	-
7351	Insurance Premiums	101,644	102,597	80,516	60,117
7353	Contingency	-	-	-	-
7361	Advertizing	-	-	-	-
7362	City Promotional Activity	10,864	11,922	7,577	8,400
7363	Business Expense	89	150	797	150
7364	Employee recognition	1,140	2,550	2,319	2,840
7365	Volunteer Appreciation	125	125	(8)	125
7371	Travel	162	100	107	100
7372	Conference	1,314	1,200	2,100	1,584
7373	Education and Training	8,375	7,730	8,040	7,701
7374	Recycling Education	-	-	-	-
7375	Training Reimbursable	-	-	-	-
7381	Property Tax Admin Cost	17,002	17,300	16,899	17,000
7382	Election Services	150	15,000	7,470	-
7384	Legal Notices	924	1,300	1,600	1,600
7385	Transpac Fees	20,093	20,600	20,343	20,600
7411	Prof. Services Retainer	172,688	171,000	171,000	171,000
7412	Engineering Inspection	-	83	498	500
7413	Special Legal Services	-	-	8,500	-

CITY OF CLAYTON GENERAL FUND PROPOSED BUDGET
2011-12

Account Number	Account Name	General Fund Total 2009-10 Actual 6/30/2010	2010-11 Adopted Budget	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
7414	Auditing Services	12,620	12,476	14,876	14,876
7415	Computer Services	2,645	5,400	9,527	5,850
7417	Janitorial Services	52,872	52,900	52,900	52,900
7419	Other Prof. Services	64,026	49,470	57,786	83,531
7423	Business Audit / Library Aide	4,113	17,000	18,222	18,222
7424	Dispatch Services	171,323	158,076	158,076	158,076
7425	Lab Fees	23,122	15,000	12,934	13,000
7426	Jail Booking Fees	420	1,000	1,135	1,200
7427	Cal ID Services	9,644	9,644	10,117	10,621
7428	C.N.E.T. Services	6,820	6,820	6,473	6,500
7429	Animal Control Services	59,017	59,213	60,213	60,733
7430	Well Monitoring Contract	22,421	18,948	18,948	18,948
7431	Recycling Contract	-	100	-	100
7432	Emergency Services	-	500	-	500
7433	Integrated Justice System	3,340	4,000	4,000	4,000
	Sunday Operating Hours	-	-	-	-
	Total incl Encumbrances	3,633,084	3,656,609	3,684,456	3,651,536
	Revenues	3,635,417	3,656,609	3,724,282	3,651,536
	Balance (Shortfall)	2,333	(0)	39,826	(0)
	Amendment to budget	-	15,320	15,320	
	Ending Fund Balance				

FY 2011 – 12

SPECIAL FUNDS

BUDGET SUMMARY
AND DETAIL

CITY OF CLAYTON
SPECIAL REVENUE ADOPTED BUDGET

Account Number	Account Name	Gas Tax 201 2009-10 Actual	Gas Tax 201 2010-11 Adopted	Gas Tax 201 2010-11 Projected	Gas Tax 201 2011-12 Proposed	Landscape Maintenance Fund 210 2009-10 Actual	Landscape Maintenance Fund 210 2010-11 Adopted	Landscape Maintenance Fund 210 2010-11 Projected	Landscape Maintenance Fund 210 2011-12 Proposed	Street Light Fund 214 2009-10 Actual	Street Light Fund 214 2010-11 Adopted	Street Light Fund 214 2010-11 Projected	Street Light Fund 214 2011-12 Proposed
	Beginning Fund Balance	114,476			28,742	383,729			491,149	130,426			133,379
7111	Salaries/Regular	27,006	27,275	24,103	23,248	159,665	162,632	180,350	162,632	-	-	-	-
7112	Temporary Help	5,044	5,918	4,614	5,918	73,187	94,150	85,310	94,150	-	-	-	-
7113	Overtime	-	-	215	-	-	-	-	-	11,317	11,625	11,625	10,500
7218	LTD Insurance	222	231	217	151	1,456	1,545	1,263	1,057	-	-	-	-
7220	PERS Retirement	4,193	5,154	5,683	5,087	35,387	34,527	37,673	35,592	-	-	-	-
7231	Workers Comp Insurance	485	614	614	84	5,441	5,627	5,627	2,679	-	-	-	-
7232	Unemployment Insurance	259	1,772	1,772	446	5,708	5,938	5,938	6,999	-	-	-	-
7233	FICA and Medicare	1,223	805	855	790	7,288	9,561	9,687	9,561	-	-	-	-
7242	Uniform Allowance	-	-	-	-	-	-	-	-	-	-	-	-
7246	Benefit Insurance	4,563	4,961	3,691	4,651	34,635	33,239	32,709	31,175	-	-	-	-
7310	Supplies & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7311	Street Maint. Supplies	1,657	3,000	3,000	2,369	32,768	38,718	38,718	40,000	1,981	8,700	4,000	4,000
7314	Postage	-	-	-	-	-	-	-	-	-	-	-	-
7315	Materials	-	-	-	-	-	-	-	-	-	-	-	-
7316	Landscape Replacement / Traffic Safety	-	1,000	1,000	800	200	20,000	20,000	20,000	-	-	-	-
7327	Arterial Street Light Supplies	20,620	24,211	24,211	24,211	-	-	-	-	-	-	-	-
7328	Park Services	-	-	-	-	-	-	-	-	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7331	Rentals/Leases	-	-	-	-	-	-	-	-	-	-	-	-
7332	Telecommunications	-	-	-	-	-	-	-	-	-	-	-	-
7335	Gas & Electric Serv.	40,190	44,863	41,300	42,500	27,467	28,840	28,840	29,000	97,809	99,000	96,500	97,000
7336	Water Service	-	-	-	-	71,995	180,000	145,000	180,000	-	-	-	-
7339	Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-
7341	Buildings & Grounds Mtn	-	-	-	-	-	-	-	-	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	10,003	8,758	10,665	9,000	-	-	-	-
7343	Vehicle Maintenance	-	-	-	-	7,665	8,334	8,334	8,334	-	-	-	-
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	8,525	8,494	9,000	9,000	-	-	-	-
7345	Traffic Signal Maintenance	23,892	26,000	26,260	26,000	-	-	-	-	-	-	-	-
7346	HVAC Mtn & Repairs	-	-	-	-	-	-	-	-	-	-	-	-
7347	Depreciation / Deferred Mtn Projects	-	-	-	-	-	-	-	-	-	-	-	-
7351	Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-
7352	Insurance Claim Expense	-	-	-	-	-	-	-	-	-	-	-	-
7373	Education and Training	-	-	-	-	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	302	310	290	300	3,368	3,400	3,737	3,737	3,382	4,300	3,733	3,800
7384	Legal Notices	-	-	-	-	-	-	-	-	1,884	2,905	2,905	2,905
7385	Transpac Fees	-	-	-	-	-	-	-	-	-	-	-	-
7389	Misc. Expenses	-	-	-	-	704	-	-	-	-	-	-	-
7409	Street Sweeping Services	-	-	-	-	-	-	-	-	-	-	-	-
7412	Engineering Inspection	13,760	18,400	(843)	-	-	-	-	-	183	1,000	183	1,000
7413	Special Legal Services	-	-	-	-	-	-	-	-	-	-	-	-
7414	Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-
7417	Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-
7419	Other Prof. Services	2,712	-	3,809	-	157,801	133,355	126,600	141,181	-	-	-	-
7420	Other Outside Services	-	-	-	-	-	-	-	-	-	-	-	-
7422	Technology/Peg Grant Channel Share	-	-	-	-	-	-	-	-	-	-	-	-
7423	Business Audit / Library Aide/Congest Mgmt	-	1,400	1,400	1,400	-	-	-	-	-	-	-	-
7489	Loss on Sale of Asset	-	-	-	-	-	-	-	-	-	-	-	-
7481	Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-
7485	Capital Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7486	CERF Charges/Depreciation	-	-	-	-	12,936	12,936	12,936	13,500	-	-	-	-
7520	Project/Program/Other costs	49,334	-	-	-	-	260,000	260,000	330,000	-	-	-	-
7615	Property Taxes	-	-	-	-	2,292	2,300	2,332	2,370	-	-	-	-
7999	State Take Aways	-	-	-	-	-	-	-	-	-	-	-	-
8101	Transfer to General Fund	6,687	6,687	6,687	6,687	26,970	29,918	29,918	30,756	10,000	10,000	10,000	10,280
8101	Transfer to General Fund	-	-	-	-	-	-	-	-	-	-	-	-
8104	Transfer to Measure C	-	-	-	-	-	-	-	-	-	-	-	-
8111	Transfer to CIP Fund	7,500	324,500	324,500	167,000	-	-	-	50,000	-	-	-	-
	Asset Replacement		-										
	Reserve Fund		-										
	Total Expenses	209,626	497,102	473,378	311,641	685,461	1,082,272	1,056,635	1,210,723	126,556	137,530	128,946	129,485
	Revenues	312,199	318,105	285,071	282,900	918,895	915,434	930,621	941,054	130,003	127,459	128,451	127,459
	Annual Balance (Shortfall)	102,573	(178,997)	(188,307)	(28,741)	233,435	(166,838)	(126,014)	(269,669)	3,448	(10,071)	(495)	(2,026)
	Ending Fund Balance	217,049	38,052	28,742	0	617,164	450,325	491,149	221,480	133,874	123,803	133,379	131,353

CITY OF CLAYTON
SPECIAL REVENUE ADOPTED BUDGET

Account Number	Account Name	Stormwater Fund 216 2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed	Measure J Fund 220 2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed	Oakhurst GHAD Fund 212 2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed
	Beginning Fund Balance	122,484			140,411	267,205			(7,423)	7,955			4,017
7111	Salaries/Regular	15,708	23,625	11,224	23,625	-	-	-	-	-	-	-	-
7112	Temporary Help	11,309	8,339	8,588	8,339	-	-	-	-	-	-	-	-
7113	Overtime	-	-	-	-	-	-	-	-	-	-	-	-
7218	LTD Insurance	131	224	59	154	-	-	-	-	-	-	-	-
7220	PERS Retirement	3,337	5,016	1,628	5,169	-	-	-	-	-	-	-	-
7231	Workers Comp Insurance	648	669	669	109	-	-	-	-	-	-	-	-
7232	Unemployment Insurance	518	550	550	550	-	-	-	-	-	-	-	-
7233	FICA and Medicare	775	981	371	981	-	-	-	-	-	-	-	-
7242	Uniform Allowance	-	-	-	-	-	-	-	-	-	-	-	-
7246	Benefit Insurance	3,399	4,829	1,601	4,526	-	-	-	-	-	-	-	-
7310	Supplies & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7311	Street Maint. Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7314	Postage	-	-	-	-	-	-	-	-	635	700	700	700
7315	Materials	-	-	-	-	-	-	-	-	-	-	-	-
7316	Landscape Replacement / Traffic Safety	-	-	-	-	-	-	-	-	-	-	-	-
7327	Arterial Street Light Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7328	Park Services	-	-	-	-	-	-	-	-	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7331	Rentals/Leases	-	-	-	-	-	-	-	-	-	-	-	-
7332	Telecommunications	-	-	-	-	-	-	-	-	-	-	-	-
7335	Gas & Electric Serv.	-	-	-	-	-	-	-	-	-	-	-	-
7338	Water Service	-	-	-	-	-	-	-	-	-	-	-	-
7339	Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-
7341	Buildings & Grounds Mtn	-	-	-	-	-	-	-	-	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	-	-	-	-	-	-	-	-
7343	Vehicle Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7345	Traffic Signal Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
7346	HVAC Mtn & Repairs	-	-	-	-	-	-	-	-	-	-	-	-
7347	Depreciation / Deferred Mtn Projects	-	-	-	-	-	-	-	-	-	-	-	-
7351	Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-
7352	Insurance Claim Expense	-	-	-	-	-	-	-	-	-	-	-	-
7373	Education and Training	176	200	200	200	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	-	-	-	-	-	-	-	-	874	900	968	1,000
7384	Legal Notices	-	-	-	-	-	-	-	-	95	-	95	95
7385	Transpac Fees	-	-	-	-	-	-	-	-	-	95	-	-
7389	Misc. Expenses	-	-	295	-	-	-	-	-	-	-	-	-
7409	Street Sweeping Services	45,500	42,000	42,000	42,000	-	-	-	-	-	-	-	-
7412	Engineering Inspection	5,167	7,000	7,047	7,000	-	-	-	-	6,233	-	1,700	5,000
7413	Special Legal Services	-	-	-	-	-	-	-	-	13,286	5,000	4,000	7,000
7414	Auditing Services	-	-	-	-	-	-	-	-	-	7,000	-	-
7417	Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-
7419	Other Prof. Services	2,247	6,182	1,222	4,549	484	844	411	4,500	-	-	-	-
7420	Other Outside Services	-	-	-	-	-	-	-	-	-	-	-	-
7422	Technology/Peg Grant Channel Share	-	-	-	-	-	-	-	-	-	-	-	-
7423	Business Audit / Library Aide/Congest Mgmt	-	-	-	-	-	-	-	-	-	-	-	-
7489	Loss on Sale of Asset	-	-	-	-	-	-	-	-	-	-	-	-
7481	Permit Fees	5,400	6,000	5,400	5,400	-	-	-	-	-	-	-	-
7485	Capital Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7486	CERF Charges/Depreciation	-	-	-	-	-	-	-	-	-	-	-	-
7520	Project/Program/Other costs	12,378	3,000	426	3,000	-	-	-	-	3,717	-	-	-
7615	Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-
7999	State Take Aways	-	-	-	-	-	-	-	-	18,677	-	18,677	19,200
8101	Transfer to General Fund	31,605	31,605	31,605	32,500	4,000	4,000	4,000	4,000	-	18,677	-	-
8101	Transfer to General Fund	-	-	-	-	-	-	-	-	-	-	-	-
8104	Transfer to Measure C	-	-	-	-	-	-	-	-	-	-	-	-
8111	Transfer to CIP Fund	-	-	-	-	-	525,000	525,000	194,824	-	-	-	-
	Asset Replacement												
	Reserve Fund												
	Total Expenses	136,297	140,200	112,886	138,102	4,484	529,844	529,411	203,324	43,516	32,372	26,140	32,995
	Revenues	142,646	113,022	126,464	124,821	45,928	232,366	213,339	210,748	32,524	31,326	33,195	33,045
	Annual Balance (Shortfall)	4,349	(27,178)	13,578	(13,282)	41,444	(297,478)	(316,072)	7,424	(10,992)	(1,046)	7,055	50
	Ending Fund Balance	126,833	99,655	140,411	127,129	306,649	11,171	(7,423)	(0)	(3,037)	(4,083)	4,017	4,067

