CITY OF CLAYTON
Founded 1857.. Incorporated 1964

AGENDA

REGULAR JOINT MEETINGS

* * *

CLAYTON CITY COUNCIL
and
CLAYTON SUCCESSOR AND SUCCESSOR HOUSING AGENCIES

* * *

TUESDAY, February 18, 2014

7:00 P.M.

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

Mayor: Hank Stratford
Vice Mayor: David T. Shuey

Council Members
Jim Diaz
Howard Geller
Julie K. Pierce

- 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 *

February 18, 2014

1. **CALL TO ORDER THE CITY COUNCIL** – Mayor Stratford.

2. **PLEDGE OF ALLEGIANCE –** led by Mayor Stratford.

3. **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 February 4, 2014. (View Here)

(b) Approve Financial Demands and Obligations of the City. (View Here)

(c) Adopt a Resolution finding the construction of improvements in Subdivision 8719 (Diablo Pointe aka Diablo Estates at Clayton) has been completed and accepting the dedicated public easements within said Subdivision as public easements. (View Here)

4. **RECOGNITIONS AND PRESENTATIONS** - None.

5. **REPORTS**

(a) Planning Commission – Commissioner Keith Haydon.
(b) Trails and Landscaping Committee – No meeting held.
(c) City Manager/Staff
(d) City Council - Reports from Council liaisons to Regional Committees, Commissions and Boards.
(e) Other

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

Members of the public may address the City Council on items within the Council's jurisdiction, (which are not on the agenda) at this time. To facilitate the recordation of comments, it is requested each speaker complete a speaker card available on the Lobby table and submit it in advance 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 or you are recognized by the Mayor as wishing to speak, 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 at its discretion 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.

7. PUBLIC HEARINGS

(a) Public Hearing to consider a City-initiated Ordinance No. 454 that amends a portion of the *Clayton Municipal Code*, Title 17, Chapter 17.28 Planned Development (PD) District to establish the Site Plan Review permit to be used for processing of Multiple-Family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map (ZOA-08-13). (View Here)
(Community Development Director)

Staff recommendations: **1.)** Receive the staff report; **2.)** Open the Public Hearing and receive public comments; **3.)** Close the Public Hearing; **4.)** Following Council consideration of any public comment and its discussion, approve a motion to have the City Clerk read Ordinance No. 454 by title and number only and waive further reading; and **5.)** On completion of the City Clerk's reading, adopt a motion to approve Ordinance No. 454 for Introduction with findings its adoption will not have a significant adverse effect on the environment and is therefore exempt under CEQA.

8. ACTION ITEMS

(a) Presentation of the City's Mid-Year Budget status report for Fiscal Year 2013-2014. (View Here)
(Finance Manager; Council Budget Sub-Committee)

Staff recommendation: Following presentation of the Mid-Year Report and receipt of any public comments, that Council adopt a motion approving the City's Mid-Year Budget Report for FY 2013-14 without any mid-year adjustments.

(b) Consideration of a Resolution regarding the City's Annual Report on its levy, collection and disposition of development impact mitigation fees during Fiscal Year 2012-2013, in compliance with the California Government Code (AB 1600).
(Assistant to the City Manager) (View Here)

Staff recommendation: Following presentation of the staff report and opportunity for receipt of public comments, that Council adopt the Resolution with the findings there is a reasonable relationship between the current needs for the development impact mitigation fees and the purposes for which the fees were originally levied and collected by the City.

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

10. ADJOURNMENT– the next regularly scheduled City Council meeting is March 4, 2014.

# # # # #

* CLAYTON SUCCESSOR and SUCCESSOR HOUSING AGENCIES *

February 18, 2014

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

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

Members of the public may address the Board on items within the Board's jurisdiction, (which are not on the agenda) at this time. To facilitate the recordation of comments, it is advance 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 or you are recognized by the Chair as wishing to speak, 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 Board may respond to statements made or questions asked, or may at its discretion 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 Board's regular meeting of January 7, 2014.
(View Here)

4. **PUBLIC HEARINGS** – None.

5. **ACTION ITEMS**

(a) Consider a Resolution to approve and adopt the Agency's 6th Recognized Obligations Payment Schedule (ROPS 2014-15-A) covering the time period from July 1, 2014 through December 31, 2014, pursuant to California Redevelopment Laws. (View Here)
(Finance Manager)

Staff recommendation: Following presentation of the staff report and opportunity for public comment, that Council adopt the Resolution.

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

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

# # # # #

Agenda Date: 2-18-2014

Agenda Item: 3a

MINUTES
OF THE
REGULAR MEETING
CLAYTON CITY COUNCIL

TUESDAY, February 4, 2014

1. **CALL TO ORDER & ROLL CALL** – The meeting was called to order at 7:03 p.m. by Mayor Stratford in Hoyer Hall of the Clayton Community Library, 6125 Clayton Road, Clayton, CA. Councilmembers present: Mayor Stratford, Vice Mayor Shuey, Councilmembers Diaz, Geller (arrived at 7:08 p.m.) and Pierce. Councilmembers absent: None. Staff present: City Manager Gary Napper, City Attorney Mala Subramanian, Interim City Clerk Janet Brown, Community Development Director Charlie Mullen and Finance Manager Kevin Mizuno.

2. **PLEDGE OF ALLEGIANCE** – led by Mayor Stratford.

3. **CONSENT CALENDAR- It was moved by Councilmember Pierce, seconded by Councilmember Diaz, to approve the Consent Calendar as submitted (Passed; 4-0).**

(a) Approved the minutes of the regular meeting of January 21, 2014.

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

(c) Approved Addendum No. 1 to the Consulting Services Agreement with Raney Planning and Management to prepare the Environmental Analysis (IS/MND) for the Silver Oak Estates residential development project; DP-01-10; MAP-01-10 & ENV-02-10.

(d) Approved the low-bid award of contract to Marken Mechanical Services in the amount of $116,700.00 for replacement of one (1) HVAC chiller and associated pump in the Clayton Community Library; approved a contract with Entek Corporation for engineering project specifications and drawings ($8,547.00) and project construction management services ($1,300); and authorized the allocation of $127,547.00 from the City's Capital Improvement Budget interest earnings account to fund the facility maintenance need (CIP No. 10435).

4. **RECOGNITIONS AND PRESENTATIONS** – None.

5. **REPORTS**

(a) Planning Commission – Commissioner Dan Richardson indicated the Commission's recommendation to the Council of an amendment to a portion of the Clayton Municipal Code, Title 17 Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map. A Resolution was also adopted approving the Site Plan Review Permit to remodel the existing Skipolini's Pizza Restaurant and associated exterior improvements, approved the Use Permit for four (4) bocce ball courts ancillary to the existing restaurant, approved the Lot Line Adjustment to five (5) existing parcels, and approved the Variance for the average lot width and lot size of an existing nonconforming lot.

Councilmember Geller arrived at meeting.

(b) Trails and Landscaping Committee – None.

(c) City Manager/Staff – None.

(d) City Council - Reports from Council liaisons to Regional Committees, Commissions and Boards.

Councilmember Diaz attended the ConFire Board of Directors meeting which reviewed the report by Fitch & Associates. He also attended the Council sub-committee's review of the Mid-year Budget and the Clayton Business and Community Association meeting.

Councilmember Pierce attended the League of California Cities meeting. She was also in attendance at the ABAG Executive Board Special meeting, East Bay League meeting and the kick off meeting for Senator Mark DeSaulnier running for Congress.

Councilmember Geller booked the bands for the 2014 Concerts in the Grove and worked with Maintenance upgrading the power at The Grove Park before the concert season begins.

Vice Mayor Shuey also attended the Clayton Business and Community Association meeting. He also met with the Clayton Valley Little League regarding its fields and displacement from the charter high school campus.

Mayor Stratford attended the Council sub-committee's meeting on the FY 2013 Audit and the Mid-Year Budget review. He announced the "Do the Right Thing" monthly trait for "Self-Discipline" is coming to a close.

(e) Other- None.

6. <u>PUBLIC COMMENT ON NON-AGENDA ITEMS</u> – None.

7. <u>PUBLIC HEARINGS</u>

(a) Second Reading and Adoption of Ordinance No. 452 amending portions of the Clayton Municipal Code, Chapters 15.01, 15.02, 15.03, 15.04 and 15.05 to bring the City's Building, Electrical, Plumbing and Mechanical Codes into compliance with and thereby adopt the 2013 Editions of the respective California Building Standards Codes with changes, additions, and deletions as allowed by state law (ZOA-06-13).