CITY OF CLAYTON
SPECIAL REVENUE ADOPTED BUDGET

Account Number	Account Name	Restricted Grants 230				Self Insurance Fund 501				Capital Equipment Replacment Fund 502			
		2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed
	Beginning Fund Balance	327,749			206,097	148,800			42,116	212,129			243,008
7111	Salaries/Regular	55,994	57,563	57,563	57,563	-	-	-	-	-	-	-	-
7112	Temporary Help	8,536	20,800	9,965	-	-	-	-	-	-	-	-	-
7113	Overtime	7,244	-	7,695	-	-	-	-	-	-	-	-	-
7218	LTD Insurance	509	547	343	365	-	-	-	-	-	-	-	-
7220	PERS Retirement	24,166	24,720	25,107	25,604	-	-	-	-	-	-	-	-
7231	Workers Comp Insurance	1,015	1,455	1,455	56	-	-	-	-	-	-	-	-
7232	Unemployment Insurance	777	1,302	1,302	434	-	-	-	-	-	-	-	-
7233	FICA and Medicare	1,572	2,426	2,426	815	-	-	-	-	-	-	-	-
7242	Uniform Allowance	900	900	900	900	-	-	-	-	-	-	-	-
7246	Benefit Insurance	17,906	17,436	18,878	19,368	-	-	-	-	-	-	-	-
7310	Supplies & Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7311	Street Maint. Supplies	-	-	-	-	-	-	-	-	109	-	198	-
7314	Postage	-	-	-	-	-	-	-	-	-	-	-	-
7315	Materials	-	-	-	-	-	-	-	-	-	-	-	-
7316	Landscape Replacement / Traffic Safety	-	-	-	-	-	-	-	-	-	-	-	-
7327	Arterial Street Light Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7328	Park Services	-	-	-	-	-	-	-	-	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7331	Rentals/Leases	-	-	-	-	-	-	-	-	-	-	-	-
7332	Telecommunications	-	-	-	-	-	-	-	-	-	-	-	-
7335	Gas & Electric Serv.	-	-	-	-	-	-	-	-	-	-	-	-
7338	Water Service	-	-	-	-	-	-	-	-	-	-	-	-
7339	Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-
7341	Buildings & Grounds Mtn	-	-	-	-	-	-	-	-	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	-	-	-	-	-	-	-	-
7343	Vehicle Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7345	Traffic Signal Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
7346	HVAC Mtn & Repairs	-	-	-	-	-	-	-	-	-	-	-	-
7347	Depreciation / Deferred Mtn Projects	-	-	-	-	-	-	-	-	47,166	-	-	-
7351	Insurance Premiums	-	-	-	-	34,164	1,220	1,220	1,220	-	-	-	-
7352	Insurance Claim Expense	-	-	-	-	2,300	5,000	2,500	5,000	-	-	-	-
7373	Education and Training	-	-	-	-	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	-	-	-	-	-	-	-	-	-	-	-	-
7384	Legal Notices	97	97	105	105	-	-	-	-	-	-	-	-
7385	Transpac Fees	-	-	-	-	-	-	-	-	-	-	-	-
7389	Misc. Expenses	-	-	-	-	-	-	-	-	-	-	-	-
7409	Street Sweeping Services	-	-	-	-	-	-	-	-	-	-	-	-
7412	Engineering Inspection	-	-	-	-	-	-	-	-	-	-	-	-
7413	Special Legal Services	-	-	-	-	46,743	30,000	24,525	20,000	-	-	-	-
7414	Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-
7417	Janitorial Services	-	-	-	-	-	-	-	-	-	-	-	-
7419	Other Prof. Services	-	-	-	-	-	-	-	-	-	-	-	-
7420	Other Outside Services	-	-	-	-	-	-	-	-	-	-	-	-
7422	Technology/Peg Grant Channel Share	-	-	10,464	11,164	-	-	-	-	-	-	-	-
7423	Business Audit / Library Aide/Congest Mgmt	-	-	-	-	-	-	-	-	-	-	-	-
7489	Loss on Sale of Asset	-	-	-	-	-	-	-	-	(42,904)	-	-	-
7481	Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-
7485	Capital Equipment	63,124	-	65,116	-	-	-	-	-	1,444	87,850	87,850	209,701
7486	CERF Charges/Depreciation	-	-	-	-	-	-	-	-	-	-	-	-
7520	Project/Program/Other costs	2,220	-	-	-	-	-	-	-	-	-	-	-
7615	Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-
7999	State Take Aways	-	-	-	-	-	-	-	-	-	-	-	-
8101	Transfer to General Fund	-	-	-	-	-	-	-	-	-	-	-	-
8101	Transfer to General Fund	-	-	-	-	-	-	-	-	-	-	-	-
8104	Transfer to Measure C	-	-	-	-	-	-	-	-	-	-	-	-
8111	Transfer to CIP Fund	-	-	-	-	-	-	-	-	-	-	-	-
	Asset Replacement Reserve Fund												
	Total Expenses	184,060	127,246	201,319	116,374	83,207	36,220	28,245	26,220	5,814	87,850	88,048	209,701
	Revenues	132,895	123,500	131,032	114,395	3,717	1,000	1,050	500	106,005	18,636	18,736	191,401
	Annual Balance (Shortfall)	(51,366)	(3,746)	(70,287)	(1,979)	(79,490)	(35,220)	(27,195)	(25,720)	100,191	(69,214)	(69,312)	(18,300)
	Ending Fund Balance	276,383	272,637	206,097	204,118	69,310	34,091	42,116	16,396	312,320	243,106	243,008	224,708

CITY OF CLAYTON
SPECIAL REVENUE ADOPTED BUDGET

Account Number	Account Name	Community Gym Fund 701				Endeavor Hall 702				Grove Park 211			
		2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed
	Beginning Fund Balance	(39,588)			(5,374)	-			(8,873)	158,288			162,158
7111	Salaries/Regular	-	-	-	-	9,457	8,564	8,384	8,202	26,971	29,177	26,414	29,177
7112	Temporary Help	50	-	-	-	352	269	2,269	2,435	13,382	16,800	16,725	16,813
7113	Overtime	-	-	-	-	-	-	-	-	67	-	-	-
7218	LTD Insurance	-	-	-	-	81	81	62	53	284	277	214	190
7220	PERS Retirement	-	-	-	-	1,723	1,818	1,835	1,795	5,403	6,194	5,471	6,384
7231	Workers Comp Insurance	-	-	-	-	71	201	209	11	420	1,007	1,007	202
7232	Unemployment Insurance	-	-	-	-	52	191	222	191	336	986	1,569	974
7233	FICA and Medicare	-	-	-	-	355	288	342	305	1,138	1,709	1,722	1,709
7242	Uniform Allowance	-	-	-	-	-	-	-	-	-	-	-	-
7246	Benefit Insurance	-	-	-	-	1,724	1,750	1,625	1,641	5,685	5,963	2,785	5,590
7310	Supplies & Equipment	3,946	2,724	2,000	2,000	-	-	-	-	13,518	4,900	4,900	4,900
7311	Street Maint. Supplies	-	-	-	-	915	400	903	900	-	-	-	-
7314	Postage	-	-	-	-	-	-	-	-	-	-	-	-
7315	Materials	-	-	-	-	-	-	-	-	-	-	-	-
7316	Landscape Replacement / Traffic Safety	-	-	-	-	-	-	-	-	-	-	-	-
7327	Arterial Street Light Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7328	Park Services	-	-	-	-	-	-	-	-	-	-	-	-
7329	Park Supplies	-	-	-	-	-	-	-	-	-	-	-	-
7331	Rentals/Leases	-	-	-	-	-	-	-	-	-	-	-	-
7332	Telecommunications	-	-	-	-	707	700	702	702	-	500	500	500
7335	Gas & Electric Serv.	28,362	18,908	17,000	17,000	2,242	2,500	2,254	2,250	989	1,200	1,200	1,200
7338	Water Service	-	-	-	-	1,047	2,500	1,031	1,100	2,868	6,000	2,900	4,000
7339	Equipment Lease	-	-	-	-	-	-	-	-	-	-	-	-
7341	Buildings & Grounds Mtn	-	-	-	-	4,269	4,306	6,901	4,117	-	-	-	-
7342	Machinary/ Equip Maint.	-	-	-	-	-	-	-	-	450	250	2,000	500
7343	Vehicle Maintenance	-	-	-	-	-	-	-	-	-	1,000	1,000	1,000
7344	Vehicle Gas, Oil, and Supplies	-	-	-	-	-	-	-	-	-	1,500	1,500	1,500
7345	Traffic Signal Maintenance	-	-	-	-	-	-	-	-	-	-	-	-
7346	HVAC Mtn & Repairs	-	-	-	-	1,160	1,600	2,136	1,800	-	-	-	-
7347	Depreciation / Deferred Mtn Projects	-	-	-	-	-	-	-	-	-	-	-	-
7351	Insurance Premiums	-	-	-	-	-	-	-	-	-	-	-	-
7352	Insurance Claim Expense	-	-	-	-	-	-	-	-	-	-	-	-
7373	Education and Training	-	-	-	-	-	-	-	-	-	-	-	-
7381	Property Tax Admin Cost	-	-	-	-	-	-	-	-	-	-	-	-
7384	Legal Notices	-	-	-	-	-	-	-	-	3,370	3,400	3,739	3,900
7385	Transpac Fees	-	-	-	-	-	-	-	-	-	-	-	-
7389	Misc. Expenses	-	-	-	-	-	-	-	-	-	-	-	-
7409	Street Sweeping Services	-	-	-	-	-	-	-	-	-	-	-	-
7412	Engineering Inspection	-	-	-	-	-	-	-	-	-	-	-	-
7413	Special Legal Services	-	-	-	-	-	-	-	-	-	-	-	-
7414	Auditing Services	-	-	-	-	-	-	-	-	-	-	-	-
7417	Janitorial Services	19,026	25,368	22,000	22,000	1,230	1,200	1,200	1,200	12,249	12,600	12,848	12,900
7419	Other Prof. Services	-	-	198	-	-	-	-	-	2,289	4,897	4,897	4,897
7420	Other Outside Services	-	-	-	-	-	-	-	-	2,976	3,800	3,800	3,800
7422	Technology/Peg Grant Channel Share	-	-	-	-	-	-	-	-	-	-	-	-
7423	Business Audit / Library Aide/Congest Mgmt	-	-	-	-	-	-	-	-	-	-	-	-
7489	Loss on Sale of Asset	-	-	-	-	-	-	-	-	-	-	-	-
7481	Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-
7485	Capital Equipment	-	-	-	-	-	-	-	-	-	-	-	-
7486	CERF Charges/Depreciation	-	-	-	-	-	-	-	-	-	-	2,383	-
7520	Project/Program/Other costs	-	-	-	-	-	-	-	-	2,700	2,700	2,700	2,700
7615	Property Taxes	-	-	-	-	-	-	-	-	-	-	-	-
7999	State Take Aways	-	-	-	-	-	-	-	-	408	408	415	415
8101	Transfer to General Fund	-	-	-	-	-	-	-	-	-	-	-	-
8101	Transfer to General Fund	-	-	-	-	-	-	-	-	-	-	-	-
8104	Transfer to Measure C	-	-	-	-	-	-	-	-	-	6,096	6,096	6,267
8111	Transfer to CIP Fund	-	-	-	-	-	-	-	-	-	17,720	17,720	-
	Asset Replacement										-	-	-
	Reserve Fund										18,000		18,000
											5,000		5,000
	Total Expenses	51,384	47,000	41,198	41,000	25,386	26,368	30,134	26,502	95,504	152,084	124,506	132,517
	Revenues	85,796	47,000	41,000	41,000	14,968	13,680	21,261	21,275	123,869	121,107	119,726	125,062
	Annual Balance (Shortfall)	34,412	(0)	(198)	-	(10,418)	(12,688)	(8,873)	(5,227)	28,366	(30,977)	(4,780)	(7,455)
	Ending Fund Balance	(5,176)	(5,176)	(5,374)	(5,374)	(10,418)	(12,688)	(8,873)	(5,227)	186,654	155,677	162,158	177,703

CITY OF CLAYTON
SPECIAL REVENUE ADOPTED BUDGET

Account Number	Account Name	2009-10 Actual	2010-11 Adopted	2010-11 Projected	2011-12 Proposed
	Special Revenue Fund Recap				
	Beginning Fund Balance				
7111	Salaries/Regular	294,802	308,836	308,038	304,447
7112	Temporary Help	111,859	146,276	127,470	127,655
7113	Overtime	18,628	11,625	19,535	10,500
7218	LTD Insurance	2,683	2,905	2,159	1,970
7220	PERS Retirement	74,210	77,429	77,397	79,631
7231	Workers Comp Insurance	8,060	9,573	9,581	3,141
7232	Unemployment Insurance	7,650	10,739	11,353	9,594
7233	FICA and Medicare	12,351	15,770	15,404	14,160
7242	Uniform Allowance	900	900	900	900
7246	Benefit Insurance	67,911	68,178	61,288	66,951
7310	Supplies & Equipment	17,464	7,624	6,900	6,900
7311	Street Maint. Supplies	37,429	50,818	46,819	47,269
7314	Postage	635	700	700	700
7315	Materials	-	-	-	-
7316	Landscape Replacement / Traffic Safety	200	21,000	21,000	20,800
7327	Arterial Street Light Supplies	20,620	24,211	24,211	24,211
7328	Park Services	-	-	-	-
7329	Park Supplies	-	-	-	-
7331	Rentals/Leases	-	500	500	500
7332	Telecommunications	707	700	702	702
7335	Gas & Electric Serv.	197,059	195,311	187,094	188,950
7338	Water Service	75,911	188,500	148,931	185,100
7339	Equipment Lease	-	-	-	-
7341	Buildings & Grounds Mtn	4,269	4,306	6,901	4,117
7342	Machinery/ Equip Maint.	10,453	9,008	12,665	9,500
7343	Vehicle Maintenance	7,655	9,334	9,334	9,334
7344	Vehicle Gas, Oil, and Supplies	8,525	9,994	10,500	10,500
7345	Traffic Signal Maintenance	23,892	26,000	26,260	26,000
7346	HVAC Mtn & Repairs	1,160	1,600	2,136	1,600
7347	Depreciation / Deferred Mtn Projects	47,166	-	-	-
7351	Insurance Premiums	34,164	1,220	1,220	1,220
7352	Insurance Claim Expense	2,300	5,000	2,500	5,000
7373	Education and Training	176	200	200	200
7381	Property Tax Admin Cost	11,295	12,310	12,467	12,737
7384	Legal Notices	2,075	3,002	3,105	3,105
7385	Transpac Fees	-	95	-	-
7389	Misc. Expenses	704	-	295	-
7409	Street Sweeping Services	45,500	42,000	42,000	42,000
7412	Engineering Inspection	25,342	26,400	8,067	13,000
7413	Special Legal Services	60,029	35,000	28,525	27,000
7414	Auditing Services	-	7,000	-	-
7417	Janitorial Services	32,505	39,168	36,047	36,100
7419	Other Prof. Services	165,533	145,258	139,137	155,127
7420	Other Outside Services	2,976	3,800	3,800	3,800
7422	Technology/Peg Grant Channel Share	-	-	10,464	11,164
7423	Business Audit / Library Aide/Congest Mgmt	-	1,400	1,400	1,400
7489	Loss on Sale of Asset	(42,904)	-	-	-
7481	Permit Fees	5,400	6,000	5,400	5,400
7485	Capital Equipment	64,568	87,850	155,349	209,701
7486	CERF Charges/Depreciation	15,636	15,636	15,636	16,200
7520	Project/Program/Other costs	67,649	263,000	260,426	333,000
7615	Property Taxes	2,701	2,708	2,747	2,785
7999	State Take Aways	18,677	-	18,677	19,200
8101	Transfer to General Fund	79,262	100,887	82,210	84,223
8101	Transfer to General Fund	-	6,096	6,096	6,267
8104	Transfer to Measure C	-	17,720	17,720	-
8111	Transfer to CIP Fund	7,500	849,500	849,500	411,824
	Asset Replacement	-	18,000	-	18,000
	Reserve Fund	-	5,000	-	5,000
	Total Expenses	1,653,295	2,896,089	2,840,846	2,578,585
	Revenues	2,049,246	2,062,635	2,049,947	2,213,659
	Annual Balance (Shortfall)	395,951	(833,454)	(790,899)	(364,926)
	Ending Fund Balance				

FY 2011 – 12

FIDUCIARY FUNDS

BUDGET SUMMARY
AND DETAIL

CITY OF CLAYTON FIDUCIARY AGENCY FUND ADOPTED BUDGET

Account Number	Account Name	High Street Bridge 217			Oak Street Bridge Fund 218			Lydia Lane Sewer Fund 222		
		2009-10 Actual	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Projected	2011-12 Proposed
	Beginning Fund Balance	(20,325)		(16,508)	(84,952)		(78,122)	83,730		85,432
7381	Property Tax Admin Cost	254	254	254	257	258	258	262	264	264
7419	Other Prof. Services	-	-	-	-	-	-	-	-	-
7420	Other Outside Services	-	-	-	399	399	399	2,400	2,400	2,400
7611	Principal	-	-	-	-	-	-	5,000	5,000	5,000
7612	Interest Payment	-	-	-	-	-	-	12,050	11,750	11,450
7613	Paying Agent Fees	-	-	-	-	-	-	500	500	500
7615	Property Taxes	2,131	2,131	2,131	-	-	-	-	-	-
8115	Transfer to CFD 1990-1	-	-	-	-	-	-	-	-	-
	Total Expenses	2,385	2,385	2,385	656	657	657	20,212	19,914	19,614
	Revenues	4,216	4,370	4,370	3,752	4,390	4,390	21,528	20,300	19,700
	Annual Balance (Shortfall)	1,831	1,985	1,985	3,096	3,733	3,733	1,317	386	86
	Beg Reserved Fund Balance	(20,325)	(18,493)	(16,508)	(84,952)	(81,855)	(78,122)	83,730	85,046	85,432
	Ending Reserved Fund Balance	(18,493)	(16,508)	(14,523)	(81,855)	(78,122)	(74,389)	85,046	85,432	85,518