The Community Development Director presented the staff report to the City Council and advised no public comments have been received since its introduction on January 7th, 2014.

Mayor Stratford opened the Public Hearing and asked for Public Comments. No public comments were received. Mayor Stratford closed the Public Hearing.

It was moved by Vice Mayor Shuey, seconded by Councilmember Pierce, to have the City Clerk read Ordinance No. 452 by title and number only and waive further reading (Passed; 5-0 vote).

The Interim City Clerk read Ordinance No. 452 by title and number only.

It was moved by Vice Mayor Shuey, seconded by Councilmember Pierce, to adopt Ordinance No. 452 with findings its adoption will not have a significant adverse effect on the environment and is therefore exempt under CEQA. (Passed; 5-0 vote).

(b) Second Reading and Adoption of Ordinance No. 453 amending portions of the Clayton Municipal Code, Chapters 15.09 to bring the City's Fire Code into compliance with and thereby adopt the 2013 California Fire Code with changes, additions, and deletions as allowed by state law (ZOA-07-13).

The Community Development Director presented the staff report to the City Council and advised no public comments have been received since its introduction on January 7th, 2014.

Mayor Stratford opened the Public Hearing and then asked for Public Comments. No public comments were received. Mayor Stratford closed the Public Hearing.

It was moved by Councilmember Geller, seconded by Councilmember Pierce, to have the City Clerk read Ordinance No. 453 by title and number only and waive further reading (Passed; 5-0 vote).

The Interim City Clerk read Ordinance No. 453 by title and number only.

It was moved by Councilmember Geller, seconded by Councilmember Diaz, to adopt Ordinance No. 453 with findings the adoption will not have a significant adverse effect on the environment and is therefore exempt under CEQA. (Passed; 5-0 vote).

8. **ACTION ITEMS**

(a) Presentation and approval of the City's Audited Financial Statement for Fiscal Year 2012-2013 prepared by Cropper Accountancy Corporation, independent Certified Public Accountant firm.

The Finance Manager presented the staff report noting the City received a "clean" audit opinion, and invited John Cropper and Paul Sass to present the City Financial Audit findings as of June 30, 2013.

Mr. Sass went through the presentation and noted Fiscal year ended June 30, 2013 was the first full fiscal year after the dissolution of the Redevelopment Agency, resulting in a reduction of $2.75 Million in Property Taxes and $900,000 in other project revenues from the prior year concerning government-wide fiscal condition. The City's General Fund operated FY 2012-13 with a net result of $26,160 to fund balance.

No public comments were received.

It was moved by Councilmember Diaz, seconded by Councilmember Pierce, to approve and accept the Fiscal Year 2012-13 Audited Financial Statement, prepared by Cropper Accountancy Corporation, independent Certified Public Accountant firm. (Passed; 5-0 vote).

(b) Consideration of a Resolution approving the carry-over of specific project and operational encumbrances in the total amount of $151,702 from the FY 2012-13 Budget and amend the FY 2013-14 City Budget accordingly.

The Finance Manager presented the staff report and noted as of June 30, 2013 our fiscal year ended leaving some General Fund department budgets with several line items open, which is a common occurrence in an annual budget. The City traditionally evaluates each year the necessity of rolling over (or encumbering) planned expenditures into the current fiscal year for completion. The City Council formally approves such fiscal action by the adoption of a corresponding encumbrance Resolution. In addition to the General Fund items, totaling $102,602, and the Landscape Maintenance District Fund has $49,100 in open prior year line items that are expected to be paid in fiscal year 2013-14. Following analysis by staff and the Council budget sub-committee, the following encumbrance of $151,702 for the General Fund and Landscape Maintenance District Fund are recommended.

No public comments were received.

It was moved by Councilmember Diaz, seconded by Councilmember Pierce, to adopt a Resolution 01-2014 approving carry-over/encumbrance of unexpended operating budget and capital outlay funds in the amount of $151,702 from Fiscal Year 2012-2013 and amending the 2013-2014 City Budget accordingly.
(Passed; 5-0 vote).

9. <u>COUNCIL ITEMS</u> – None.

10. 7:41 p.m. <u>CLOSED SESSION</u> – on call by Mayor Stratford, the City Council adjourned into Closed Session for the following purpose:

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

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

8:25 p.m. <u>Report out from Closed Session:</u> Mayor Stratford announced Council received information and gave direction to its Labor Negotiator.

11. <u>ADJOURNMENT</u>– on call by Mayor Stratford the meeting adjourned at 8:25 p.m.

# # # # #

Respectfully submitted,

Janet Brown, Interim City Clerk

APPROVED BY CLAYTON CITY COUNCIL

Hank Stratford, Mayor

# # # # #

CITY OF CLAYTON
Founded 1857 .. Incorporated 1964

Agenda Date 2/18/2014

Agenda Item: 3b

Approved:

Gary A. Napper
City Manager

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: Kevin Mizuno, FINANCE MANAGER

DATE: 2/18/2014

SUBJECT: INVOICE SUMMARY

RECOMMENDATION:

Approve the following Invoices:

2/14/2014 Cash Requirements Report	$ 170,526.71
2/14/2014 CalCard Monthly Invoice-period ending 1/22/14	$ 10,898.87
Total:	$ 181,425.58

Attachments:
Cash Requirements Report dated 2/14/2014 (4 pages)
CalCard List (1 page)

City c layton
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
All Around Seamless Gutter Company								
All Around Seamless Gutter Company	2/18/2014	2/4/2014	14119	Library - clean, fix, reseal gutters	$1,251.00	$0.00		$1,251.00
				Totals for All Around Seamless Gutter Company:	*$1,251.00*	*$0.00*		*$1,251.00*
ALTEC Industries, Inc.								
ALTEC Industries, Inc.	2/18/2014	1/30/2014	5093335	request # 2034758	$2,966.04	$0.00		$2,966.04
				Totals for ALTEC Industries, Inc.:	*$2,966.04*	*$0.00*		*$2,966.04*
American Fidelity Assurance Company								
American Fidelity Assurance Company	2/18/2014	2/12/2014	1020588A	March premiums	$518.34	$0.00		$518.34
				Totals for American Fidelity Assurance Company:	*$518.34*	*$0.00*		*$518.34*
Bay Area News Group East Bay (CCT)								
Bay Area News Group East Bay (CCT)	2/18/2014	1/31/2014	727548	legal notices	$1,179.10	$0.00		$1,179.10
				Totals for Bay Area News Group East Bay (CCT):	*$1,179.10*	*$0.00*		*$1,179.10*
Best Best & Kreiger LLP								
Best Best & Kreiger LLP	2/18/2014	2/11/2014	719767	January retainer	$8,000.00	$0.00		$8,000.00
				Totals for Best Best & Kreiger LLP:	*$8,000.00*	*$0.00*		*$8,000.00*
Blackbaud								
Blackbaud	2/18/2014	2/6/2014	90677431	Training Program for 3 years	$2,187.50	$0.00		$2,187.50
				Totals for Blackbaud:	*$2,187.50*	*$0.00*		*$2,187.50*
Janet Brown								
Janet Brown	2/18/2014	2/10/2014	Brown	recording fees and mileage	$119.20	$0.00		$119.20
Janet Brown	2/18/2014	2/14/2014	Brown	lunch for interview panel for City Clerk	$28.29	$0.00		$28.29
				Totals for Janet Brown:	*$147.49*	*$0.00*		*$147.49*
CA Dept of Motor Vehicles								
CA Dept of Motor Vehicles	2/18/2014	2/5/2014	Cust Svc # 275	3 vehicle code books	$33.96	$0.00		$33.96
				Totals for CA Dept of Motor Vehicles:	*$33.96*	*$0.00*		*$33.96*
CalPERS Retirement								
CalPERS Retirement	2/18/2014	1/15/2014	100000014205248	1959 Survivor Benefits - employer rate for tier	$110.40	$0.00		$110.40
CalPERS Retirement	2/18/2014	1/15/2014	10000014205403	1959 Survivor Benefits - employer, for Tier 1 (	$496.80	$0.00		$496.80
CalPERS Retirement	2/18/2014	2/6/2014	PPE 2/2/14	PPE 2/2/14	$19,792.55	$0.00		$19,792.55
				Totals for CalPERS Retirement:	*$20,399.75*	*$0.00*		*$20,399.75*
CCWD								
CCWD	2/18/2014	2/6/2014	H Series	irrigation City of Clayton	$4,952.77	$0.00		$4,952.77
				Totals for CCWD:	*$4,952.77*	*$0.00*		*$4,952.77*
City of Concord								
City of Concord	2/18/2014	1/31/2014	37446	new employee live scans	$98.00	$0.00		$98.00
				Totals for City of Concord:	*$98.00*	*$0.00*		*$98.00*

City of Clayton
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Clean Street								
Clean Street	2/18/2014	1/31/2014	73171	monthly sweep fee for January 2014	$3,500.00	$0.00		$3,500.00
				Totals for Clean Street:	*$3,500.00*	*$0.00*		*$3,500.00*
Comcast								
Comcast	2/18/2014	2/5/2014	high speed internet	high speed internet 2/10-3/9/14	$395.70	$0.00		$395.70
				Totals for Comcast:	*$395.70*	*$0.00*		*$395.70*
Contra Costa County Public Works Dept								
Contra Costa County Public Works Dept	2/18/2014	1/1/2014	5049	traffic signal maintenance August 2013	$2,869.38	$0.00		$2,869.38
Contra Costa County Public Works Dept	2/18/2014	1/1/2014	5077	traffic signal maintenance September 2013	$2,104.94	$0.00		$2,104.94
Contra Costa County Public Works Dept	2/18/2014	1/1/2014	5102	traffic signal maintenance October 2013	$2,264.60	$0.00		$2,264.60
Contra Costa County Public Works Dept	2/18/2014	12/19/2013	5120	traffic signal maintenance November 2013	$2,253.02	$0.00		$2,253.02
Contra Costa County Public Works Dept	2/18/2014	1/22/2014	5145	traffic signal maintenance December 2013	$2,606.11	$0.00		$2,606.11
				Totals for Contra Costa County Public Works Dept:	*$12,098.05*	*$0.00*		*$12,098.05*
Contra Costa Tractor Mobile Svc								
Contra Costa Tractor Mobile Svc	2/18/2014	1/24/2014	016258	Ford 260C	$1,104.70	$0.00		$1,104.70
				Totals for Contra Costa Tractor Mobile Svc:	*$1,104.70*	*$0.00*		*$1,104.70*
CR Fireline Inc								
CR Fireline Inc	2/18/2014	1/24/2014	98251	semi-annual test - Library	$310.00	$0.00		$310.00
CR Fireline Inc	2/18/2014	1/24/2014	98250	seni-annual test - Endeavor Hall	$310.00	$0.00		$310.00
CR Fireline Inc	2/18/2014	1/24/2014	98249	semi-annual test - City Hall	$310.00	$0.00		$310.00
				Totals for CR Fireline Inc:	*$930.00*	*$0.00*		*$930.00*
De Lage Landen Financial Services, Inc.								
De Lage Landen Financial Services, Inc.	2/18/2014	2/8/2014	40207388	konica lease February 2014	$321.87	$0.00		$321.87
				Totals for De Lage Landen Financial Services, Inc.:	*$321.87*	*$0.00*		*$321.87*
Entek Corp								
Entek Corp	2/18/2014	1/1/2014	3581	design new Air Cooled Chiller - Library	$8,547.00	$0.00		$8,547.00
				Totals for Entek Corp:	*$8,547.00*	*$0.00*		*$8,547.00*
Health Care Dental Trust								
Health Care Dental Trust	2/18/2014	2/13/2014	170692	Dental February 2014	$2,870.24	$0.00		$2,870.24
				Totals for Health Care Dental Trust:	*$2,870.24*	*$0.00*		*$2,870.24*
HUB Inter of CA Ins Svc								
HUB Inter of CA Ins Svc	2/18/2014	1/31/2014	January 2014	Insurance for January 2014	$229.36	$0.00		$229.36
				Totals for HUB Inter of CA Ins Svc:	*$229.36*	*$0.00*		*$229.36*
Arlene Kikkawa-Nielsen								
Arlene Kikkawa-Nielsen	2/18/2014	2/7/2014	February	Library Volunteer Coordinator for February 20	$900.00	$0.00		$900.00
				Totals for Arlene Kikkawa-Nielsen:	*$900.00*	*$0.00*		*$900.00*
LarryLogic Productions								

City o. layton
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
LarryLogic Productions	2/18/2014	2/4/2014	1390	city council meeting 2/4/14	$300.00	$0.00		$300.00
				Totals for LarryLogic Productions:	*$300.00*	*$0.00*		*$300.00*
MailFinance (Neopost Leasing)								
MailFinance (Neopost Leasing)	2/18/2014	2/3/2014	N4470977	lease for 3/7/14-4/6/14	$158.20	$0.00		$158.20
				Totals for MailFinance (Neopost Leasing):	*$158.20*	*$0.00*		*$158.20*
MCK Services Inc								
MCK Services Inc	2/18/2014	2/6/2014	17992	Job 13-012	$70,520.37	$0.00		$70,520.37
				Totals for MCK Services Inc:	*$70,520.37*	*$0.00*		*$70,520.37*
Tom Morrison								
Tom Morrison	2/18/2014	2/11/2014	15365	EH Deposit refund for 1/18 & 1/19/14	$500.00	$0.00		$500.00
				Totals for Tom Morrison:	*$500.00*	*$0.00*		*$500.00*
MPA								
MPA	2/18/2014	2/10/2014	February 2014	February 2014 LTD & Life	$1,318.19	$0.00		$1,318.19
				Totals for MPA:	*$1,318.19*	*$0.00*		*$1,318.19*
MuniTemps - Government Staffing Services, Inc								
MuniTemps - Government Staffing Ser	2/18/2014	2/14/2014	124334	Interim City Clerk ending 2/9/14	$2,824.94	$0.00		$2,824.94
				Totals for MuniTemps - Government Staffing Services, Inc:	*$2,824.94*	*$0.00*		*$2,824.94*
PERMCO, Inc.								
PERMCO, Inc.	2/18/2014	2/11/2014	10129	library chiller bid	$1,037.00	$0.00		$1,037.00
PERMCO, Inc.	2/18/2014	2/11/2014	10140	library chiller bid	$183.00	$0.00		$183.00
PERMCO, Inc.	2/18/2014	2/11/2014	10151	retainer, general services	$4,270.75	$0.00		$4,270.75
PERMCO, Inc.	2/18/2014	2/11/2014	10152	PG&E Encroachment Permit inspection	$41.50	$0.00		$41.50
PERMCO, Inc.	2/18/2014	2/11/2014	10153	CCWD Encroachment Permit inspection	$83.00	$0.00		$83.00
PERMCO, Inc.	2/18/2014	2/11/2014	10154	CAP Inspection	$41.50	$0.00		$41.50
PERMCO, Inc.	2/18/2014	2/11/2014	10155	Marsh Creek Road Upgrade	$122.00	$0.00		$122.00
PERMCO, Inc.	2/18/2014	2/11/2014	10156	2013 Pavement Rehabilitation Project	$122.00	$0.00		$122.00
				Totals for PERMCO, Inc.:	*$5,900.75*	*$0.00*		*$5,900.75*
Pinnacle Construction Services, Inc								
Pinnacle Construction Services, Inc	2/18/2014	1/30/2014	1865	management fees for February 2014 Diablo E	$4,152.00	$0.00		$4,152.00
				Totals for Pinnacle Construction Services, Inc:	*$4,152.00*	*$0.00*		*$4,152.00*
Psychological Resources Inc.								
Psychological Resources Inc.	2/18/2014	2/3/2014	6834	pre-employment screening	$450.00	$0.00		$450.00
				Totals for Psychological Resources Inc.:	*$450.00*	*$0.00*		*$450.00*
Rock & Waterfall Co								
Rock & Waterfall Co	2/18/2014	1/28/2014	115-58	waterfall maintenance	$650.00	$0.00		$650.00
				Totals for Rock & Waterfall Co:	*$650.00*	*$0.00*		*$650.00*
Sprint Comm (PD)								