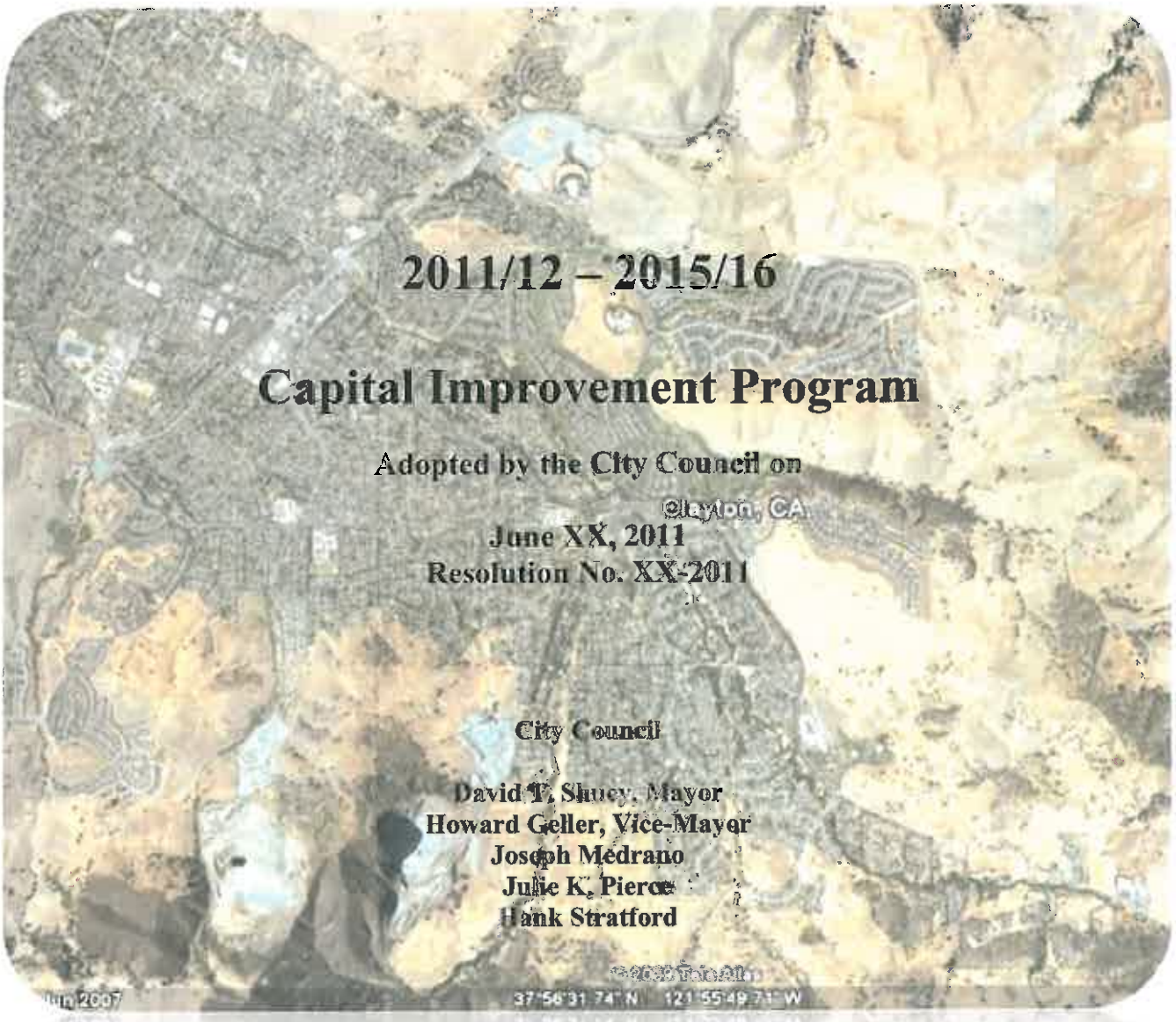
CITY OF CLAYTON FIDUCIARY AGENCY FUND ADOPTED
BUDGET

Account Number	Account Name	Oak Street Sewer 223			Middle School CFD 1990-1 Fund 420			Clayton Station CFD 1990-2 Fund 421		
		2009-10 Actual	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Projected	2011-12 Proposed	2009-10 Actual	2010-11 Projected	2011-12 Proposed
	Beginning Fund Balance	(24,384)		(13,485)	5,671,541		4,494,005	149,733		163,008
7381	Property Tax Admin Cost	258	259	259	1,282	1,404	1,404	253	253	253
7419	Other Prof. Services	-	-	-	11,979	8,163	8,513	4,381	3,949	3,962
7420	Other Outside Services	1,650	1,650	1,650	15,822	16,452	16,452	12,674	13,303	13,303
7611	Principal	-	7,000	7,000	479,000	230,000	241,000	81,000	89,000	92,000
7612	Interest Payment	-	4,350	4,140	473,730	282,620	265,306	39,324	34,309	28,969
7613	Paying Agent Fees	-	-	-	2,778	578	578	-	-	-
7615	Property Taxes	-	-	-	603	603	603	-	-	-
8115	Transfer to CFD 1990-1	-	-	-	-	-	-	-	-	-
	Total Expenses	1,908	13,259	13,049	985,193	539,820	533,856	137,632	140,814	138,487
	Revenues	13,066	13,000	12,790	(352,125)	699,603	683,856	147,990	143,730	139,474
	Annual Balance (Shortfall)	11,158	(259)	(259)	(1,337,319)	159,783	150,000	10,358	2,916	987
	Beg Reserved Fund Balance	(24,384)	(13,226)	(13,485)	5,671,541	4,334,222	4,494,005	149,733	160,091	163,008
	Ending Reserved Fund Balance	(13,226)	(13,485)	(13,744)	4,334,222	4,494,005	4,644,005	160,091	163,008	163,995

CITY OF CLAYTON FIDUCIARY AGENCY FUND ADOPTED BUDGET

Account Number	Account Name	CFA 2007 Middle School Refunding 422 2009-10 Actual	2010-11 Projected	2011-12 Proposed	Fiduciary Funds Recap 2009-10 Actual	2010-11 Projected	2011-12 Proposed
	Beginning Fund Balance	1,680,267		1,013,949			
7381	Property Tax Admin Cost	-	-	-	2,566	2,692	2,692
7419	Other Prof. Services	1,580	2,805	2,805	17,940	14,917	15,280
7420	Other Outside Services	-	-	-	32,945	34,204	34,204
7611	Principal	265,000	275,000	285,000	830,000	606,000	630,000
7612	Interest Payment	176,673	167,223	157,423	701,776	500,252	467,287
7613	Paying Agent Fees	2,200	2,200	2,200	5,478	3,278	3,278
7615	Property Taxes	-	-	-	2,734	2,734	2,734
8115	Transfer to CFD 1990-1	-	-	-	-	-	-
	Total Expenses	445,452	447,228	447,428	1,593,438	1,164,077	1,155,475
	Revenues	14,195	212,168	3,000	(147,378)	1,097,561	867,580
	Annual Balance (Shortfall)	(431,257)	(235,060)	(444,428)	(1,740,816)	(66,516)	(287,895)
	Beg Reserved Fund Balance	1,680,267	1,249,009	1,013,949			
	Ending Reserved Fund Balance	1,249,009	1,013,949	569,522			

CITY OF CLAYTON



2011/12 – 2015/16

Capital Improvement Program

Adopted by the City Council on

June XX, 2011
Resolution No. XX-2011

City Council

David T. Shuey, Mayor
Howard Geller, Vice-Mayor
Joseph Medrano
Julie K. Pierce
Hank Stratford

Staff

Gary Napper	**City Manager**
Rick Angrisani	**City Engineer**
David Woltering	**Community Development Director**
Laci Jackson	**City Clerk**
Merry Pelletier	**Finance Manager**

CITY OF CLAYTON
2011/12 – 2015/16 CAPITAL IMPROVEMENT PROGRAM

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CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Completed and Active Projects - FY 98/99 thru 10/11

Project Number	Project Category	Project	Comp. Sched.	Comp. Actual	Original Budget	Actual Cost
10330	Streets	Overlays	99/00	99/00	$ 570,000.00	$ 514,000.00
10331	Streets	Slurry Seals	na	na	$ -	included in 10330
10332	Streets	High Street Bridge	98/99	98/99	$ 65,000.00	$ 65,000.00
10333	Streets	Marsh Creek Road - TEA-21	99/00	02/03	$ 1,300,000.00	$ 1,300,000.00
10334	Parks	Community Dog Park	99/00	00/01	$ 27,500.00	$ 27,500.00
10335	Parks	El Molino Park	98/99	98/99	$ 76,000.00	$ 30,000.00
10336	Parks	Lydia Lane Park Ph. II	10/11	10/11	$ 40,000.00	$ 48,814.00
10337	Facilities	Keller House Preservation	05/06	05/06	$ 219,523.00	$ 219,523.00
10337A	Facilities	Keller House Rehabilitation	future		$ 1,780,477.00	
10338	Facilities	Endeavor Hall	00/01	00/01	$ 1,500,000.00	$ 1,450,000.00
10339	Facilities	Youth Center/Gym	01/02	02/03	$ 4,900,000.00	$ 4,900,000.00
10340	Landscape	Marsh Creek Road Landscape	98/99	98/99	$ 630,000.00	$ 400,000.00
10341	Streets	Center Street Crossing	99/00	00/01	$ 172,000.00	$ 172,000.00
10342	GHAD	Windmill Debris Basin	98/99	98/99	$ 75,000.00	$ 75,000.00
10343	GHAD	Crow Debris Basin	future		$ 100,000.00	
10344	GHAD	Obsidian Landslide	02/03	04/05	$ -	included in 10347
10345	GHAD	Clayton Rd. Landslides	99/00	00/01	$ 1,315,000.00	$ 1,240,000.00
10346	GHAD	Black Diamond Landslide**	na	na	$ -	$ -
10347	GHAD	V-ditch Repairs	02/03	04/05	$ 150,000.00	$ 144,063.00
10347A	GHAD	Eagle Peak Slope Repair	future		$ 1,125,000.00	
10348	GHAD	Keller Ridge Drive Area Slope Repair	future		$ 50,000.00	
10349	GHAD	Community Park Slide Repair	future		$ 100,000.00	
10350	Facilities	Downtown Elec. Conn.	99/00	99/00	$ 25,000.00	$ 40,000.00
10351	Facilities	Fire Station	00/01	00/01	$ 1,680,000.00	$ 1,610,000.00
10352	Landscape	Library Landscaping	00/01	02/03	$ 157,000.00	$ 194,000.00
10353	Streets	Downtown Revitalization	00/01	01/02	$ 2,000,000.00	$ 3,003,500.00
10354	Streets	Four Oaks Area	01/02	01/02	$ 175,000.00	$ 237,700.00
10355	Streets	Oak Street Bridge	00/01	00/01	$ 60,000.00	$ 62,000.00
10356	Landscape	Westwood Open Space	01/02	01/02	$ 205,000.00	$ 166,000.00
10357	Facilities	Old City Hall Renovation	98/99	98/99	$ 80,000.00	$ 72,000.00
10358	Facilities	Grove Property Acquisition	99/00	99/00	$ 500,000.00	$ 500,000.00
10359	Facilities	Endeavor Hall Parking I	00/01	01/02	$ 107,000.00	$ 108,000.00
10360	Facilities	Endeavor Hall Parking II	07/08	07/08	$ 150,000.00	$ 165,500.76
10361	Facilities	Stanley Property Acquisition	future		$ 325,000.00	
10362	Facilities	Stanley Property Parking**	future		$ -	$ -
10363	Facilities	Corp. Yard Expansion	99/00	03/04	$ 483,000.00	$ 589,720.00
10364	Streets	Downtown Signage**	na	na	$ -	$ -
10365	Facilities	Library Parking Expansion	00/01	01/02	$ -	included in 10352
10366	Facilities	Police Parking Expansion	01/02	03/04	$ -	included in 10363
10367	Parks	Downtown Park	07/08	07/08	$ 1,387,018.00	$ 2,100,000.00
10368	Parks	City Hall Park**	na	na	$ -	$ -
10369	Streets	Marsh Creek Road Narrowing**	na	na	$ -	$ -
10370	Creeks	Creek Revitalization	future		$ 3,000,000.00	
10371	Streets	Survey Monuments	02/03	04/05	$ 30,000.00	$ 30,000.00
10372	Streets	Traffic Signal Modifications	99/00	00/01	$ 10,000.00	$ 9,900.00
10373	Streets	Peacock Creek Dr. Signal	01/02	02/03	$ 175,000.00	$ 155,000.00
10374	Parks	North Valley Park	99/00	00/01	$ 50,000.00	$ 45,000.00
10375	Parks	Samuel Ct. Park	future		$ 75,000.00	
10376	Facilities	Equestrian Staging Area	99/00	01/02	$ 140,000.00	$ 140,000.00
10377	Streets	DVMS - Right Turn Lane	01/02	01/02	$ 42,000.00	$ 51,100.00
10378	Streets	Keller Ridge Drive Planters	99/00	00/01	$ 100,000.00	$ 100,000.00
10379	Streets	Pine Hollow Road - Upgrade	future		$ 300,000.00	
10380	Parks	Community Park - Rt. Turn Lane**	na	na	$ -	$ -

Completed and Active Projects - FY 98/99 thru 10/11

Project Number	Project Category	Project	Comp. Sched.	Comp. Actual	Original Budget	Actual Cost
10381	Parks	Bocce Ball Courts	05/06		$ 100,000.00	$ 43,431.00
10382	GHAD	Inclinometers	00/01	00/01	$ 60,000.00	$ 50,000.00
10383	GHAD	Keller Drive Subdrain	99/00	99/00	$ 5,000.00	$ 5,000.00
10384	Streets	Mitchell Canyon Rd. Overlay	00/01	04/05	$ 145,000.00	$ 125,000.00
10385	Parks	Community Park Tot Lot Upgrade	02/03	04/05	$ 75,000.00	$ 112,496.00
10386	GHAD	Wells (cancelled)	na	na	$ -	$ -
10387	Streets	Pavement Rehab 2002/03	02/03	02/03	$ 1,000,000.00	$ 994,000.00
10388	Streets	Pavement Rehab 2003/04**	na	na	$ -	$ -
10389	Streets	Pavement Rehab 2004	04/05	04/05	$ 525,000.00	$ 557,650.00
10390	Streets	Pavement Rehab 2005**	na	na	$ 88,000.00	$ -
10391	Streets	Pavement Rehab 2006	06/07		$ 1,188,000.00	$ 1,119,052.00
10392	Sewers	Oak - High Street	02/03	03/04	$ 320,000.00	$ 384,718.00
10393	Parks	Skateboard Park	future		$ 300,000.00	
10394	Streets	Handicap Ramps - RDA Area	05/06	05/06	$ 65,000.00	$ 60,132.00
10394A	Streets	ADA Compliance Program	future		$ 135,000.00	
10395	Streets	Catch Basin Modifications	future		$ 75,000.00	
10396	Streets	East Marsh Creek Road Signal	future		$ 230,000.00	
10397	Streets	Utility Undergrounding	future		$ 3,000,000.00	
10398	Streets	Clayton Rd. MCR Slurry Seal	05/06	05/06	$ 321,000.00	$ 235,456.00
10399	Sewers	Pine Hollow Area	future	05/06	$ 40,000.00	$ 141,596.00
10400	Other	Downtown Economic Development	future		$ 1,166,581.00	
10401	Streets	Pedestrian Xing Signals**	05/06	na	$ 200,000.00	$ -
10402	Streets	Clayton Road Trail Connection	07/08	09/10	$ 100,000.00	$ 264,879.00
10403	Streets	Downtown Entry Signs (in 10402)	07/08	09/10	$ 50,000.00	$ -
10404	Streets	Marsh Creek Rd. Retaining Wall	07/08	08/09	$ 320,000.00	$ 319,980.17
10405	Streets	2007 Pavement Patching Project	07/08	07/08	$ 91,327.00	$ 128,684.22
10406	Streets	2008 Pavement Rehab Project	08/09	08/09	$ 864,090.00	$ 1,060,427.68
10407	Parks	Community Park Upgrades	07/08	07/08	$ 420,000.00	$ 465,000.00
10408	Streets	2009 Pavement Rehab Project**	09/10	09/10	$ 402,000.00	$ -
10409	Streets	2010 Pavement Rehab Project	10/11	10/11	$ 842,000.00	
10410	Streets	2011 Neighborhood Street Project	11/12		$ 488,988.00	
10411	Streets	2012 Neighborhood Street Project	12/13		$ 600,438.00	
10412	Streets	2009 Arterial Overlay Project	09/10		$ 575,000.00	$ 513,460.00
10413	Parks	Community Park Parking Lot Expansion	10/11		$ 850,000.00	
10414	Streets	Marsh Creek Rd. Upgrade	12/13		$ 1,081,000.00	
10415	Parks	Well Renovation	09/10	09/10	$ 25,000.00	$ 23,895.00
10416	Streets	Marsh Creek Rd. (old) Overlay	10/11	10/11	$ 430,300.00	
10417	Streets	2013 Neighborhood Street Project	13/14		$ 315,000.00	
10418	Streets	2014 Neighborhood Street Project	14/15		$ 315,000.00	
10419	Parks	Community Park Lighting, etc.	future		$ 4,084,000.00	
10420	Parks	School Bridge Area Improvements	11/12		$ 200,000.00	
10421	Creeks	Cardinet Trail Restoration	11/12		$ 50,000.00	
10422	Sewers	El Molino Drive Sanitary Sewer Impr.	11/12		$ 330,000.00	
10423	Facilities	Library Upgrades	future		$ 1,000,000.00	
10424	Streets	2015 Neighborhood Street Project	15/16		$ 315,000.00	
		Total Project Costs (budget) (actual)			$ 48,239,242.00	$ 26,570,177.83