City of Clayton
Cash Requirements Report

Vendor Name	Due Date	Invoice Date	Invoice Number	Invoice Description	Invoice Balance	Potential Discount	Discount Expires On	Net Amount Due
Sprint Comm (PD)	2/18/2014	1/29/2014	703335311-146	service 12/26/13-1/25/14	$260.99	$0.00		$260.99
				Totals for Sprint Comm (PD):	*$260.99*	*$0.00*		*$260.99*
Sprint Comm (PW & ADM)								
Sprint Comm (PW & ADM)	2/18/2014	1/29/2014	531409315-141	service 12/26/13-1/25/14	$332.40	$0.00		$332.40
				Totals for Sprint Comm (PW & ADM):	*$332.40*	*$0.00*		*$332.40*
Staples Advantage								
Staples Advantage	2/18/2014	2/1/2014	8028644363	supplies	$531.58	$0.00		$531.58
				Totals for Staples Advantage:	*$531.58*	*$0.00*		*$531.58*
Thor Doors and Construction, Inc								
Thor Doors and Construction, Inc	2/18/2014	1/16/2014	7965PR	Job Tag #7162	$3,996.29	$0.00		$3,996.29
Thor Doors and Construction, Inc	2/18/2014	2/5/2014	8038PR	Job Tag # 7437	$297.38	$0.00		$297.38
				Totals for Thor Doors and Construction, Inc:	*$4,293.67*	*$0.00*		*$4,293.67*
Wells Fargo Bank -WF8113								
Wells Fargo Bank -WF8113	2/18/2014	1/28/2014	1043374	CLAY802LOI - Interest	$5,349.75	$0.00		$5,349.75
				Totals for Wells Fargo Bank -WF8113:	*$5,349.75*	*$0.00*		*$5,349.75*
Western Exterminator								
Western Exterminator	2/18/2014	1/31/2014	1971407	January 2014 service	$353.00	$0.00		$353.00
				Totals for Western Exterminator:	*$353.00*	*$0.00*		*$353.00*
				GRAND TOTALS:	**$170,526.71**	**$0.00**		**$170,526.71**

CalCard List (in order by account number)				
12/23/2013				
Amount Billed	Rec'd	Name	Department	Notes
$ 1,606.04	☑	Gary Napper	Admin	
$ 2,370.79	☐	Mark Janney	PW	
$ 264.91	☐	Ed Bryce	PW	
$ 419.07	☐	Dan Johnston	PW	
$ 323.78	☑	Richard Enea	PD	
$ -	☐	Scott Dansie	PD	
$ 272.46	☑	Richard McEachin	PD	
$ 117.79	☐	Laura Hoffmeister	Admin	
$ 585.27	☐	Sandro Arias	PW	
$ 178.46	☑	Jason Shaw	PD	
$ -	☐	Russ Eddy	PD	
$ 168.77	☑	Daren Billington	PD	
$ 445.90	☑	Allan Pike	PD	
$ 229.87	☑	Todd Sorrell	PD	
$ 200.79	☑	Wendy Roden	PD	
$ 404.86	☑	Chris Thorsen	PD	
$ 310.24	☑	Andre Charles	PD	
$ 70.01	☑	Sandy Johnson	PD	
$ 239.78	☑	Tim Marchut	PD	
$ 2,476.91	☐	John Johnston	PW	
$ 213.17	☑	Allen White	PD	
n/a		Adjustments		
Total Payment:		$ 10,898.87		
Total Admin:	$ 1,723.83			
Total PW:	$ 6,116.95	$ 10,898.87		
Total PD:	$ 3,058.09			

CITY OF CLAYTON
Founded 1857 . Incorporated 1964

Agenda Date: 2-18-2014
Agenda Item: 3c

STAFF REPORT

Approved:

Gary A. Napper
City Manager/Executive Director

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: RICK ANGRISANI, CITY ENGINEER

DATE: FEBRUARY 18, 2014

SUBJECT: RESOLUTION FINDING THE CONSTRUCTION OF IMPROVEMENTS IN SUBDIVISION 8719 (DIABLO POINTE aka DIABLO ESTATES AT CLAYTON) HAS BEEN COMPLETED AND ACCEPTING THE EASEMENTS WITHIN SAID SUBDIVISION AS PUBLIC EASEMENTS

RECOMMENDATION

Approve the Resolution.

BACKGROUND

Toll Bros. has requested acceptance of this subdivision, which has been completed in accordance the terms of the subdivision agreement approved by the City Council in August 2011. The subdivision agreement requires the City to accept the public improvements for maintenance after construction has been satisfactorily completed in the judgment of the City.

The Engineering, Planning and Maintenance personnel have performed their final inspections and Subdivision 8719 is now ready for acceptance. Upon the City Council's approval of this resolution, the Developer will commence a one-year warranty period for the public improvements.

FISCAL IMPACT

All of the improvements (with the exception of the sanitary sewers being maintained by the City of Concord) will be maintained by either the individual property owners or the Diablo Estates at Clayton Benefit Assessment District. Therefore, there will be no fiscal impact to the City's General Fund or to the Landscape District Fund..

CONCLUSION

Based upon the above facts, Staff recommends the City Council approve this Resolution finding that the construction is complete and accepting certain public easements, pursuant to the August 2011 Subdivision Agreement.

Attachments: Resolution
Final Map

RESOLUTION NO.

A RESOLUTION FINDING THE CONSTRUCTION OF IMPROVEMENTS IN SUBDIVISION 8719 (DIABLO POINTE aka DIABLO ESTATES AT CLAYTON) HAS BEEN COMPLETED AND ACCEPTING THE DEDICATED PUBLIC EASEMENTS WITHIN SAID SUBDIVISION AS PUBLIC EASEMENTS.

THE CITY COUNCIL
City of Clayton, California

WHEREAS, the Developer has requested acceptance of the subdivision improvements constructed for Subdivision 8719, as well as the dedicated public easements; and

WHEREAS, the improvements have been inspected by City personnel and found to be acceptable and in conformance with the approved plans; and

WHEREAS, a portion of the improvements constructed as part of the subdivision improvements are public, have been offered for dedication, and are to be accepted as public improvements; and

WHEREAS, the final map included offers to dedicate public easements for public utilities, sanitary sewers, storm drains, and emergency vehicle access; and

WHEREAS, the City Engineer has recommended acceptance of the improvements and easements.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Clayton, California hereby finds that the subdivision improvements have been completed as of the date of the adoption of this Resolution for the purpose of filing of liens in cases of action under the Subdivision Agreement; and

BE IT FURTHER RESOLVED that the City Council of Clayton hereby accepts the Sanitary Sewer Easements (S.S.E.), Public Utility Easements (P.U.E.) and Emergency Vehicle Access Easements (EVAE) for public use as said easements are delineated and dedicated for public use on the map of Subdivision 8719, filed and recorded on August 10, 2008, in Book 506 of Maps at Pages 45 through 51, inclusive, in the office of the County Recorder of Contra Costa County; and

BE IT FURTHER RESOLVED that the City Clerk is hereby instructed to cause a certified copy of this resolution to be recorded with the County Recorder of Contra Costa County, and to send a copy of said resolution to the developer of Subdivisions 8719.

PASSED, APPROVED AND ADOPTED by the City Council of Clayton, California at a regular public meeting thereof held on February 18, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THE CITY OF CLAYTON, CALIFORNIA

____

Hank Stratford, Mayor

ATTEST:

____

Janet Brown, Interim City Clerk

I hereby certify that the foregoing resolution was duly and regularly passed by the City Council of the City of Clayton at a regular meeting held on February 18, 2014.

____

Janet Brown, Interim City Clerk

SUBDIVISION 8719
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.
CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SAN RAMON, CALIFORNIA

MARCH 2007
SHEET 1 OF 7

OWNER'S STATEMENT
THE UNDERSIGNED PARTIES, HAVING A RECORD TITLE INTEREST IN THE LANDS DELINEATED AND EMBRACED WITHIN THE HEAVY BLACK LINES UPON THIS MAP, DO HEREBY CONSENT TO THE MAKING AND RECORDATION OF THE SAME.

THE AREAS MARKED "PUBLIC UTILITY EASEMENT" (PUE) ARE HEREBY DEDICATED TO THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF UTILITY STRUCTURES AND APPURTENANCES UNDER AND UPON SAID AREAS; SAID AREAS ARE TO BE KEPT OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND EXCEPT UTILITY AND SIDEWALK STRUCTURES AND APPURTENANCES, IRRIGATION SYSTEMS, AND LAWFUL FENCES.

THE AREAS MARKED AS "SANITARY SEWER EASEMENT" ARE HEREBY DEDICATED TO THE CITY OF CLAYTON AS A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER PURPOSES, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS FOR THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF SANITARY SEWER STRUCTURES AND APPURTENANCES UNDER AND UPON SAID AREAS.

THE AREAS ON LOTS 13 AND 14 MARKED "DRIVEWAY EASEMENT" ARE NOT OFFERED FOR DEDICATION TO THE GENERAL PUBLIC, BUT ARE FOR THE USE OF THE OWNERS OF LOTS 12 AND 15, RESPECTIVELY, FOR, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITIES, AND DRAINAGE. SAID ACCESS EASEMENT SHALL BE MAINTAINED MUTUALLY BY THE OWNERS OF LOTS 12, 13, 14 AND 15.