Red denotes completed projects
Green denotes FY 11-12 active projects
**Deleted by City Council

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Summary of Project Costs by Fiscal Year **Deleted by City Council

Project Number	Project Category	Project Description	Prior Year Funding	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	Future Costs	Total Budget
10330	Streets	Overlays	$ 514,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 514,000.00
10331	Streets	Slurry Seals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10332	Streets	High Street Bridge	$ 65,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 65,000.00
10333	Streets	Marsh Creek Road - TEA-21	$ 1,300,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,300,000.00
10334	Parks	Community Dog Park	$ 27,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 27,500.00
10335	Parks	El Molino Park	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
10336	Parks	Lydia Lane Park Ph. II	$ 48,814.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 48,814.00
10337	Facilities	Keller House Preservation	$ 219,523.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 219,523.00
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,780,477.00	$ 1,780,477.00
10338	Facilities	Endeavor Hall	$ 1,450,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,450,000.00
10339	Facilities	Youth Center/Gym	$ 4,900,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,900,000.00
10340	Landscape	Marsh Creek Road Landscape	$ 400,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 400,000.00
10341	Streets	Center Street Crossing	$ 172,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 172,000.00
10342	GHAD	Windmill Debris Basin	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00
10344	GHAD	Obsidian Landslide (in 10347)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10345	GHAD	Clayton Rd. Landslides	$ 1,240,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,240,000.00
10346	GHAD	Black Diamond Landslide**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347	GHAD	V-ditch Repairs	$ 144,063.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 144,063.00
10347A	GHAD	Eagle Peak Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,125,000.00	$ 1,125,000.00
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00	$ 50,000.00
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00
10350	Facilities	Downtown Elec. Conn.	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
10351	Facilities	Fire Station	$ 1,610,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,610,000.00
10352	Landscape	Library Landscaping	$ 194,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 194,000.00
10353	Streets	Downtown Revitalization	$ 3,003,500.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,003,500.00
10354	Streets	Four Oaks Area	$ 237,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 237,700.00
10355	Streets	Oak Street Bridge	$ 62,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 62,000.00
10356	Landscape	Westwood Open Space	$ 166,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 166,000.00
10357	Facilities	Old City Hall Renovation	$ 72,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 72,000.00
10358	Facilities	Grove Property Acquisition	$ 500,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 500,000.00
10359	Facilities	Endeavor Hall Parking I	$ 108,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 108,000.00
10360	Facilities	Endeavor Hall Parking II	$ 165,500.76	$ -	$ -	$ -	$ -	$ -	$ -	$ 165,500.76
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ 325,000.00	$ 325,000.00
10362	Facilities	Stanley Property Parking**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10363	Facilities	Corp. Yard Expansion	$ 598,720.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 598,720.00
10364	Streets	Downtown Signage**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10365	Facilities	Library Parking Expansion	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10366	Facilities	Police Parking Expansion	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10367	Parks	Downtown Park	$ 2,009,700.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,009,700.00
10368	Parks	City Hall Park**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10369	Streets	Marsh Creek Road Narrowing**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000,000.00	$ 3,000,000.00
10371	Streets	Survey Monuments	$ 30,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000.00
10372	Streets	Traffic Signal Modifications	$ 9,900.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,900.00
10373	Streets	Peacock Creek Dr. Signal	$ 155,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 155,000.00
10374	Parks	North Valley Park	$ 45,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,000.00
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00	$ 75,000.00
10376	Facilities	Equestrian Staging Area	$ 140,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 140,000.00
10377	Streets	DVMS - Right Turn Lane	$ 51,100.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,100.00
10378	Streets	Keller Ridge Drive Planters	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00

Summary of Project Costs by Fiscal Year

****Deleted by City Council**

Project Number	Project Category	Project Description	Prior Year Funding	FY 2011/12	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16	Future Costs	Total Budget
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ 300,000.00	$ 300,000.00
10380	Parks	Community Park - Rt. Turn Lane**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10381	Parks	Bocce Ball Courts	$ 43,431.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,431.00
10382	GHAD	Inclinometers	$ 50,000.00	$ -		$ -	$ -	$ -	$ -	$ 50,000.00
10383	GHAD	Keller Ridge Drive Subdrain	$ 5,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,000.00
10384	Streets	Mitchell Canyon Rd. Overlay	$ 125,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 125,000.00
10385	Parks	Community Park Tot Lot Upgrade	$ 112,496.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,496.00
10386	GHAD	Wells**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10387	Streets	Pavement Rehab 2002/03	$ 994,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 994,000.00
10388	Streets	Pavement Rehab 2003/04	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10389	Streets	Pavement Rehab 2004	$ 537,650.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 537,650.00
10390	Streets	Pavement Rehab 2005**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10391	Streets	Pavement Rehab 2006	$ 11,190,552.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,190,552.00
10392	Sewers	Oak - High Street	$ 384,718.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 384,718.00
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ 300,000.00	$ 300,000.00
10394	Streets	Handicap Ramps - RDA Area	$ 60,182.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,182.00
10394A	Streets	ADA Compliance Program	$ 4,190.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 465,810.00	$ 500,000.00
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00	$ 75,000.00
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ 230,000.00	$ 230,000.00
10397	Streets	Utility Undergrounding	$ 279,322.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 2,570,678.00	$ 3,000,000.00
10398	Streets	Clayton Rd. MCR Slurry Seal	$ 235,456.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 235,456.00
10399	Sewers	Pine Hollow Area	$ 141,596.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 141,596.00
10400	Other	Downtown Economic Development	$ 1,696,581.00	$ (530,000.00)	$ -	$ -	$ -	$ -	$ -	$ 1,166,581.00
10401	Streets	Pedestrian Xing Signals**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10402	Streets	Clayton Road Trail Connection	$ 264,879.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 264,879.00
10403	Streets	Downtown Entry Signage (in 10402)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10404	Streets	Marsh Creek Rd. Retaining Wall	$ 319,980.17	$ -	$ -	$ -	$ -	$ -	$ -	$ 319,980.17
10405	Streets	2007 Pavement Patching Project	$ 128,684.22	$ -	$ -	$ -	$ -	$ -	$ -	$ 128,684.22
10406	Streets	2008 Pavement Rehab Project	$ 1,060,427.62	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,060,427.62
10407	Streets	Clayton Road Trail Connection	$ 465,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 465,000.00
10408	Streets	2009 Pavement Rehab Project**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10409	Streets	2010 Pavement Rehab Project	tbd	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10410	Streets	2011 Neighborhood Street Project	$ -	$ 488,988.00	$ -	$ -	$ -	$ -	$ -	$ 488,988.00
10411	Streets	2012 Neighborhood Street Project	$ -	$ -	$ 600,438.00	$ -	$ -	$ -	$ -	$ 600,438.00
10412	Streets	2009 Arterial Overlay Project	$ 513,460.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 513,460.00
10413	Parks	Community Park Parking Lot Exp.	$ -	$ 492,000.00	$ -	$ -	$ -	$ -	$ -	$ 492,000.00
10414	Streets	Marsh Creek Rd. Upgrade	$ -	$ 100,000.00	$ 981,000.00	$ -	$ -	$ -	$ -	$ 1,081,000.00
10415	Parks	Well Renovation	$ 23,895.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,895.00
10416	Streets	Marsh Creek Rd. (old) Overlay	tbd	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets	2013 Neighborhood Street Project	$ -	$ -	$ -	$ 315,000.00		$ -	$ -	$ 315,000.00
10418	Streets	2014 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ 315,000.00	$ -	$ -	$ 315,000.00
10419	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,084,000.00	$ 4,084,000.00
10420	Parks	School Bridge Area Improvements	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	$ -	$ 200,000.00
10421	Creeks	Cardinet Trail Restoration	$ -	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ 50,000.00
10422	Sewers	El Molino Drive Sanitary Sewer Impr.	$ -	$ 330,000.00	$ -	$ -	$ -	$ -	$ -	$ 330,000.00
10423	Facilities	Library Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000,000.00	$ 1,000,000.00
10424	Streets	2015 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ 315,000.00	$ -	$ 315,000.00
		Cost Totals	$ 38,520,520.77	$ 1,166,988.00	$ 1,617,438.00	$ 351,000.00	$ 351,000.00	$ 351,000.00	$ 15,580,965.00	$ 57,938,911.77

Red denotes completed projects

Green denotes active projects funded in FY 11/12

Blue denotes active projects funded prior to FY 11/12

** Deleted by City Council

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Budget Cost by Funding Source - FY 2011/12

#	Category	Project	Carry Forward	RDA	Gas Tax	LMD or Interest Earn.	Measure J	Community Fac. Fee	Offsite Arterial Fee	EBRPD WW	PG&E Rule 20A	Parkland Dedication	11/12 Project Totals
		Fund Balance as of 6/30/11		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
		Estimated Revenue thru FY 11/12		$ -	$ 300,988	$ 407,000	$ 294,000	$ -	$ -	$ 493,000	$ 30,000	$ -	
		Estimated non-CIP Expenses in FY 11/12		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
		Funds Available for CIP in FY 11/12		$ -	$ 300,988	$ 407,000	$ 294,000	$ 5,124	$ 73,458	$ 493,000	$ 30,000	$ -	
10336	Parks	Lydia Lane Park Ph. II	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compliance Program	$ 4,190	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	6,000
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 279,322	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	30,000
10400	Other	Downtown Economic Development	$ 1,696,581	$ (530,000)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	(530,000)
10409	Streets	2010 Pavement Rehab Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10410	Streets	2011 Neighborhood Street Project	$ -	$ -	$ 294,988	$ -	$ 194,000	$ -	$ -	$ -	$ -	$ -	488,988
10411	Streets	2012 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10413	Parks	Community Park Parking Lot Exp.	$ -	$ -	$ -	$ 357,000	$ -	$ -	$ -	$ 493,000	$ -	$ -	850,000
10414	Streets	Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ -	$ 100,000	$ -	$ -	$ -	$ -	$ -	100,000
10416	Streets	Marsh Creek Rd. (old) Overlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets	2013 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets	2014 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10419	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10420	Parks	School Bridge Area Improvements	$ -	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	200,000
10421	Creeks	Cardinet Trail Restoration	$ -	$ -	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ -	50,000
10422	Sewers	El Molino Drive Sanitary Sewer Impr.	$ -	$ 330,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	330,000
10423	Facilities	Library Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10424	Streets	2015 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total CIP Expenditures in FY 11/12		$ -	$ 300,988	$ 407,000	$ 294,000	$ -	$ -	$ 493,000	$ 30,000	$ -	1,524,988
		Fund Balance as of June 30, 2012		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 10/11
Green denotes active projects funded in FY 11/12
Blue denotes active projects funded prior to FY 11/12

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Budget Cost by Funding Source - FY 2012/13

#	Category	Project	Carry Forward	RDA	Gas Tax	Fed. Funds	Measure J	Community Fac. Fee	Offsite Arterial Fee	PG&E Rule 20A		Parkland Dedication	12/13 Project Totals
		Fund Balance as of 6/30/12		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
		Estimated Revenue thru FY 12/13		$ -	$ 116,000	$ 285,438	$ 1,186,000	$ -	$ -	$ 30,000	$ -	$ -	
		Estimated non-CIP Expenses in FY 12/13		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
		Funds Available for CIP in FY 12/13		$ -	$ 116,000	$ 285,438	$ 1,186,000	$ 5,124	$ 73,458	$ 30,000	$ -	$ -	
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compiance Program	$ 10,190	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 309,322	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ 30,000
10400	Other	Downtown Economic Development	$ 1,166,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10410	Streets	2011 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10411	Streets	2012 Neighborhood Street Project	$ -	$ -	$ 116,000	$ 285,438	$ 205,000	$ -	$ -	$ -	$ -	$ -	$ 606,438
10413	Parks	Community Park Parking Lot Exp.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10414	Streets	Marsh Creek Rd. Upgrade	$ 100,000	$ -	$ -	$ -	$ 981,000	$ -	$ -	$ -	$ -	$ -	$ 981,000
10417	Streets	2013 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets	2014 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10419	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10420	Parks	School Bridge Area Improvements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10421	Creeks	Cardinet Trail Restoration	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10422	Sewers	El Molino Drive Sanitary Sewer Impr.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10423	Facilities	Library Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10424	Streets	2015 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total CIP Expenditures in FY 12/13		$ -	$ 116,000	$ 285,438	$ 1,186,000	$ -	$ -	$ 30,000	$ -	$ -	$ 1,617,438
		Fund Balance as of June 30, 2013		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 11/12
Green denotes active projects funded in FY 12/13
Blue denotes active projects funded prior to FY 12/13

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Budget Cost by Funding Source - FY 2013/14

#	Category	Fund Name / Project	Carry Forward	RDA	Gas Tax	Fed. Funds	Measure J	Community Fac. Fee	Offsite Arterial Fee	PG&E Rule 20A		Parkland Dedication	12/13 Project Totals
		Fund Balance as of 6/30/13		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
		Estimated Revenue thru FY 13/14		$ -	$ 116,000	$ -	$ 205,000	$ -	$ -	$ 30,000	$ -	$ -	
		Estimated non-CIP Expenses in FY 13/14		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
		Funds Available for CIP in FY 13/14		$ -	$ 116,000	$ -	$ 205,000	$ 5,124	$ 73,458	$ 30,000	$ -	$ -	
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compliance Program	$ 16,190	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 339,322	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ 30,000
10400	Other	Downtown Economic Development	$ 1,166,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10411	Streets	2012 Neighborhood Street Project	$ -	$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10414	Streets	Marsh Creek Rd. Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets	2013 Neighborhood Street Project	$ -	$ -	$ 110,000	$ -	$ 205,000	$ -	$ -	$ -	$ -	$ -	$ 315,000
10418	Streets	2014 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10419	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10423	Facilities	Library Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10424	Streets	2015 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total CIP Expenditures in FY 13/14		$ -	$ 116,000	$ -	$ 205,000	$ -	$ -	$ 30,000	$ -	$ -	$ 351,000
		Fund Balance as of June 30, 2014		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 12/13
Green denotes active projects funded to FY 13/14
Blue denotes active projects funded prior to FY 13/14

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Budget Cost by Funding Source - FY 2014/15

	Fund Name	Carry Forward	RDA	Gas Tax	Fed. Funds ARRA	Measure J	Community Fac. Fee	Offsite Arterial Fee	PG&E Rule 20A		Parkland Dedication	14/15 Project Totals
	Fund Balance as of 6/30/14		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
	Estimated Revenue thru FY 14/15		$ -	$ 116,000	$ -	$ 205,000	$ -	$ -	$ 30,000	$ -	$ -	
	Estimated non-CIP Expenses in FY 14/15		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 14/15		$ -	$ 116,000	$ -	$ 205,000	$ 5,124	$ 73,458	$ 30,000	$ -	$ -	
#	Category	Project										
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compliance Program	$ 22,190	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,000
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 369,322	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	$ -	$ 30,000
10400	Other	Downtown Economic Development	$ 1,166,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10417	Streets	2013 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets	2014 Neighborhood Street Project	$ -	$ -	$ 110,000	$ -	$ 205,000	$ -	$ -	$ -	$ -	$ 315,000
10419	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10423	Facilities	Library Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10424	Streets	2015 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total CIP Expenditures in FY 14/15		$ -	$ 116,000	$ -	$ 205,000	$ -	$ -	$ 30,000	$ -	$ -	$ 351,000
	Fund Balance as of June 30, 2015		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	

Red denotes projects completed in FY 13/14
Green denotes active projects funded in FY 14/15
Blue denotes active projects funded prior to FY 14/15