AND THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT AND MAINTAIN STORM DRAINAGE, AND APPURTENANCES THERETO UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN UPON SAID MAP AS "STORM DRAIN EASEMENT" THEREON, ALL AS EMBRACED WITHIN THE BOUNDARY LINES UPON SAID MAP AND THE RIGHT TO ENTER UPON SAID STRIPS OF LAND FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, AND REPAIRING STORM DRAINAGE FACILITIES AND APPURTENANCES THERETO.

THE AREAS MARKED "ACCESS EASEMENT" ARE NOT OFFERED FOR DEDICATION FOR PUBLIC USE, BUT ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION AND FOR THE USE OF AND MAINTENANCE BY THE HOMEOWNERS ASSOCIATION AND ITS MEMBERS IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING THIS SUBDIVISION.

THE AREA MARKED "EMERGENCY VEHICLE ACCESS EASEMENT" OR "EVAE" IS NOT OFFERED FOR DEDICATION FOR PUBLIC USE, BUT IS FOR USE AS AN INGRESS AND EGRESS OF EMERGENCY VEHICLES.

AND THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC FOREVER THE AREAS DESIGNATED AS "CONSERVATION EASEMENT" TO SERVE AS A SCENIC BUFFER BETWEEN LOTS 1 THROUGH 4, INCLUSIVE, AND MT. DIABLO REGIONAL PARK. SAID AREAS ARE TO BE KEPT OPEN AND FREE OF BUILDINGS AND STRUCTURES OF ANY KIND WITH THE EXCEPTION THAT ONE ACCESSORY STRUCTURE (LIMITED TO THE KEEPING OF ANIMALS AND EQUIPMENT) NOT TO EXCEED 780 SQUARE FEET IN SIZE AND 16 FEET IN HEIGHT SHALL BE ALLOWED IN THE EASEMENT AREA ON LOT 1 ON A PAD LOCATED BELOW ELEVATION 860 FEET. THE ACCESSORY STRUCTURES SHALL BE SUBJECT TO THE SITE PLAN REVIEW BY THE PLANNING COMMISSION.

AND THE UNDERSIGNED HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT TO CONSTRUCT, RECONSTRUCT AND MAINTAIN LANDSCAPE AND IRRIGATION AND APPURTENANCES THERETO UNDER, ON AND OVER THOSE CERTAIN STRIPS OF LAND SHOWN UPON SAID MAP AS "LANDSCAPE MAINTENANCE EASEMENT", TOGETHER WITH THE RIGHT TO ACCESS SAID STRIPS OF LAND FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, AND MAINTAINING OR REPAIRING LANDSCAPE AND IRRIGATION.

THIS MAP SHOWS ALL EASEMENTS ON THE PREMISES OR OF RECORD.

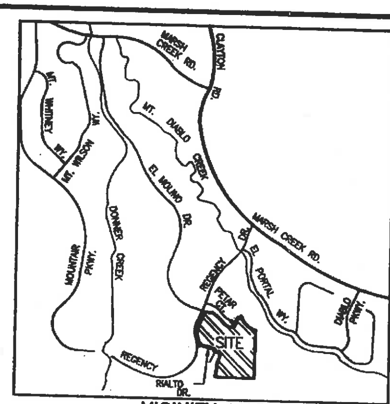
3-12-08
JOHN F. LEMKE, MANAGING PARTNER — DATE
SEMINARY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BENEFICIARY'S STATEMENT
THE UNDERSIGNED, FIRST HORIZON HOME LOAN CORPORATION, A KANSAS CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED OCTOBER 18, 2005 AS INSTRUMENT NO. 2005-398905 OFFICIAL RECORDS, DOES HEREBY JOIN IN AND CONSENT TO THE EXECUTION OF THE FOREGOING OWNER'S STATEMENT AND TO THE PREPARATION AND RECORDATION OF THIS MAP AND ALL DEDICATIONS HEREON.

FIRST HORIZON HOME LOAN CORPORATION, A KANSAS CORPORATION

David Sorensen
SIGNATURE
David Sorensen, SVP
PRINT NAME, TITLE

Kristine Wooldridge
SIGNATURE
Kristine Wooldridge, VP
PRINT NAME, TITLE



VICINITY MAP
(NOT TO SCALE)

OWNER'S ACKNOWLEDGMENT
STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

ON March 14, 2008 BEFORE ME, Dee K. Bradley
PERSONALLY APPEARED John F. Lemke
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Dee K. Bradley (SEAL)
PRINTED NAME: DEE K. BRADLEY
MY COMMISSION EXPIRES: April 29, 2009
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Calaveras

DEE K. BRADLEY
Commission # 1574165
Notary Public - California
Calaveras County
My Comm. Expires Apr 29, 2009

BENEFICIARY'S ACKNOWLEDGMENT
STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

ON March 13, 2008 BEFORE ME, Janice Hanson, notary public
PERSONALLY APPEARED David Sorensen & Kristine Wooldridge
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ~~IS~~/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE~~/THEY EXECUTED THE SAME IN ~~HIS/HER~~/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY ~~HIS/HER~~/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Janice Hanson (SEAL)
PRINTED NAME: Janice Hanson
MY COMMISSION EXPIRES: March 22, 2011
COUNTY OF PRINCIPAL PLACE OF BUSINESS: Walnut Creek CA

JANICE HANSON
Comm. # 1726082
NOTARY PUBLIC-CALIFORNIA
County of Contra Costa
My Comm. Exp. Mar. 22, 2011

~~**BENEFICIARY'S ACKNOWLEDGMENT**~~
~~STATE OF CALIFORNIA)~~
~~COUNTY OF CONTRA COSTA)~~

~~ON ______, BEFORE ME, ______~~
~~PERSONALLY APPEARED ______~~
~~WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.~~

~~I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.~~

~~WITNESS MY HAND AND OFFICIAL SEAL.~~

~~SIGNATURE: ______ (SEAL)~~
~~PRINTED NAME: ______~~
~~MY COMMISSION EXPIRES: ______~~
~~COUNTY OF PRINCIPAL PLACE OF BUSINESS: ______~~

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LEMKE CONSTRUCTION, INC. IN DECEMBER 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE JUNE 30, 2008, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

3/14/08
LINWOOD A. CARLETON, JR., P.L.S. 6594 — DATE
EXPIRATION DATE 12/31/08

LICENSED LAND SURVEYOR
LINWOOD A. CARLETON, JR.
6594
Exp.
STATE OF CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS ____ DAY OF ______, 20__, AT ____M. IN BOOK ____ OF ____ AT PAGE ____, AT THE REQUEST OF ______.

STEPHEN L. WEIR
COUNTY RECORDER IN AND FOR THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

BY: ______
DEPUTY COUNTY RECORDER

SUBDIVISION 8719
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.
CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SAN RAMON, CALIFORNIA
MARCH 2007
SHEET 2 OF 7

CITY CLERK'S STATEMENT
I, THE UNDERSIGNED LACI J. JACKSON, CITY CLERK AND EX-OFFICIO CLERK OF THE COUNCIL OF THE CITY OF CLAYTON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP CONSISTING OF SEVEN (7) SHEETS AND ENTITLED "SUBDIVISION 8719, DIABLO POINTE" WAS PRESENTED TO SAID COUNCIL AS PROVIDED BY LAW, AT A REGULAR MEETING HELD ON THE ______ DAY OF __________, 2008, AND THAT SAID COUNCIL DID THEREUPON APPROVE SAID MAP AND DID NOT ACCEPT ON BEHALF OF THE PUBLIC ANY STREETS OR EASEMENTS SHOWN THEREUPON AS DEDICATED FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION AND OF THE SUBDIVISION MAP ACT SECTION 66477.5 (C).

I HEREBY FURTHER STATE THAT PURSUANT TO SECTION 66477.5 OF THE CALIFORNIA GOVERNMENT CODE, THE LOCAL AGENCY SHALL RECONVEY THE PROPERTY TO THE SUBDIVIDER IF THE LOCAL AGENCY MAKES A FINDING THAT THE SAME PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST OR ANY PORTION THEROF IS NOT NEEDED FOR PUBLIC UTILITY, AS SPECIFIED IN SUBDIVISION (C) OF THE SECTION.