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

Budget Cost by Funding Source - FY 2015/16

	Fund Name	Carry Forward	RDA	Gas Tax	Fed. Funds ARRA	Measure J	Community Fac. Fee	Offsite Arterial Fee	PG&E Rule 20A		Parkland Dedication	15/16 Project Totals
	Fund Balance as of 6/30/15		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -	
	Estimated Revenue thru FY 15/16		$ -	$116,000	$ -	$ 205,000	$ -	$ -	$ 30,000	$ -	$ -	
	Estimated non-CIP Expenses in FY 15/16		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Funds Available for CIP in FY 15/16		$ -	$116,000	$ -	$ 205,000	$ 5,124	$ 73,458	$ 30,000	$ -	$ -	
#	Category	Project										
10337A	Facilities	Keller House Rehabilitation	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10343	GHAD	Crow Debris Basin	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10347A	GHAD	Eagle Peak Slope Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10361	Facilities	Stanley Property	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10370	Creeks	Creek Revitalization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10375	Parks	Samuel Ct. Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10393	Parks	Skateboard Park	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10394A	Streets	ADA Compiance Program	$ 28,190	$ -	$ 6,000	$ -	$ -	$ -	$ -	$ -	$ -	6,000
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10397	Streets	Utility Undergrounding	$ 399,322	$ -	$ -	$ -	$ -	$ -	$ -	$ 30,000	$ -	30,000
10400	Other	Downtown Economic Development	$ 1,166,581	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10418	Streets	2014 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10419	Parks	Community Park Lighting, etc.	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10423	Facilities	Library Upgrades	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10424	Streets	2015 Neighborhood Street Project	$ -	$ -	$110,000	$ -	$ 205,000	$ -	$ -	$ -	$ -	315,000
		Total CIP Expenditures in FY 15/16		$ -	$116,000	$ -	$ 205,000	$ -	$ -	$ 30,000	$ -	$ 351,000
		Fund Balance as of June 30, 2016		$ -	$ -	$ -	$ -	$ 5,124	$ 73,458	$ -	$ -	$ -

Red denotes projects completed in FY 14/15
Green denotes active projects funded in FY 15/16
Blue denotes active projects funded prior to FY 15/16

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

* Completed - no project sheet included
**Deleted by City Council

Master Index of Projects by Number

Project Number	Project Category	Project
10330	Streets	Overlays*
10331	Streets	Slurry Seals (deleted)*
10332	Streets	High Street Bridge*
10333	Streets	Marsh Creek Road - TEA-21*
10334	Parks	Community Dog Park*
10335	Parks	El Molino Park*
10336	Parks	Lydia Lane Park Ph. II*
10337	Facilities	Keller House Preservation*
10337A	Facilities	Keller House Rehabilitation
10338	Facilities	Endeavor Hall*
10339	Facilities	Youth Center/Gym*
10340	Landscape	Marsh Creek Road LS*
10341	Streets	Center Street Crossing*
10342	GHAD	Windmill Debris Basin*
10343	GHAD	Crow Debris Basin
10344	GHAD	Obsidian Landslide*
10345	GHAD	Clayton Rd. Landslides*
10346	GHAD	Black Diamond Landslide**
10347	GHAD	V-ditch Repairs*
10347A	GHAD	Eagle Peak Slope Repair
10348	GHAD	Keller Ridge Slope Repair
10349	GHAD	Community Park Slide Repair
10350	Facilities	Downtown Elec. Conn.*
10351	Facilities	Fire Station*
10352	Landscape	Library Landscaping*
10353	Streets	Downtown Revitalization*
10354	Streets	Four Oaks Area*
10355	Streets	Oak Street Bridge*
10356	Landscape	Westwood Open Space*
10357	Facilities	Old City Hall Renovation*
10358	Facilities	Grove Property Acquisition*
10359	Facilities	Endeavor Hall Parking I*
10360	Facilities	Endeavor Hall Parking II*
10361	Facilities	Stanley Property
10362	Facilities	Stanley Property Parking**
10363	Facilities	Corp. Yard Expansion*
10364	Streets	Downtown Signage**
10365	Facilities	Library Parking Expansion*
10366	Facilities	Police Parking Expansion*
10367	Parks	Downtown Park*
10368	Parks	City Hall Park**
10369	Streets	Marsh Creek Road Narrowing**
10370	Creeks	Creek Revitalization
10371	Streets	Survey Monuments*
10372	Streets	Traffic Signal Modifications*
10373	Streets	Peacock Creek Dr. Signal*
10374	Parks	North Valley Park*
10375	Parks	Samuel Ct. Park
10376	Facilities	Equestrian Staging Area*
10377	Streets	DVMS - Right Turn Lane*
10378	Streets	Keller Ridge Drive Planters*
10379	Streets	Pine Hollow Road - Upgrade
10380	Parks	Community Park - Rt. Turn Lane**
10381	Parks	Bocce Ball Courts**
10382	GHAD	Inclinometers*
10383	GHAD	Keller Ridge Drive Subdrain*
10384	Streets	Mitchell Canyon Rd. Overlay*
10385	Parks	Community Park Tot Lot*
10386	GHAD	Wells (cancelled)*
10387	Streets	Pavement Rehab 2002/03*
10388	Streets	Pavement Rehab 2003/04*
10389	Streets	Pavement Rehab 2004*
10390	Streets	Pavement Rehab 2005**
10391	Streets	Pavement Rehab 2006*
10392	Sewers	Oak - High Street*
10393	Parks	Skateboard Park
10394	Streets	Handicap Ramps - RDA Area*
10394A	Streets	ADA Compliance Program
10395	Streets	Catch Basin Modifications
10396	Streets	East Marsh Creek Road Signal
10397	Streets	Utility Undergrounding
10398	Streets	Clayton Rd. MCR Slurry Seal*
10399	Sewers	Pine Hollow Area*
10400	Other	Downtown Economic Development
10401	Streets	Pedestrian Xing Signals**
10402	Streets	Clayton Road Trail Connection*
10403	Streets	Downtown Entry Signs*
10404	Streets	Marsh Creek Rd. Retaining Wall*
10405	Streets	2007 Pavement Patching Project*
10406	Streets	2008 Pavement Rehab Project*
10407	Parks	Community Park Upgrades*
10408	Streets	2009 Pavement Rehab Project**
10409	Streets	2010 Pavement Rehab Project*
10410	Streets	2011 Neighborhood Street Project
10411	Streets	2012 Neighborhood Street Project
10412	Streets	2009 Arterial Overlay Project*
10413	Parks	Community Park Parking Lot Expan.
10414	Streets	Marsh Creek Rd. Upgrade
10415	Parks	Well Renovation*
10416	Streets	Marsh Creek Rd. (old) Overlay*
10417	Streets	2013 Neighborhood Street Project
10418	Streets	2014 Neighborhood Street Project
10419	Parks	Community Park Lighting, etc.
10420	Parks	School Bridge Area Improvements
10421	Creeks	Cardinet Trail Restoration
10422	Sewers	El Molino Drive Sanitary Sewer Impr.
10423	Facilities	Library Upgrades
10424	Streets	2015 Neighborhood Street Project

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2011/12 to 2015/16

*Completed - no project sheet included
**Deleted by City Council

Master Index of Projects by Type

Project Number	Project Category	Project
		CREEKS
10370	Creeks	Creek Revitalization
10421	Creeks	Cardinet Trail Restoration
		FACILITIES
10337	Facilities	Keller House Preservation*
10337A	Facilities	Keller House Rehabilitation
10338	Facilities	Endeavor Hall*
10339	Facilities	Youth Center/Gym*
10350	Facilities	Downtown Elec. Conn.*
10351	Facilities	Fire Station*
10357	Facilities	Old City Hall Renovation*
10358	Facilities	Grove Property Acquisition*
10359	Facilities	Endeavor Hall Parking I*
10360	Facilities	Endeavor Hall Parking II*
10361	Facilities	Stanley Property
10362	Facilities	Stanley Property Parking**
10363	Facilities	Corp. Yard Expansion*
10365	Facilities	Library Parking Expansion*
10366	Facilities	Police Parking Expansion*
10376	Facilities	Equestrian Staging Area*
10423	Facilities	Library Upgrades
		GHAD
10342	GHAD	Windmill Debris Basin*
10343	GHAD	Crow Debris Basin
10344	GHAD	Obsidian Landslide*
10345	GHAD	Clayton Rd. Landslides*
10346	GHAD	Black Diamond Landslide**
10347	GHAD	V-ditch Repairs*
10347A	GHAD	Eagle Peak Slope Repair
10348	GHAD	Keller Ridge Slope Repair
10349	GHAD	Community Park Slide Repair
10382	GHAD	Inclinometers*
10383	GHAD	Keller Ridge Drive Subdrain*
10386	GHAD	Wells (cancelled)*
		LANDSCAPE
10340	Landscape	Marsh Creek Road LS*
10352	Landscape	Library Landscaping*
10356	Landscape	Westwood Open Space*
		OTHER
10392	Sewers	Oak - High Street*
10399	Sewers	Pine Hollow Area*
10401	Other	Downtown Economic Development
10422	Sewers	El Molino Drive Sanitary Sewer Imp.
		PARKS
10334	Parks	Community Dog Park*
10335	Parks	El Molino Park*
10336	Parks	Lydia Lane Park Ph. II*
10367	Parks	Downtown Park*
10368	Parks	City Hall Park

Project Number	Project Category	Project
		PARKS (cont'd.)
10374	Parks	North Valley Park*
10375	Parks	Samuel Ct. Park
10380	Parks	Community Park - Rt. Turn Lane**
10381	Parks	Bocce Ball Courts**
10385	Parks	Community Park Tot Lot*
10393	Parks	Skateboard Park
10407	Parks	Community Park Upgrades*
10413	Parks	Community Park Parking Lot Exp.
10415	Parks	Well Renovation*
10419	Parks	Community Park Lighting, etc.
10420	Parks	School Bridge Area Improvements
		STREETS
10330	Streets	Overlays*
10331	Streets	Slurry Seals (deleted)*
10332	Streets	High Street Bridge*
10333	Streets	Marsh Creek Road - TEA-21*
10341	Streets	Center Street Crossing*
10353	Streets	Downtown Revitalization*
10354	Streets	Four Oaks Area*
10355	Streets	Oak Street Bridge*
10364	Streets	Downtown Signage**
10369	Streets	Marsh Creek Road Narrowing**
10371	Streets	Survey Monuments*
10372	Streets	Traffic Signal Modifications*
10373	Streets	Peacock Creek Dr. Signal*
10377	Streets	DVMS - Right Turn Lane*
10378	Streets	Keller Ridge Drive Planters*
10379	Streets	Pine Hollow Road - Upgrade
10384	Streets	Mitchell Canyon Rd. Overlay*
10387	Streets	Pavement Rehab 2002/03*
10388	Streets	Pavement Rehab 2003/04*
10389	Streets	Pavement Rehab 2004*
10390	Streets	Pavement Rehab 2005**
10391	Streets	Pavement Rehab 2006*
10394	Streets	Handicap Ramps - RDA Area*
10394A	Streets	ADA Compliance Program
10395	Streets	Catch Basin Modification
10396	Streets	East Marsh Creek Road Signal
10397	Streets	Utility Undergrounding
10398	Streets	Clayton Rd. MCR Slurry Seal*
10401	Streets	Pedestrian Xing Signals**
10402	Streets	Clayton Road Trail Connection*
10403	Streets	Downtown Entry Signs*
10404	Streets	Marsh Creek Rd. Retaining Wall*
10405	Streets	2007 Pavement Patching Project*
10406	Streets	2008 Pavement Rehab Project*
10408	Streets	2009 Pavement Rehab Project**
10409	Streets	2010 Pavement Rehab Project*
10410	Streets	2011 Neighborhood Street Project
10411	Streets	2012 Neighborhood Street Project
10412	Streets	2009 Arterial Overlay Project*
10414	Streets	Marsh Creek Rd. Upgrade
10416	Streets	Marsh Creek Rd. (old) Overlay*
10417	Streets	2013 Neighborhood Street Project
10418	Streets	2014 Neighborhood Street Project
10424	Streets	2015 Neighborhood Street Project

Category	Project Number	Project
Facilities	10337A	Keller House Rehabilitation

DESCRIPTION - LOCATION

Rehabilitation of historical ranch home and grounds located across Mt. Diablo Creek from the library.

COMMENTS

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$1,780,477	$1,780,477
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$1,780,477	$1,780,477

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$1,780,477	$1,780,477
Total							$1,780,477	$1,780,477

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
GHAD	10343	Crow Place – Debris Basin

DESCRIPTION - LOCATION

Clean out debris basin located in GHAD easement behind golf course and single family lots.

COMMENTS

Subject to approval of increased assessments.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$10,000	$10,000
Construction							$85,000	$85,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$100,000	$100,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$100,000	$100,000
Total							$100,000	$100,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
GHAD	10347A	Eagle Peak Slope Repair

DESCRIPTION - LOCATION

Stabilize and/or repair large slope moving adjacent to single family houses and streets in Eagle Peak Subdivision.

COMMENTS

Cost estimate per Soils Engineer. Dependent on GHAD assessment increase.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$70,000	$70,000
Construction							$1,015,000	$1,015,000
CM/Inspection							$40,000	$40,000
ROW Acquisition								
Other								
TOTAL							$1,125,000	$1,125,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$1,125,000	$1,125,000
Total							$1,125,000	$1,125,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
GHAD	10348	Keller Ridge Drive Area - Slope Repair

DESCRIPTION - LOCATION

Stabilize and/or repair small slope pop-out adjacent to single family homes.

COMMENTS

Subject to approval of increased assessments.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$5,000	$5,000
Construction							$40,000	$40,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$50,000	$50,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$50,000	$50,000
Total							$50,000	$50,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
GHAD	10349	Community Park - Landslide

DESCRIPTION - LOCATION

Repair landslides that occurred above Field #3 (uppermost field).

COMMENTS

Subject to approval of increased assessments.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$7,000	$7,000
Construction							$85,000	$85,000
CM/Inspection							$8,000	$8,000
ROW Acquisition								
Other								
TOTAL							$100,000	$100,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$100,000	$100,000
Total							$100,000	$100,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Facilities	10361	Stanley Property

DESCRIPTION - LOCATION

Assist in the development and construction of affordable housing.

COMMENTS

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction								
CM/Inspection								
Acquisition								
Other							$325,000	$325,000
TOTAL							$325,000	$325,000

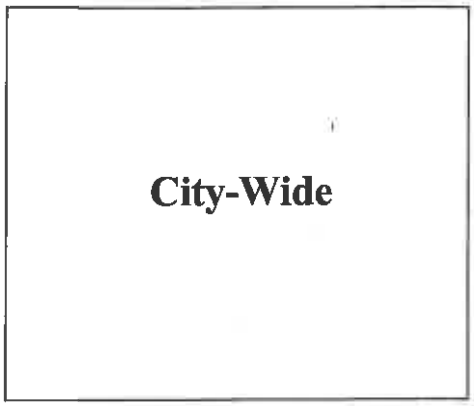
Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
RDA							$325,000	$325,000
Total							$325,000	$325,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Creeks	10370	Creek Revitalization

DESCRIPTION - LOCATION

Clean out creeks, improve access to creek banks, reinforce creek banks and repair adjacent trails where needed, replace riparian vegetation.



COMMENTS

Catch-all project for when City hits the lottery.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$3,000,000	$3,000,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$3,000,000	$3,000,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$3,000,000	$3,000,000
Total							$3,000,000	$3,000,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10375	Samuel Ct. Park

DESCRIPTION - LOCATION

Install landscaping and irrigation improvements.

COMMENTS

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$5,000	$5,000
Construction							$65,000	$65,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$75,000	$75,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$75,000	$75,000
Total							$75,000	$75,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10379	Pine Hollow Rd. - Upgrade

DESCRIPTION - LOCATION

Improve City entry on Pine Hollow Road with new painting, monument sign, etc.

COMMENTS

Revised 3/08/10. Widen north side of Pine Hollow Road with new curb, gutter, and sidewalk between Pine Hollow Estates and westerly City Limit. Work will require acquisition of right of way for new improvements. Conform paving will cross City Limit line into Concord. Install previously purchased entry sign on south side of roadway within existing pavement/ROW area.

Originally scheduled for funding from Measure J. This funding has been transferred for the overlay of Marsh Creek Road (old), CIP Project No. 10416.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								$25,000
Construction								$202,000
CM/Inspection								$15,000
ROW Acquisition								$50,000
Other								
TOTAL								$292,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded								$292,000
Total								$292,000

Category	Project Number	Project
Parks	10393	Skateboard Park

DESCRIPTION - LOCATION

Construct skateboard park at an undetermined location.

COMMENTS

Undetermined

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$25,000	$25,000
Construction							$240,000	$240,000
CM/Inspection							$35,000	$35,000
ROW Acquisition								
Other								
TOTAL							$300,000	$300,000

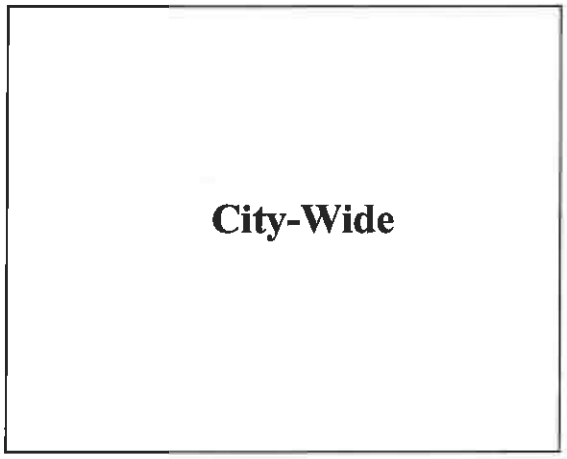
Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$300,000	$300,000
Total							$300,000	$300,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10394A	ADA Compliance Program

DESCRIPTION - LOCATION

Construction of various improvements.



COMMENTS

As needed to comply with ADA standards as determined by City's transition plan

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$500,000	$500,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$500,000	$500,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Gas Tax	$4,190	$5,000	$6,000	$6,000	$6,000	$6,000	$465,810	$500,000
Total	$4,190	$6,000	$6,000	$6,000	$6,000	$6,000	$465,810	$500,000

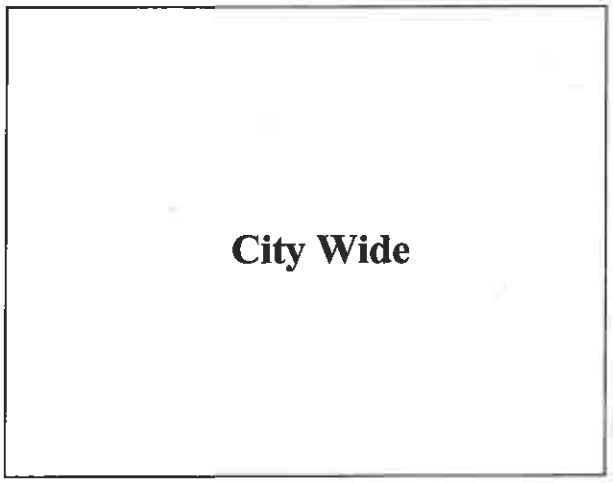
2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10395	Catch Basin Modifications

DESCRIPTION - LOCATION

Add bar across openings.

COMMENTS



Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$75,000	$75,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$75,000	$75,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$75,000	$75,000
Total							$75,000	$75,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10396	East Marsh Creek Road Traffic Signal

DESCRIPTION - LOCATION

Install traffic signal on Marsh Creek Road
somewhere east of Diablo Parkway.

COMMENTS

City Council postponed project.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design							$15,000	$15,000
Construction							$150,000	$150,000
CM/Inspection							$15,000	$15,000
ROW Acquisition								
PG&E Poles							$50,000	$50,000
TOTAL							$230,000	$230,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$230,000	$230,000
Total							$230,000	$230,000

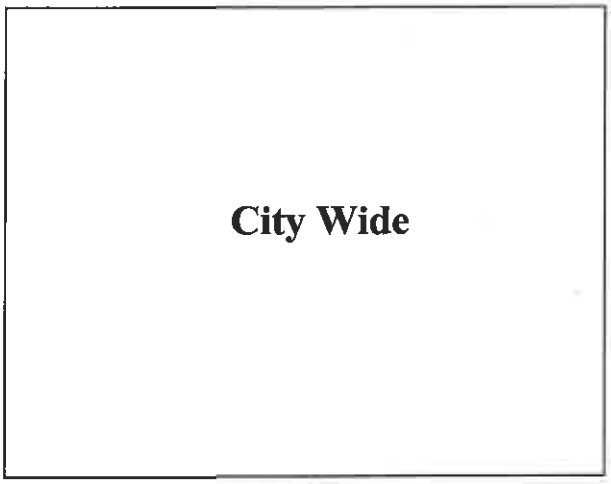
2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10397	Utility Undergrounding

DESCRIPTION - LOCATION

Underground overhead utility lines at undetermined locations.

COMMENTS



Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$3,000,000	$3,000,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$3,000,000	$3,000,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$2,570,678	$2,570,678
RDA	$105,930							$105,930
PG&E Rule 20A	$173,392	$30,000	$30,000	$30,000	$30,000	$30,000		$323,392
Total	$279,322	$30,000	$30,000	$30,000	$30,000	$30,000	$2,570,678	$3,000,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Other	10400	Downtown Economic Development

DESCRIPTION - LOCATION

Provide funding for improving the economic viability of the downtown area.

COMMENTS

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction								
CM/Inspection								
ROW Acquisition								
Other							$1,166,581	$1,166,581
TOTAL							$1,166,581	$1,166,581

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
RDA	$1,696,581	($530,000)*						$1,166,581
Total	$1,696,581	($530,000)*						$1,166,581

*$200,000 to 10420 & $330,000 to 10422

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10410	2011 Neighborhood Street Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS

Various Locations

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design		$10,000						$10,000
Construction		$463,988						$463,988
CM/Inspection		$15,000						$15,000
ROW Acquisition								
Other								
TOTAL		$488,988						$488,988

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Gas Tax/HUTA		$294,988						$294,988
Measure J		$194,000						$194,000
Total		$488,988						$488,988

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10411	2012 Neighborhood Street Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

Various Locations

COMMENTS

Funding includes one time federal grant for the Local Street and Road Shortfall Program which may be used for maintenance on federal-aid streets (which include our major collectors, such as, Regency Drive, Keller Ridge Drive, etc.).

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design			$10,000					$10,000
Construction			[illegible]					[illegible]
CM/Inspection			$25,000					$25,000
ROW Acquisition								
Other								
TOTAL			[illegible]					[illegible]

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Gas Tax			[illegible]					[illegible]
Measure J			$205,000					$205,000
LSSRS			[illegible]					[illegible]
Total			[illegible]					[illegible]

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Parks	10413	Community Park – Parking Lot Expansion

DESCRIPTION - LOCATION

Construct 100 additional parking spaces in lower parking lot. Add infiltration planters, lighting and monument sign.

COMMENTS

Project scope revised by City Council to include only the expansion of parking along lower field from existing lot to Gym driveway.

Project was submitted to EBRPD in March, 2011 for approval and funding. Project bid and construction contract awarded to Ghilotti Bros in May, 2011.

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design	$99,000							$99,000
Construction		$691,000						$691,000
CM/Inspection		$60,000						$60,000
ROW Acquisition								
Other								
TOTAL	$99,000	$751,000						$850,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Measure WW		$493,000						$493,000
Interest Earnings		$357,000						$357,000
Total		$850,000						$850,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10414	Marsh Creek Road Upgrade Regency Drive to Pine Lane

DESCRIPTION - LOCATION

Widen existing roadway to provide two full-width travel lanes, bike lanes, shoulders and pedestrian paths.

COMMENTS

Due to possible land movement areas and steep grades along the roadway, there may be the need for additional right of way in order to complete the proposed work. The stormwater requirements coming into effect will necessitate some type of water treatment.

Original budget was $1,200,000; $119,000 transferred to Marsh Creek Road (old) Overlay project , CIP Project No. 10416

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design		$30,000						$30,000
Final Design		$40,000						$40,000
Construction			$921,000					$921,000
CM/Inspection			$60,000					$60,000
ROW Acquisition		$30,000						$30,000
Other								
TOTAL		$100,000	$981,000					$1,081,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Measure J		$100,000	$981,000					$1,081,000
Total		$100,000	$981,000					$1,081,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10417	2013 Neighborhood Street Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS

Various Locations

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design				$10,000				$10,000
Construction				$290,000				$290,000
CM/Inspection				$15,000				$15,000
ROW Acquisition								
Other								
TOTAL				$315,000				$315,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Gas Tax				$110,000				$110,000
Measure J				$205,000				$205,000
Total				$315,000				$315,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10418	2014 Neighborhood Street Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS

Various Locations

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design					$10,000			$10,000
Construction					$290,000			$290,000
CM/Inspection					$15,000			$15,000
ROW Acquisition								
Other								
TOTAL					$315,000			$315,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Gas Tax					$110,000			$110,000
Measure J					$205,000			$205,000
Total					$315,000			$315,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Parks	10419	Community Park Lighting, & Resurfacing

DESCRIPTION - LOCATION

Install sports field lighting, remove and replace turf with synthetic surfacing at Clayton Community Park

COMMENTS

Cost estimates per Cost-Benefit Analysis prepared by PMC and dated August 31, 2009

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$4,084,000	$4,084,000
CM/Inspection								
ROW Acquisition								
Other								
TOTAL							$4,084,000	$4,084,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$4,084,000	$4,084,000
Total							$4,084,000	$4,084,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10420	School Bridge Area Improvements

DESCRIPTION - LOCATION

Improve area at Mt. Diablo Elementary School Bridge and Mitchell Creek to enhance Town Center area.

COMMENTS

Includes decorative wall, landscaping and riparian vegetation restoration; funding transferred from CIP No. 10400, Downtown Economic Development

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design		$20,000						$20,000
Construction		$160,000						$160,000
CM/Inspection		$20,000						$20,000
ROW Acquisition								
Other								
TOTAL		$200,000						$200,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
RDA		$200,000*						$200,000*
Total		$200,000*						$200,000*

*transfer from CIP 10400

Category	Project Number	Project
Streets	10421	Cardinet Trail Restoration

DESCRIPTION - LOCATION

Construct creek bank reinforcement and perform trail restoration work along Cardinet Trail locations to repair damage caused by creek erosion.

Various Locations

COMMENTS

Funding from Citywide Landscape Maintenance District; significant permitting requirements

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design		$15,000						$15,000
Construction		$50,000						$50,000
CM/Inspection		$10,000						$10,000
ROW Acquisition								
Other								
TOTAL		$75,000						$75,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
LMD		$75,000						$75,000
Total		$75,000						$75,000

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10422	El Molino Drive Sanitary Sewer Improvements

DESCRIPTION - LOCATION

Construct modifications to existing sanitary sewer mains to prevent potential sewer overflows in areas adjacent to Mt. Diablo Creek .

COMMENTS

Includes pipe enlargement and construction of a bypass line in El Molino Drive; funding from CIP 10400, Downtown Economic Development

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design		$40,000						$40,000
Construction		$270,000						$270,000
CM/Inspection		$20,000						$20,000
ROW Acquisition								
Other								
TOTAL		$330,000						$330,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
RDA		$330,000*						$330,000*
Total		$330,000*						$330,000*

*transfer from CIP 10400

2011/12-2015/16 Capital Improvement Program

Category	Project Number	Project
Streets	10423	Library Upgrades

DESCRIPTION - LOCATION

Construct improvements to update Library including automatic checkout facilities, coffee/snack bar, etc.

COMMENTS

Includes 3,500 sf building addition plus new equipment and furniture

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design								
Construction							$850,000	$850,000
CM/Inspection								
ROW Acquisition								
Other							$150,000	$150,000
TOTAL							$1,000,000	$1,000,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Unfunded							$1,000,000	$1,000,000
Total								

Category	Project Number	Project
Streets	10424	2015 Neighborhood Street Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

COMMENTS

Various Locations

Estimated Cost	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Preliminary Design								
Final Design						$10,000		$10,000
Construction						$290,000		$290,000
CM/Inspection						$15,000		$15,000
ROW Acquisition								
Other								
TOTAL						$315,000		$315,000

Funding (Sources)	Prior Yrs.	2011-12	2012-13	2013-14	2014-15	2015-16	Future	TOTAL
Gas Tax						$110,000		$110,000
Measure J						$205,000		$205,000
Total						$315,000		$315,000

Agenda Date: 6-7-11

Agenda Item: 9d

CITY OF CLAYTON
Founded 1857 – Incorporated 1964

Approved:

Gary A. Napper
City Manager/Executive Director

AGENDA REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CHIEF OF POLICE

DATE: June 7, 2011

SUBJECT: DISCUSSION TO CONSIDER THE ESTABISHMENT OF A REWARD PROGRAM (UP TO $1000 EACH OCCURRENCE) FOR INFORMATION LEADING TO THE ARREST AND CONVICTION OF PERSON(S) RESPONSIBLE FOR VANDALISM TO CITY FACILITIES, ASSETS, AND PROPERTY

RECOMMENDATION

Accept the staff report and conduct a public discussion to consider establishing a reward program for information leading to the arrest and conviction of person(s) responsible for committing acts of vandalism to city facilities, assets, and property. After receiving the report, provide direction to staff.

BACKGROUND

The Grove Park and Endeavor Hall parking lot have now been in use for approximately two years and both facilities have proven to be valuable resources for the community to enjoy. For example, the Endeavor Hall parking lot has provided additional parking for community events, while The Grove Park provides a beautiful central gathering spot in the downtown for visitors of all ages. Unfortunately, both locations have occasionally suffered from acts of vandalism, as well as littering.

Although not all minor acts of vandalism (or littering) are reported to the police department, there have been forty-one acts of vandalism reported to the police department since June 31, 2010. Twelve of these vandalism reports were for damage to publicly owned structures. The two most recent vandalism reports were for graffiti sprayed onto the newly constructed play equipment located in Lydia Park; and secondly, several railing slats were broken out of the Grove's gazebo. This type of damage is consistent with what a typical youthful vandal would cause when vandalizing property, not their own. These types of crimes most often

occur after dark, when other people are not around to witness the suspect's illegal activity. Presently, the police department has no information or suspects in any of these cases.

DISCUSSION

The purpose of this staff report is to provide the City Council an opportunity to discuss the value of monetary rewards in order to address vandalism to city property. Most cities have used monetary reward programs, of some sort, in order to encourage a reluctant public to provide information on many types of serious crimes. Several local cities, like Richmond, Hayward, and San Francisco, have persistent graffiti problems. As a result, they have established reward programs for information leading to the identification and conviction of suspects in gang related graffiti crimes that occur in their jurisdictions. In Southern California, both Los Angeles and Riverside have established monetary reward programs to address their graffiti problems. The previously mentioned cities offer rewards for up to the following amounts for each occurrence:

- City of Richmond $200.
- City of San Francisco $250.
- City of Hayward $500.
- City of Los Angles $1000.
- City of Riverside $1000.

The vandalism issues occurring in these urban environments appear to be of a greater magnitude or scope than the type of vandalism that is occurring in the City of Clayton. However, Clayton residents are very proud of their public facilities and have recently voiced their displeasure about the damage that a few vandals have caused to city owned property. Regular police patrols have not been able to completely prevent occasional acts of vandalism to city property. Currently, when acts of graffiti occur to city property, a police report is written and photos taken of the damage. After the report is completed, city maintenance staff immediately removes the graffiti. As a result, city staff has diverted valuable and limited resources away from other projects and budgeted uses in order to repair and restore the facilities to their full use.

Because there are usually no witnesses to these crimes, police staff has very little evidence to identify the responsible parties. Maybe it is time for the City Council to consider a different strategy in order to enlist help from the public in reducing this type of crime. The primary goal of any vandalism reward program would be to increase the city's ability to arrest vandals and reward witnesses who report these types of crimes.

If the City Council established a local reward program to address Clayton's vandalism problem, it might encourage witnesses to contact the police department and provide valuable information that would assist in the investigation. Useful information would include names and description of suspects, when and where the vandalism occurred, and anything else that would assist the police in their investigation.

In order to be eligible for the monetary reward, the witness information would need to lead to the identity of a suspect(s), apprehension, conviction, or otherwise the adjudication of the case. The suspect(s) would be held accountable for the damage they caused, pay for the repairs, and reimburse the city for all costs associated with the vandalism investigation. These costs could include reimbursing the city for the reward that was paid out. Suspect(s) could also perform "community service" as an alternative accountability measure.

In order to gage the success of the reward programs that each of the cities listed above offer, staff contacted each city (or left a voice message). However, only a detective from the Hayward PD was able to provide information about their reward program. The detective said that their reward program has been in place for approximately four years and they average approximately one reward per year. When asked if the program has reduced the incidence of vandalism in their city, the response was lukewarm. Despite this information, staff feels that a reward program that offers a reward of a sufficient size ($1000 for each occurrence), might encourage witnesses to assist police with information about vandalism cases that have occurred to city facilities, assets, or property.

If a rewards program for information about suspect(s) of vandalism cases against city property is approved, the next step would be for police staff to coordinate with the Finance Director and the City Attorney in order to properly implement the rewards program.