THE NAMES OF THE SUBDIVIDERS DEDICATING SAID PROPERTY IN FEE FOR PUBLIC PURPOSES ARE SHOWN ON THE STATEMENT OF OWNERS.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND THIS ______ DAY OF __________, 2008.

____
LACI J. JACKSON
CITY CLERK AND EX-OFFICIO CLERK OF THE COUNCIL OF THE CITY OF CLAYTON,
CONTRA COSTA COUNTY, STATE OF CALIFORNIA

PLANNING COMMISSION'S STATEMENT
I HEREBY CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF CLAYTON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, HAS APPROVED THE TENTATIVE MAP OF THIS SUBDIVISION UPON WHICH THIS FINAL MAP IS BASED.

Graves 3/21/08
JEREMY GRAVES, A.I.C.P. DATE
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF CLAYTON

CITY ENGINEER'S STATEMENT
I, RICHARD A. ANGRISANI, CITY ENGINEER OF THE CITY OF CLAYTON, HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP ENTITLED "SUBDIVISION 8719, DIABLO POINTE", AND THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL OF THE PROVISIONS OF STATE LAWS AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

3/31/08
RICHARD A. ANGRISANI, CITY ENGINEER DATE
CITY OF CLAYTON
RCE 27622, EXP. 3/31/10

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. ANGRISANI
C 27622
EXP. 3/31/10
CIVIL
STATE OF CALIFORNIA

OMITTED SIGNATURE
PURSUANT TO SECTION 66436 OF THE CALIFORNIA SUBDIVISION MAP ACT THE SIGNATURES OF THE FOLOWING INTEREST HOLDER OF RECORD HAS BEEN OMITTED:

EASEMENT FOR SLOPE CONTROL AND INCIDENTAL PURPOSES IN FAVOR OF ALBERT D. SEENO CONSTRUCTION CO., A LIMITED PARTNERSHIP AS DESCRIBED IN THE DEED FILED IN BOOK 6838 OF OFFICIAL RECORDS AT PAGE 434, RECORDS OF CONTRA COSTA COUNTY.

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE
I STATE, AS CHECKED BELOW, THAT

( ) A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

( ) ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.

DATED: ______________

JOHN CULLEN
CLERK OF THE BOARD OF SUPERVISORS AND COUNTY ADMINISTRATOR, CONTRA COSTA COUNTY, STATE OF CALIFORNIA

BY: ______________
DEPUTY CLERK

SUBDIVISION 8719

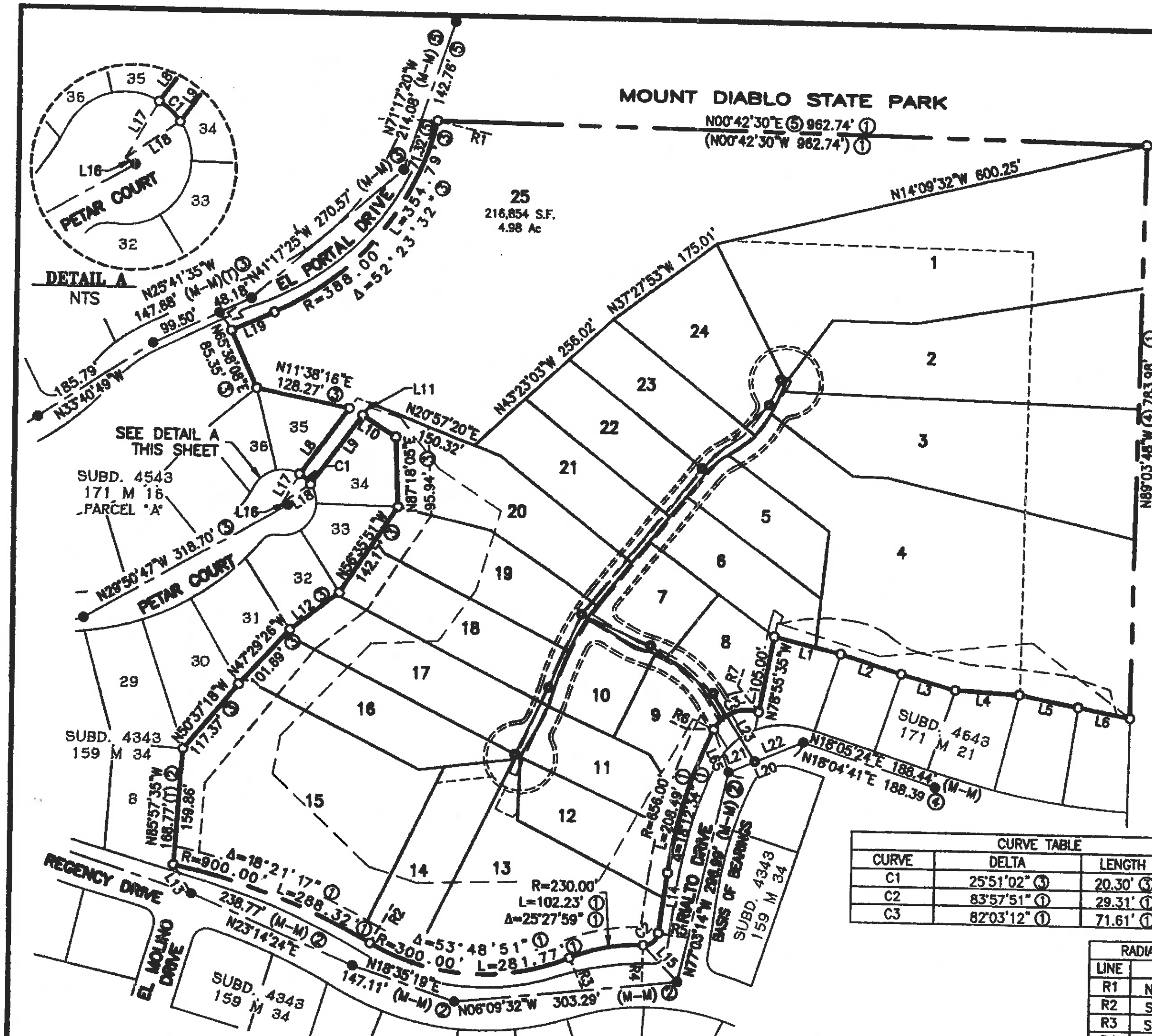
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SAN RAMON, CALIFORNIA

MARCH 2007
SHEET 3 OF 7



LEGEND

●	SET STD. CITY MONUMENT, LS 6594
○	SET 3/4" IRON PIPE, LS 6594
◉	FD 2.5" BRASS DISC, PUNCHED "RE 9033"
▬ ▬ ▬	BOUNDARY LINE
───	LOT LINE
── ─ ──	MONUMENT LINE
AC	AREA IN ACRES
S.F.	AREA IN SQUARE FEET
R	CURVE RADIUS
Δ	CENTRAL ANGLE
L	CURVE LENGTH
(T)	TOTAL DIMENSION
(M-M)	MONUMENT TO MONUMENT DIMENSION
ⓘ	RECORD DOCUMENT REFERENCE
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

LINE TABLE

LINE	BEARING	LENGTH
L1	N13°16'28"E	92.95' ②
L2	N17°24'41"E	85.94' ④
L3	N15°42'21"E	76.47' ④
L4	N03°11'15"E	87.45' ④
L5	N10°53'52"E	81.50' ④
L6	N10°43'51"E	71.58' ④
L7	N54°31'02"E	29.53'
L8	N53°59'12"W	111.86' ③
L9	N53°59'12"W	117.43' ③
L10	N32°04'26"E	53.48' ③
L11	N53°59'12"W	20.01'
L12	N37°51'51"W	83.76' ③
L13	N57°39'19"E	46.71'
L14	N82°11'05"W	83.41' ①
L15	N46°40'00"E	67.92'
L16	N29°21'24"E	8.00'
L17	N60°21'58"W (R)	45.00'
L18	N34°30'56"W (R)	45.00'
L19	N24°21'52"W	63.45' ③
L20	N23°10'44"W	109.47' ②
L21	N23°10'44"W	38.28'
L22	N23°10'44"W	71.19'
L23	N58°16'01"E	109.38'
L65	S70°17'19"W	62.13'

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	25°51'02" ③	20.30' ③	45.00'
C2	83°57'51" ①	29.31' ①	20.00'
C3	82°03'12" ①	71.61' ①	50.00'

RADIAL TABLE

LINE	BEARING
R1	N13°14'36"E
R2	S59°52'21"E
R3	S66°18'48"W
R4	S88°13'13"E
R5	S07°48'56"W
R6	S26°01'29"W
R7	S71°55'19"E

REFERENCES:

① IN. 2004-0203736-00 CONTRA COSTA COUNTY
② SUBDIVISION 4343 (159 M 34) CONTRA COSTA COUNTY
③ SUBDIVISION 4543 (171 M 16) CONTRA COSTA COUNTY
④ SUBDIVISION 4643 (171 M 21) CONTRA COSTA COUNTY
⑤ SUBDIVISION 5722 (261 M 4) CONTRA COSTA COUNTY

BASIS OF BEARINGS:

CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3 (CCS83). THE CENTERLINE OF RIALTO DRIVE AS SHOWN ON THE MAP OF SUBDIVISION 4343, FILED JULY, 1973 IN BOOK 159 OF MAPS AT PAGE 34, CONTRA COSTA COUNTY RECORDS TAKEN AS N77°03'14"W.