OTHER OPTIONS

Staff is currently investigating the feasibility of a surveillance system in order to address vandalism to city property. Cameras would be placed in strategically located public places in order to capture and record illegal criminal activity at the Grove Park and at the Endeavor Hall. Recently, three youthful suspects caused approximately $1000 in damage to property at the Middle school during the Memorial weekend. The Middle school has a camera surveillance system in place and was instrumental in identifying the three culprits. This approach might provide police staff with more comprehensive information and evidence in order to solve vandalism issues.

Staff will also continue educating our community about the serious problem of vandalism to city property through news articles, and with positive contacts with school students by police officers while they are on patrol.

FISCAL IMPACT

Fiscal impact is unknown at this time. However, if approved staff, would recommend a reward of up to $1000 to witnesses who provide information leading to the successful resolution of each vandalism case to city facilities, assets, or property. A successful resolution would require the suspect(s) to pay for the damage they caused, as well as reimbursing the city for all costs associated with the vandalism case.

Attachments:

Agenda Date: 6-7-11

Agenda Item: 3a RDA

MINUTES
OF THE
REGULAR MEETING

CLAYTON REDEVELOPMENT AGENCY

May 17, 2011

1. **CALL TO ORDER & ROLL CALL** - the meeting was called to order at 9:54 p.m. by Chairperson Pierce in Hoyer Hall of the Clayton Community Library, 6125 Clayton Road, Clayton, CA. Boardmembers present: Chairperson Pierce, Vice Chair Geller, Boardmembers Medrano, Shuey, and Stratford. Staff present: Executive Director Napper, Secretary Jackson, and Assistant General Counsel Huguet.

2. **PUBLIC COMMENTS** – None.

3. **CONSENT CALENDAR** **It was moved by Boardmember Medrano, seconded by Boardmember Shuey to approve the Consent Calendar as submitted (Passed; 5-0 vote).**

(a) Approved the minutes of the regular meeting of February 15, 2011.

(b) Approved the Agreement of Purchase and Sale and Joint Escrow Instructions with John and Kathy Groebner for the Agency's sale of 268 Stranahan Circle, Clayton, CA (APN 119-620-035-4) in the amount of $165,000 as a Low-Income Affordable Housing Unit for forty-five (45) years.

4. **PUBLIC HEARINGS** - None

5. **ACTION ITEMS** – None.

6. **BOARD ITEMS** – None.

7. **ADJOURN** – on call by Chairperson Pierce the meeting adjourned at 9:55 p.m.

Respectfully submitted,

Laci J. Jackson, Secretary

Clayton Redevelopment Agency Board

Julie K. Pierce, Chairperson

PROPOSED BUDGET
2011 – 2012

CLAYTON REDEVELOPMENT AGENCY

BOARD OF DIRECTORS

JULIE K. PIERCE, CHAIR
HOWARD GELLER, VICE CHAIR
JOSEPH A. MEDRANO, BOARDMEMBER
DAVID T. SHUEY, BOARDMEMBER
HANK STRATFORD, BOARDMEMBER

* * *

PROPOSED BY:

GARY A. NAPPER, EXECUTIVE DIRECTOR

* * * * *

PREPARED BY:
MERRY PELLETIER, FINANCE MANAGER

CITY OF CLAYTON, CALIFORNIA
94517
www.ci.clayton.ca.us

BUDGET MESSAGE

TO: **HONORABLE CHAIR AND BOARDMEMBERS**

FROM: **EXECUTIVE DIRECTOR**

MEETING DATE: **07 JUNE 2011**

SUBJECT: **PROPOSED REDEVELOPMENT AGENCY BUDGET FISCAL YEAR 2011-2012**

RECOMMENDATION

Following introduction and presentation of the proposed Budget for the Clayton Redevelopment Agency in FY 2011-2012, it is recommended the Board provide any policy direction or changes accordingly, and then instruct staff to prepare the Budget for public hearing and adoption at the 21 June 2011 regular public meeting.

BACKGROUND

Formed under California Redevelopment Law, the Clayton Redevelopment Agency receives tax increment revenue from real property taxes collected each year within the Redevelopment Agency's project boundaries. As required by law, the minimum 20% of the tax increment revenue is "set aside" for programs enacted by the Board to facilitate affordable housing opportunities within Clayton for qualified, low to moderate income households.

The remaining 80% is available for Agency programs and activities consistent with its Project Plan and its 5-Year Implementation Plan (2008-2013) primarily focused at curing and improving blighted conditions and spurring private economic development opportunities on real properties that exist within the Agency's Project boundaries. Monies of the Agency cannot be used to fund on-going operations or maintenance of facilities, infrastructures or programs of the Agency or the City of Clayton, except to pay expenses necessary to administer the Agency's Plan (e.g. staff time, legal counsel, office expenses, etc.). In addition, with limited exceptions the Agency cannot expend monies on projects *outside* its Project Area (Note: the Redevelopment Project Area *is not* co-terminus with the City's boundary. For example, most of Oakhurst Development and all of Dana Hills are not within the Redevelopment Agency's Project Area).

Since its creation, the Clayton Redevelopment Agency implemented a host of capital improvement projects that have been paid for using previous revenue bond issuances of the Agency. This issued and incurred debt must first be serviced using the annual tax increment revenues flowing to the Agency each year. Despite this sizeable debt load, in recent years the Agency has managed to use smaller portions of its annual tax

increment revenues to implement improvement projects (e.g. old Marsh Creek Road retaining wall) and to stimulate Town Center economic development (e.g. acquisition of land and construction of enlarged municipal parking lot adjacent to Endeavor Hall; acquisition of land for private development of Flora Square; applicant of Creekside Terrace mixed-use commercial project).

However, retiring debt represents the ever-increasing percentage of the Agency's expenses as the Project Area's time project activities limitation matures toward its 45-year expiration date in July 2027. That debt service obligation becomes even more crucial as assessed valuations within the Project Area have been stressed by the economic downturn. The approved Agency Plan self-imposed a $55 million tax increment revenue cap on Discretionary Project monies that may be attained earlier than expected in the Year 2013-14 (ref. Agency 5-Year Plan).

REDEVELOPMENT AGENCIES UNDER ATTACK

Pierced by continuing wounds to the tax increment revenue streams to duly-adopted redevelopment agencies, the Clayton Redevelopment Agency over the last two fiscal years tendered a total of $2.37 million to the State of California in the name of legislated underwriting of the Supplemental Educational Revenue Augmentation Fund (SERAF). Frustrated by repetitive mortal gashes to local plans addressing blight and stimulating local economic development jobs and construction, redevelopment agencies were no longer content to idly stand by and watch local monies be diverted for State deficit obligations. An initiative ballot measure qualified for the November 2010 statewide election that would close this "theft" loophole and prevent further State actions to shift redevelopment agency local revenues (and other local tax monies). The ballot measure was named the "Local Taxpayer, Public Safety and Transportation Protection Act", and became Proposition 22.

Voters statewide discerned the merits of keeping local tax monies in their community and overwhelmingly endorsed passage of Prop 22 with a 61% affirmative vote. Fresh off the battlefield in November 2010 with that Prop 22 victory, redevelopment agencies throughout California breathed a sigh of relief and actually began to once again look forward to budgets that would not have huge chunks of revenue reserved for their SERAF pain. Then, in January 2011, a besieged Sacramento, licking a $26 billion deficit, launched a surprise 32-pounder cannon shot across the desks of redevelopment agencies; newly-elected Governor Brown called for the outright elimination of redevelopment agencies effective 01 July 2011. No longer were redevelopment agencies merely threatened by State takeaways – the State intended to foreclose the operation of redevelopment agencies, use the local tax monies for certain State purposes and forcing the balance of local property tax increment to flow back to public schools and other taxing entities.

Instantly declared unconstitutional and in direct opposition with voter desires through Prop 22, the Governor failed to muster the Legislature votes to terminate agencies. Battle cries of "reform" and "mend, not end" wafted through the victory ramparts as agencies once again felt the heat of extinction. Even now, the Governor's "May Revise" budget statement held firm his goal of exterminating the redevelopment pest while other legislators authored bills (SB 286, AB 1250) aimed on collaring redevelopment agencies into submission. Despite the predominant good agencies have instituted locally and statewide, the very existence of this beneficial economic engine in California was now an anathema to its founding fathers.

While Prop 22 now provides the clear line of defense barring the State from taking any more redevelopment agency monies, the very fate of redevelopment life now hangs in the smelly fog of this battlefield. Within the last month the State Legislative Counsel Bureau issued a legal opinion that concluded the practice of the State reimbursing itself with local property tax dollars violates Section 1 of Article XIII A of the California Constitution because the required apportionment of property tax funds in each county to the [local tax] districts is restricted. Governor Brown's earlier purpose to terminate redevelopment agencies in order to send $1.7 billion to the State in 2011-12 as reimbursement for trial court and health care services violates this provision. And yet, like the ill-fated Pickett's charge at Gettysburg in 1863, history repeats itself with the Governor's continued hard line stance to end redevelopment agencies.

At this point in the annual budget calendar, local public agencies must assemble a financial plan of action by June 30th to approve a budget for the ensuing fiscal year of 2011-12. Amidst these unchartered waters, the Agency's Budget is submitted for review and Board action.

PROPOSED REVENUE

In FY 2011-2012, it is estimated the Agency will receive *gross* tax increment revenues [secured local property tax] of $4,956,336; folding in projected interest earnings ($35,000), program revenues and certain internal loan repayments brings the gross revenue total to $5,215,339. This amount is slightly less ($332,157; - 6%) than our revenue receipt projection for last year's budget yet is understandable due to revenue linkage with real property assessed valuations.

Our Project Area unfortunately mirrors the general downturn in local housing market values and resale of land within its boundaries. Real property attritions and foreclosures that occur within the Project Area trigger assessed valuation readjustments, after being artificially compressed under Proposition 13. As forced or foreclosed private property sales occur in this depressed economy, the new assessed values are generally lower than its previous market value. That creep in lowered real property values within the Project Area is softly counter-balanced by long-held Clayton properties turning ownership which result in higher assessed valuations. However, the net effect is a

negative revenue trend over several years for the Agency, and one that has no growth potential to offset the State's nefarious taking of local revenues.

The Agency's total revenue projection is illustrative of what our Agency is allotted *before* tax increment is siphoned for our pre-negotiated "pass throughs" to other taxing public entities within our jurisdiction (e.g. school district, community college district, etc.). As our Agency's maturation marches on, these predetermined formulas escalate in size as to the amount of property tax increment that is released back to the underlying taxing entities. In Fiscal Year 2011-12, the combined "pass-throughs" total $1 million, the fifth ($5^{th}$) year of full allocation to other underlying taxing entities. In other words, public education entities already receive 20% of the gross secured property tax revenue of the Agency!

The State of California has stared-down an initial $26.6 billion deficit to a $10 billion deficit at the Governor's 2011 "May Revise" statement, which reduced deficit number includes an allocation to the State's reserve. The Governor is serious about reducing the long-deferred debt of the state, and likewise this redevelopment agency is serious about retiring its pre-obligated debt service. As the Agency is in the twilight of its existence due to the approaching revenue cap limit of $55 million, much of the Agency's budget now manages debt service retirement. Fortunately with Prop 22's passage, this year the Agency is not plagued by a hungry State looking to divert local revenues to its vault.

In summation, of the Agency's gross revenue stream, approximately $3.18 million (61%) flows to our Agency's Discretionary-use Fund (No. 301) while the balance of $1.03 million (20%) is deposited in our state-required Low-Moderate Income Housing Fund (LMI Fund No. 302). Charting the pathway of secured tax revenue, "pass throughs" and "State takeaways", the Table below illustrates our Agency's available net revenues:

	DISCRETIONARY FUND	LMI HOUSING FUND
Gross Revenues	$3,984,569	$1,230,770
Negotiated "Pass Throughs"	(800,000)	(200,000)
State "Take Aways"	-0-	-0-
NET REVENUE	**$ 3,184,569**	**$ 1,030,770**

These net revenues represent the funds available to the Agency this year for bond calls, capital improvement projects, operations, affordable housing opportunities and to pay the Agency's internal loan schedules.

PROPOSED EXPENDITURES

Using the net revenue expectations calculated above, the Agency turns to expenditure of the tax increment to accomplish the multi-faceted objectives within the Redevelopment Project Area.

A. DISCRETIONARY FUND NO. 301 (80%)

1. Local Obligation Expenditures – Debt Service
Through previous actions of the Agency over the course of its life, the Board obligated a large portion of its future revenue stream to retire debt service via its 1993 revenue bond issuance (ref. Fund No. 401). This traditional action to capitalize the Agency created immediate monies for the Agency to expend on selected priority projects. A significant portion of the net revenue stream noted above is therefore pre-obligated to retiring debt service payments this year of $2,100,921. Over the course of years, the Agency has refinanced this debt several times to obtain more favorable interest rates to lower the annual repayment of principal and interest.

The Discretionary Fund of the Agency is the only account that previously issued debt; it has not been necessary to date for the Affordable Housing Fund to issue debt for an affordable housing opportunity. However, as discovered last year, by omission since creation the Agency did not remit monies reflecting the 2% Election of the City during the formation of the Agency. Consequently the Board obligated the Agency to pay the City its debt over a 4 year period. A transfer to the City's General Fund (Acct. 8101) in the amount of $100,380 represents the Agency's first year of payment. Further, in order to pay the State its ordered SERAF portion in FY 09-10 of $1.966 million, the Agency held insufficient funds of that magnitude. It therefore "borrowed" $592,412 from the LMI Fund's reserves (as allowed by state law) to fulfill the order, and by law that internal loan must be repaid by June 2015. In that regard, the Agency's second year repayment of that internal LMI SERAF loan (over 4 years) is included in this year's budget (equals $148,103).

And of final note: starting at the end of FY 09-10 ($334,867) and continuing to the close of FY 10-11 ($140,214), the Discretionary Fund has operated in the red by an accumulative $475,081. Therefore it is necessary for the Agency to halt that bleeding now that Prop 22 is in effect and no more SERAF takeaways are in play.

By necessity then, the Agency's Project Fund this year is essentially gutted by the deadly combination of operating debt, debt service and loan obligations amounting to **89%** of available net revenues before operating and program budgets can be addressed.

2. Agency Management and Operations
Since our Redevelopment Agency does not employ separate staff or use a separate governing body, the fixed assets, facilities and personnel of the City of Clayton are shared to more efficiently administer and effectively manage the operations of our Agency. In order to compensate the City of Clayton for the Agency's work allocations, an annual transfer of funds has historically

been tendered by the Agency to offset incurred administration expenses through the course of the fiscal year. The proposed Budget calls for the same amount set three years ago of $275,000, equating to a 6.8% overhead charge relative to this Fund's gross revenue stream.

An additional $117,449 is budgeted for direct expenses of the Agency to cover costs and desired program expenses:

A. The County's fee for property tax administration charges ($43,000), advertising/promotion of the Agency's programs ($4,074 in Yellow Page ads for Endeavor Hall rental, audit services ($1,500) and specialized legal services ($15,000).

B. An annual operational expense of the Agency has been monies to promote the Clayton Town Center via the seasonal "Concerts in The Grove" series and Clayton's Farmers' Market ($23,000).

C. A fixed interest payment of $30,875 that represents repayment to the City for its construction loan on the County Fire District Station relocated and built within the Town Center area (Center Street).

After addressing the required internal debt service, bond call and operational obligations of the Agency, the summation is the Discretionary Fund is in an annual deficit position of $32,364 that must be cured this year. It is proposed, as was done in previous years faced with a deficit situation, the Agency reverse a transfer of tax increment revenues to the City's Capital Improvement Project (CIP) Budget of $32,364 from CIP No. 10400 – Downtown Economic Development Fund. Line Account 6003 (Fund 310) attends to this action. Although there are other calls for use of CIP No. 10400 monies in the City's proposed Budget, there are sufficient funds remaining (over $1 million) to cover this reverse transfer.

3. Discretionary Projects (CIP)
   Therefore, given this depressing set of facts, the Agency will not have any annual revenues projected this coming year for allocation to approved programs or new projects.

In order to receive the maximum allocation of tax increment allowed under California Redevelopment Law, our Redevelopment Agency must demonstrate sufficient debt and capital improvement project allocation. Therefore, it is the antithesis for the Agency to accumulate large unallocated reserves (fund balances/retained earnings).

B. AFFORDABLE HOUSING FUND NO. 302 (20%)

Our Agency continues to have retained equity available to address needs in the facilitation and availability of affordable housing stock in its Project Area. As noted above under Proposed Revenue, the *net* revenue for FY 2011-2012 in the Affordable Housing Fund is $1,030,770 or $124,991 more than the $905,779 budgeted last year +14%). Affordable Housing set-aside funds, to this date, have not been a target of the Governor's call to eliminate redevelopment agencies; rather, any LMI cash assets would default to an undefined "inheritor" agency or to the county's affordable housing program.