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

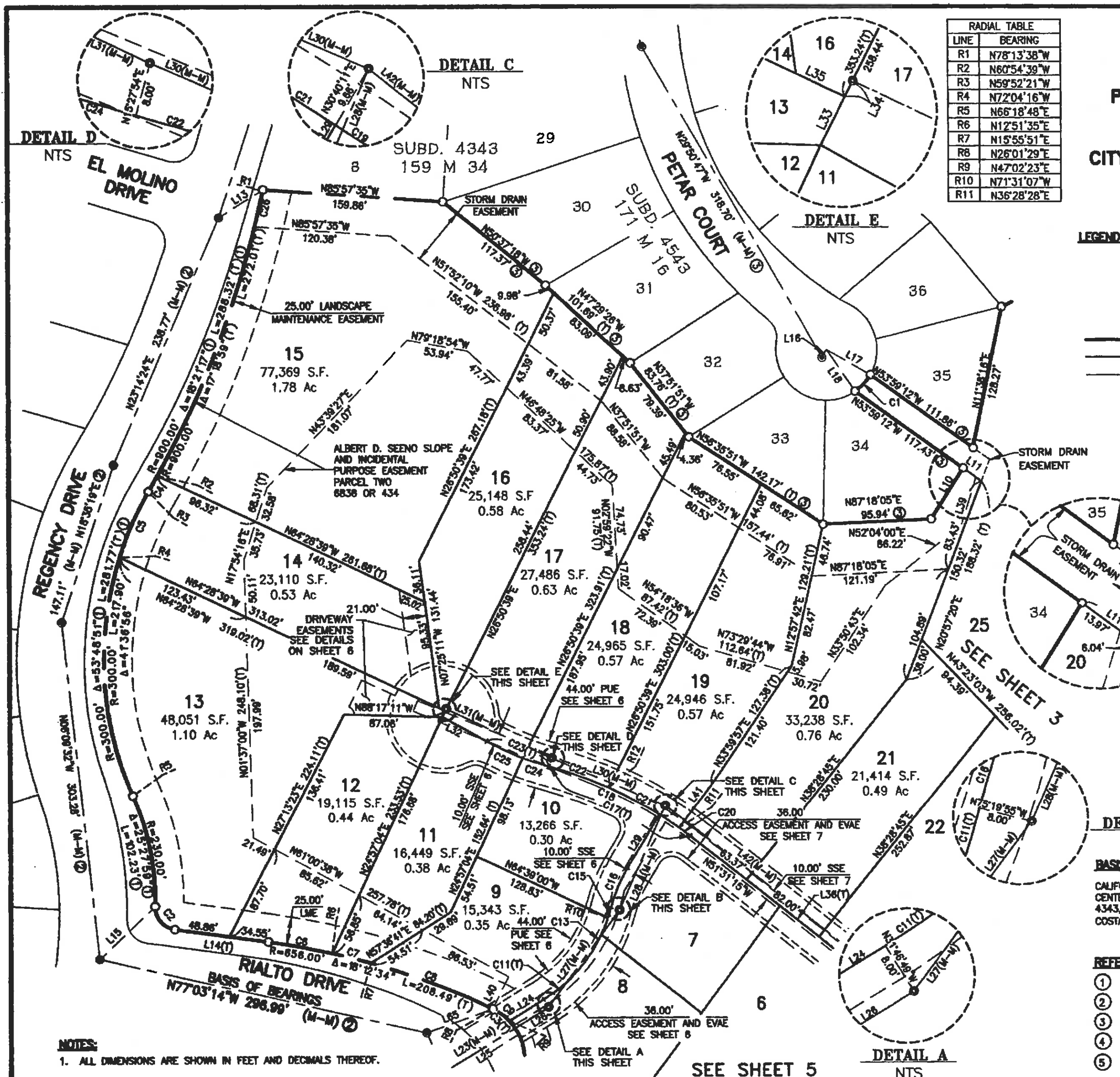
0' 50' 100' 200'
SCALE 1"=100'

SUBDIVISION 8719
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.
CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SAN RAMON, CALIFORNIA

MARCH 2007
SHEET 4 OF 7



RADIAL TABLE	
LINE	BEARING
R1	N78°13'38"W
R2	N60°54'39"W
R3	N59°52'21"W
R4	N72°04'16"W
R5	N66°18'48"E
R6	N12°51'35"E
R7	N15°55'51"E
R8	N26°01'29"E
R9	N47°02'23"E
R10	N71°31'07"W
R11	N36°28'28"E

LEGEND

◉	SET STD. CITY MONUMENT, LS 6594
○	SET 3/4" IRON PIPE, LS 6594
◉	FD 2.5" BRASS DISC, PUNCHED "RE 9033"
—— — — ——	BOUNDARY LINE
———	LOT LINE
— — — —	MONUMENT LINE
AC	AREA IN ACRES
PUE	PUBLIC UTILITY EASEMENT
S.F.	AREA IN SQUARE FEET
R	CURVE RADIUS
Δ	CENTRAL ANGLE
L	CURVE LENGTH
(T)	TOTAL DIMENSION
(M–M)	MONUMENT TO MONUMENT DIMENSION
ⓘ	RECORD DOCUMENT REFERENCE
SSE	SANITARY SEWER EASEMENT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	25°51'02" ③	20.30' ③	45.00'
C2	83°57'51" ③	29.31' ③	20.00'
C3(T)	82°03'12"	71.61'	50.00'
C4	1°02'18"	16.31'	900.00'
C5	12°11'55"	63.87'	300.00'
C6	5°02'40"	57.76'	656.00'
C7	3°04'16"	35.16'	656.00'
C8	10°05'38"	115.57'	656.00'
C9	21°00'54"	18.34'	50.00'
C11(T)	43°36'09"	103.49'	136.00'
C13	39°44'18"	94.32'	136.00'
C15	3°51'51"	9.17'	136.00'
C16	16°03'09"	38.10'	136.00'
C17(T)	23°00'51"	140.59'	350.00'
C18	17°34'52"	107.40'	350.00'
C20	2°00'17"	12.25'	350.00'
C21	11°51'04"	72.39'	350.00'
C22	9°09'30"	55.95'	350.00'
C23(T)	13°51'02"	60.43'	250.00'
C24	5°40'56"	24.79'	250.00'
C25	8°10'06"	35.64'	250.00'
C26	2°09'12"	33.82'	900.00'

LINE TABLE		
LINE	BEARING	LENGTH
L10	N32°04'26"E	53.48' ③
L11	N53°59'12"W	20.01'
L13	N57°39'40"E	46.72'
L14(T)	N82°11'05"W	83.41'
L15	N46°40'00"E	67.92'
L16	N29°21'24"E	8.00'
L17	N60°21'58"W (R)	45.00'
L18	N34°30'56"W (R)	45.00'
L23(T)	N58°16'01"E	109.38'
L24	N58°13'11"E	36.16'
L25	N58°16'01"E	74.14'
L26	N58°16'01"E	35.24'
L27	N36°25'12"E	106.95'
L28	N23°22'35"E	102.35'
L29	N30°40'11"E	56.46'
L30	N66°38'00"W	109.29'
L31	N64°36'15"W	103.05'
L32	N60°41'04"W	44.52'
L33	N26°40'19"E	6.00'
L34	N26°50'39"E	2.00'
L35	N64°28'39"W	6.00'
L36	N51°31'15"W	224.52'
L39	N17°13'31"E	45.25'
L40	N26°01'29"E	31.81'
L41	N36°28'28"E	49.05'
L42	N51°31'15"W	258.97'
L65	S70°17'19"W	62.13'

BASIS OF BEARINGS:

CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 3 (CCS83). THE CENTERLINE OF RIALTO DRIVE AS SHOWN ON THE MAP OF SUBDIVISION 4343, FILED JULY, 1973 IN BOOK 159 OF MAPS AT PAGE 34, CONTRA COSTA COUNTY RECORDS TAKEN AS N77°03'14"W.