1. Agency Management and Operations

   Operational expenses of the Agency to administer the state-required Housing Set-Aside Program equal $17,670, down by 70% from last year's budget of $59,689 since the Agency has completed its consultant's work for a new City Housing Element. It is proposed the Agency transfer the same annual payment for the last three years of $125,000 to the City for overhead, facility expenses and staff time incurred in the on-going administration of our affordable housing programs, units and projects (12% overhead rate).

   City staff spends considerable time managing the agreements and obligations of the Stranahan affordable housing units, the Diamond Terrace Senior Housing Project and monitoring the Kirker Court Apartments. During the last year, staff personally handled the Agency's temporary ownership of three (3) single-family affordable housing units within our Project Area, has one affordable home in escrow for sale to a qualified family, and expended considerable time attempting to resell units in a downturn housing market. The Agency has been successful in re-marketing these units to the Low Income category household, step downs that required further Agency subsidy into the home in contrast to the Moderate Income category. Each of these transactions involves real estate escrow, home inspection and repairs, and extensive documentation to maintain the 45-year affordable housing covenant. The Agency expects to deal with additional purchases and re-sales in the coming fiscal year.

2. Local Obligation Expenditure

   The Agency has a contractual payment of $200,000 each year for the next two (2) years as additional direct support to the successful Diamond Terrace affordable housing project for qualified seniors (ref. Expense Acct. 7520). Its remaining obligation of $400,000 must be deleted from the ending Fund Balance of $6,428,308 (leaving a net unreserved balance of $6,028,308 projected on 30 June 2012).

3. Second Year Installment of 2% Election Monies Owed City
   As noted above during the Discretionary Fund discussion, the Agency owes the City a total of $501,898 in missed 2% Election monies from the Agency's tax increment revenue flow since 1988. Proportionately, the monies due went to each Agency Fund in the 80% - 20% split. Therefore, the Affordable Housing Fund's share is 20% of the annual 4-year installment payment of $125,475, which accounts for the $25,095 expense item in Acct. 8101.

4. Affordable Housing Projects
   No monies are shown for expense at this time as the Agency has no automatic affordable housing project it is presently undertaking. Therefore, the balance of annual Affordable Housing monies ($663,005; 64% of the net revenue flow) drops into the Fund's restricted-use reserve. This amount includes the LMI Fund's receipt of $148,103 in "borrowed" monies from the Agency's Discretionary Fund for previous payment of its SERAF obligation.

   In the City's adopted and State-certified Housing Element, certain programs are identified as relying on the Agency's affordable housing monies to assist in the production of affordable housing units and qualified secondary dwelling units within the Project Area. Furthermore, private developments (e.g. second floor units in the Creekside Terrace Project) within the Downtown area may surface in this fiscal year offering a partnership opportunity for the Agency to advance its mission in this objective. Agency staff is also presently working with an affordable housing project firm for consideration of land assemblage and the construction of affordable units in the Town Center area.

   As housing units become available within the Project Area suitable for our Affordable Housing Program and related resale restrictions (e.g. Stranahan Subdivision), the Agency will utilize this Fund's reserve balance to further its mission in this regard. The Agency's 5-Year Implementation Plan also provides a roadmap for allocation of this money to facilitate affordable housing opportunities in Clayton for all generations.

C. REDEVELOPMENT DEBT SERVICE (FUND NO. 401)

As noted previously, annual tax increment is diverted from the Discretionary Project Fund to cover the Agency's payment of its previously-issued annual debt service obligations. For FY 2011-2012, a huge bond call of $3,110,000 in principal plus interest due of $413,663 is proposed; the total debt service payment then becomes $3,523,663.

The Agency's annual debt service liability is met for the coming fiscal year:

a.	Principal Owed	$3,110,000
b.	Accrued Interest	$ 413,663
c.	Debt service agent fees	$ 5,365
d.	Professional service fees	$ 2,900
	Total:	**$3,531,928**

Fund 301 will transfer $2,100,921 from this year's budget to Fund 401 – Debt Service to assist in this debt obligation and the balance due of $1,429,507 is contributed by the Debt Service's reserve balance from the close of FY 2010-11. The Debt Service Fund also posts interest earnings of $1,500 that is applied to the payment.

The Agency is maximizing the amount of its bond calls in FY 2011-12 in accord with available resources to deter the Agency from reaching its $55 million cap as long as possible. By exercising this strategic plan option, the Fund's unallocated closing balance on 30 June 2012 will be zero ($0). It is expected next fiscal year the Agency will not have this level of resources to institute bond calls of this magnitude.

SUMMATION

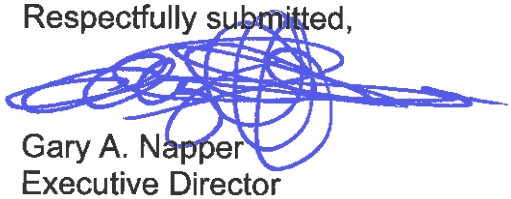
Although the Agency technically has 16 years remaining for its Project Activity, the voluntary cap of $55 million in discretionary project revenues is fast approaching and could land at our doorstep in three (3) years. Fortunately, the Agency has made significant improvements already throughout its defined Project Area and the Clayton community has been greatly served by its existence and operation as opposed to allowing nature to run its course. The Clayton Town Center enjoys much of the financial attention of the Agency and has become the gathering place for the community. Residential neighborhoods have long forgotten the considerable municipal sewer projects installed by the Agency, and The Grove Park and the Clayton Community Gym are proud assets of the town. Significant satisfaction is derived whenever the Agency hands over the house keys to a delighted family as they engage in the American dream of home ownership in the city of Clayton through our Affordable Housing Program. Each household expresses universal gratefulness for being able to live in such a wonderful small town setting as Clayton.

Looking forward, much of the Agency's continued work effort centers on the challenge of courting the construction of new affordable housing units within the Project Area. Redevelopment agencies, like municipalities, facilitate and do financially assist the development community to perform the actual construction of affordable housing units but it is private investment that pushes such goals into reality. The Agency has set the table in this regard with the fully-permitted Creekside Terrace Project on Oak Street in the Clayton Town Center, primed for a developer to construct this mixed-use development with seven (7) units on the second floor. Such arrangement is ideal for the historic use of "live above – work below" entrepreneurs and small business incubators.

Through its certified Housing Element which the Agency helped prepare, the City is in the process of re-designating appropriate lands to nurture the private development of affordable homes for all types of professionals in this employment region (e.g. public safety; teachers). To that end, approximately $6 million remains available in the Agency's LMI Fund to partner with the right developer who sees the community of Clayton as we do: a very desirable town in which to live, raise a family, and/or retire. Since the Agency's tax increment discretionary funds are now wholly tied to servicing previously-issued debt and internal "loans" caused by State SERAF shifts, the future is brightest in its mission to provide affordable housing opportunities.

Staff looks forward to these challenges in FY 2011-12 with the Board of Directors as together we continue the legacy of building and maintaining a quality community.

Respectfully submitted,



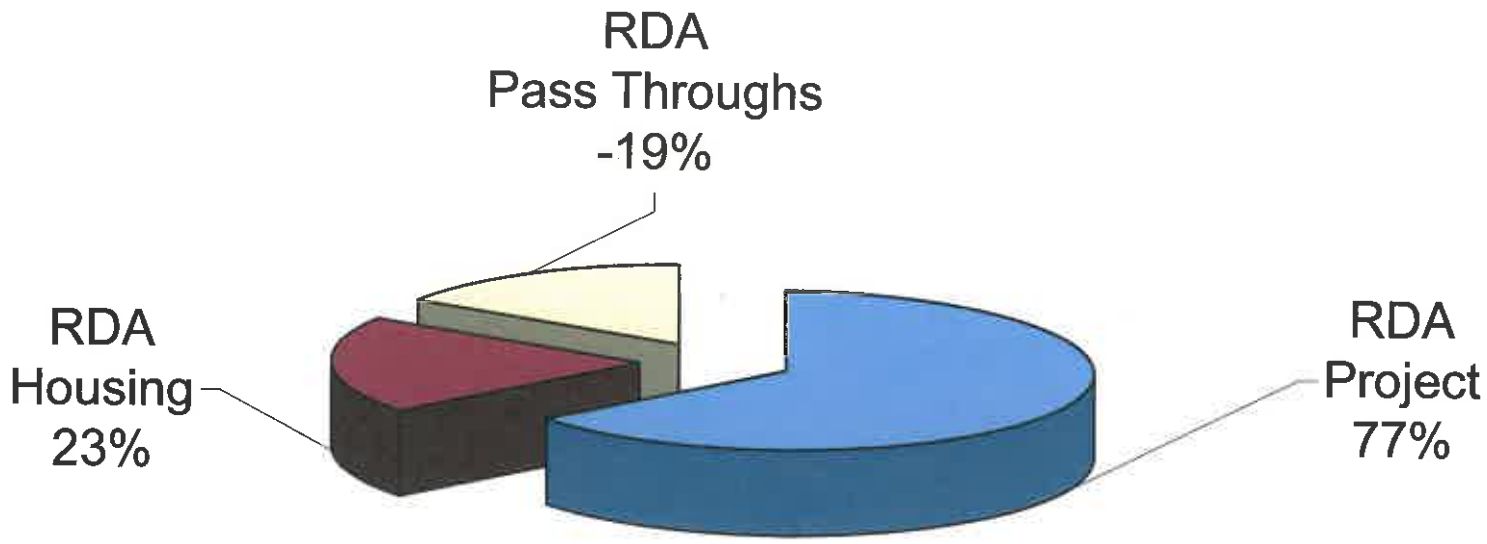
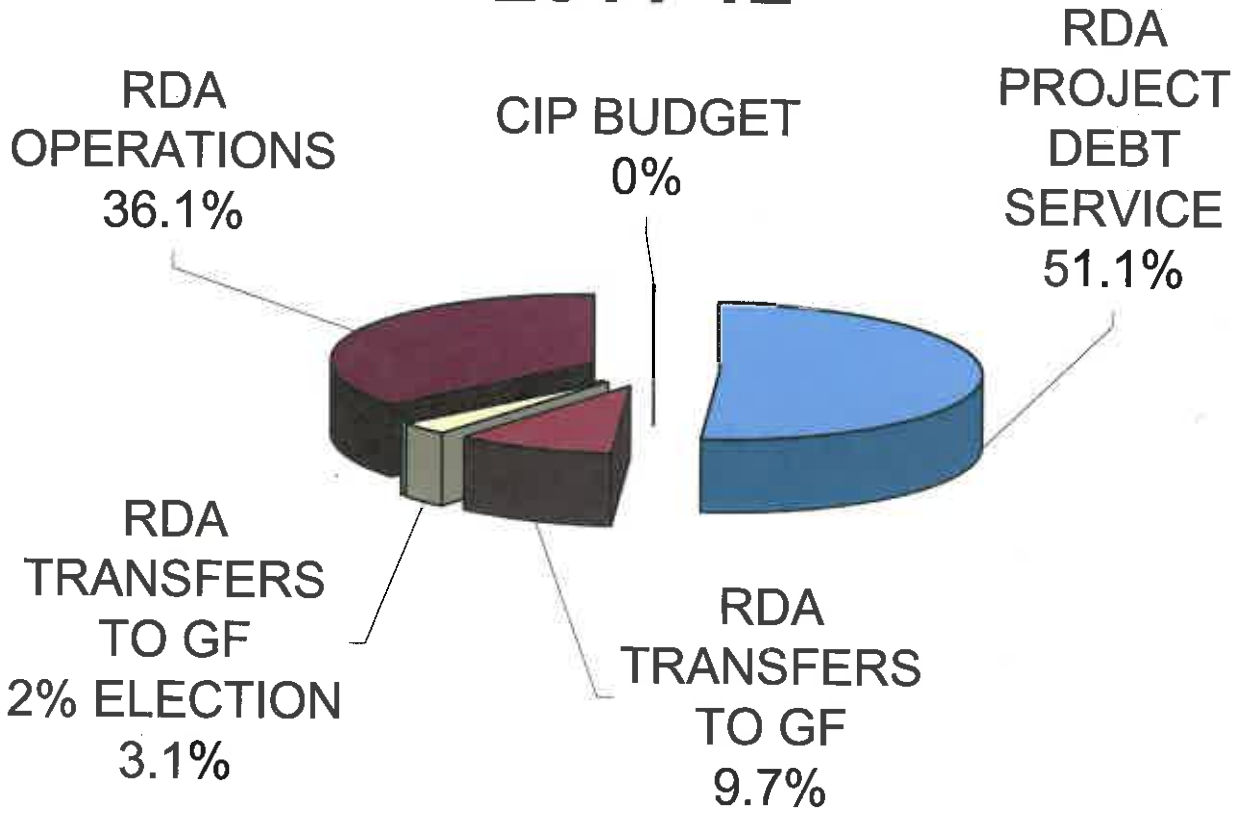
Gary A. Napper
Executive Director

Attachment: Proposed Agency Budget for FY 2011-2012 [1 pp.]
Pie Charts [2]

CITY OF CLAYTON REDEVELOPMENT AGENCY FUND PROPOSED BUDGET

Account Number	Account Name	Redevelopment Projects Fund 301 2009-10 Actual 6/30/2010	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	Redevelopment Housing Fund 302 2009-10 Actual 6/30/2010	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	Redevelopment Debt Service Fund 401 2009-10 Actual 6/30/2010	2010-11 Projected 6/30/2011	2011-12 Proposed Budget	RDA Recap 2009-10 Actual 6/30/2010	2010-11 Projected 6/30/2011	2011-12 Proposed Budget
Beginning Fund Balance		605,674			4,887,012			1,157,390					
7361	Advertizing	3,236	4,074	4,074	-	-	-	-	-	-	3,236	4,074	4,074
7362	City Promotional Activity	-	5,276	-	-	-	-	-	-	-	-	5,276	-
7381	Property Tax Admin Cost	44,167	42,349	43,000	11,042	10,587	10,746	-	-	-	55,209	52,936	53,746
7389	Misc. Expenses	855	-	-	-	-	-	-	-	-	855	-	-
7413	Special Legal Services	2,601	13,000	15,000	2,615	1,000	1,000	-	-	-	5,216	14,000	16,000
7414	Auditing Services	1,490	1,500	1,500	-	-	-	-	-	-	1,490	1,500	1,500
7419	Other Prof. Services	16,631	6,620	-	22,916	14,873	5,924	2,900	2,900	2,900	39,547	21,493	8,824
7520	Project/Program costs	29,596	22,986	23,000	200,744	585,764	200,000	-	-	-	230,340	608,750	223,000
7611	Principal	-	-	-	-	-	-	2,045,000	2,195,000	3,110,000	-	-	3,110,000
7612	Interest Payment	30,875	30,875	30,875	-	-	-	551,828	381,639	413,663	30,875	30,875	444,538
7613	Paying Agent Fees	-	-	-	-	-	-	5,365	5,365	5,365	-	-	5,365
7998	County Pass Throughs	808,477	796,697	800,000	202,119	199,174	200,000	-	-	-	1,010,596	995,871	1,000,000
7999	State Take Aways	1,374,542	404,961	-	-	-	-	-	-	-	1,374,542	404,961	-
8101	Transfer to General Fund	275,000	275,000	275,000	125,000	125,000	125,000	-	-	-	400,000	400,000	400,000
8106	Transfer to RDA Debt	2,604,143	2,851,095	2,100,921	-	-	-	-	-	-	2,604,143	2,851,095	2,100,921
8111	Transfer to CIP Fund	702,873	-	-	-	-	-	-	-	-	702,873	-	-
8101	Transfer to General Fund 2% Election	-	100,380	100,380	-	25,095	25,095	-	-	-	-	125,475	125,475
8118	Transfer to LMI Housing Fund	-	-	148,103	-	-	-	-	-	-	-	-	148,103
	Total Expenses	6,486,897	4,554,813	3,541,853	564,436	961,493	567,765	2,605,093	2,584,904	3,531,928	6,458,921	5,516,306	7,841,546
	Revenues	5,546,356	4,414,599	4,016,933	1,271,323	1,132,897	1,230,770	2,608,828	2,853,286	2,102,421	6,817,678	5,547,496	5,247,703
	Annual Balance (Shortfall)	(940,541)	(140,214)	475,080	706,887	171,404	663,005	3,735	268,382	(1,429,507)	(233,654)	299,572	(291,421)
	Ending Fund Balance	(334,867)	(475,081)	(0)	5,593,899	5,765,303	6,428,308	1,161,125	1,429,507	(0)			

Clayton Redevelopment Agency Program Revenues 2011-12



Clayton Redevelopment Agency Program Costs 2011-12