REFERENCES:

1. IN. 2004-0203736-00 CONTRA COSTA COUNTY
2. SUBDIVISION 4343 (159 M 34) CONTRA COSTA COUNTY
3. SUBDIVISION 4543 (171 M 16) CONTRA COSTA COUNTY
4. SUBDIVISION 4643 (171 M 21) CONTRA COSTA COUNTY
5. SUBDIVISION 5722 (281 M 4) CONTRA COSTA COUNTY

0' 30' 60' 120'
SCALE 1"=60'

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

SUBDIVISION 8719

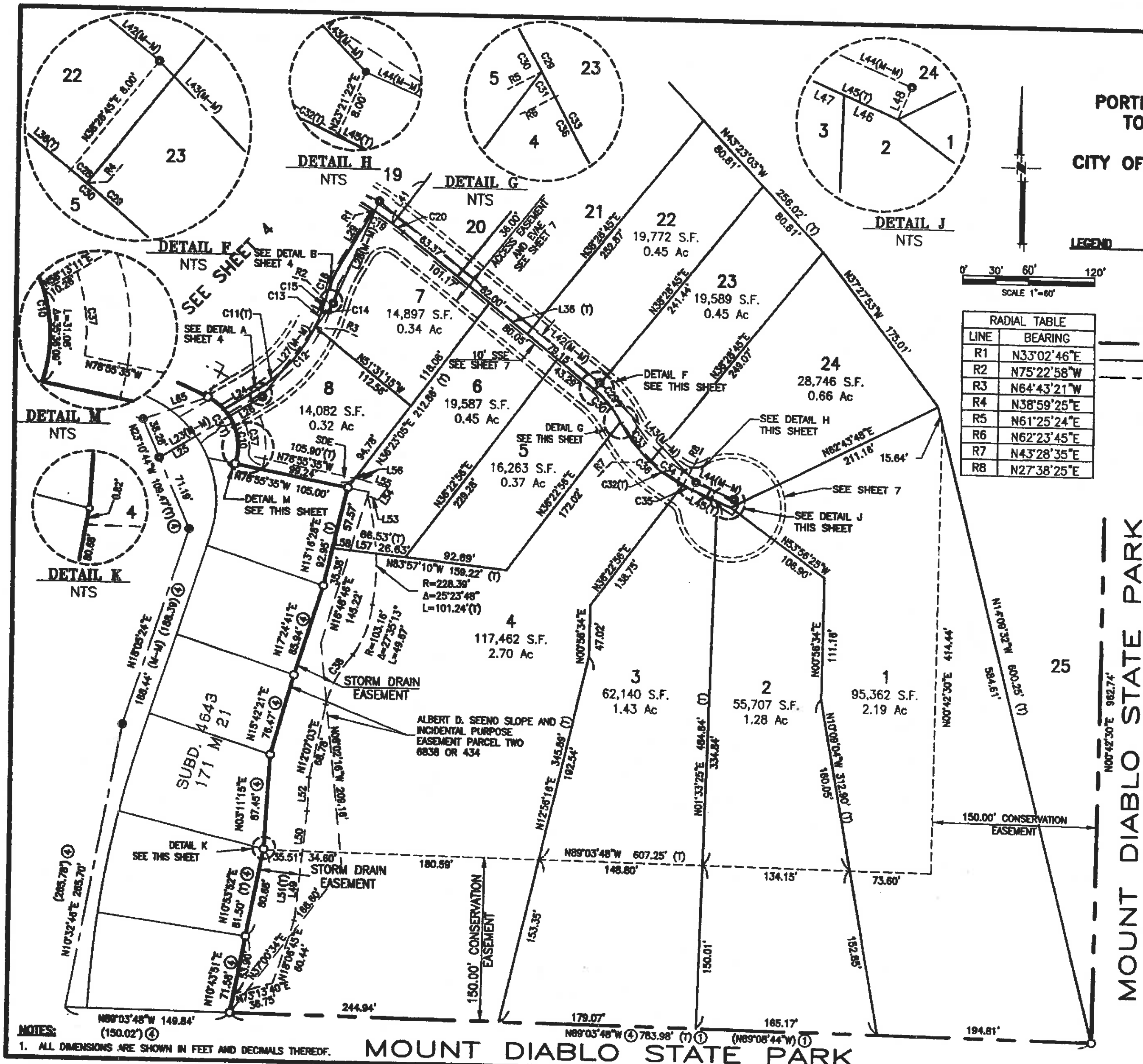
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.

CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
SAN RAMON, CALIFORNIA

MARCH 2007
SHEET 5 OF 7



0' 30' 60' 120'
SCALE 1"=60'

RADIAL TABLE	
LINE	BEARING
R1	N33°02'46"E
R2	N75°22'58"W
R3	N64°43'21"W
R4	N38°59'25"E
R5	N61°25'24"E
R6	N62°23'45"E
R7	N43°28'35"E
R8	N27°38'25"E

LEGEND

◉	SET STD. CITY MONUMENT, LS 6594	S.F.	AREA IN SQUARE FEET
○	SET 3/4" IRON PIPE, LS 6594	R	CURVE RADIUS
◉	FD 2.5" BRASS DISC, PUNCHED "RE 9033"	Δ	CENTRAL ANGLE
	BOUNDARY LINE	L	CURVE LENGTH
	LOT LINE	(T)	TOTAL DIMENSION
	MONUMENT LINE	(M-M)	MONUMENT TO MONUMENT DIMENSION
AC	AREA IN ACRES	(#)	RECORD DOCUMENT REFERENCE
PUE	PUBLIC UTILITY EASEMENT	SSE	SANITARY SEWER EASEMENT
SDE	STORM DRAIN EASEMENT	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT

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5. SUBDIVISION 5722 (281 M 4) CONTRA COSTA COUNTY

LINE TABLE		
LINE	BEARING	LENGTH
L23(T)	N58°16'01"E	109.38'
L24	N58°13'11"E	36.16'
L25	N58°16'01"E	74.14'
L26	N58°16'01"E	35.24'
L27	N36°25'12"E	106.95'
L28	N23°22'35"E	102.35'
L29	N30°40'11"E	56.46'
L36(T)	N51°31'15"W	224.52'
L41	N36°28'28"E	49.05'
L42	N51°31'15"W	258.97'
L43	N44°34'07"W	125.97'
L44	N66°38'38"W	38.08'
L45(T)	N66°38'38"W	38.08'
L46	N66°38'38"W	13.33'
L47	N66°38'38"W	24.75'
L48	N23°21'22"E	8.00'
L49	N05°54'41"E	64.02'
L50	N05°54'41"E	37.01'
L51(T)	N05°54'41"E	101.03'
L52	N02°20'16"E	31.40'
L53	N68°29'16"W	10.57'
L54	N35°58'51"E	14.60'
L55	N73°56'18"W	24.09'
L56	N78°55'35"E	6.66'
L57	N83°57'10"W	23.98'
L58	N83°57'10"W	15.92'
L65	S70°17'19"W	62.13'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C3(T)	82°03'12"	71.61'	50.00'
C10	61°02'18"	53.27'	50.00'
C11(T)	43°32'08"	103.49'	300.00'
C12	32°56'32"	78.19'	136.00'
C13	6°49'17"	16.19'	136.00'
C14	10°39'37"	25.30'	136.00'
C15	3°51'51"	9.17'	136.00'
C16	16°03'09"	38.10'	136.00'
C19	5°25'59"	33.19'	350.00'
C20	2°00'17"	12.25'	350.00'
C27(T)	23°55'00"	39.66'	95.00'
C28	00°30'40"	0.85'	95.00'
C29	23°24'20"	38.81'	95.00'
C30	22°56'40"	38.05'	95.00'
C31	0°58'20"	1.61'	95.00'
C32(T)	39°02'23"	90.62'	133.00'
C33	18°55'10"	43.92'	133.00'
C34	20°07'13"	46.70'	133.00'
C35	4°17'03"	9.94'	133.00'
C36	34°45'20"	80.68'	133.00'
C37	27°20'59"	28.64'	60.00'
C38	28°17'33"	52.40'	106.11'

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

SUBDIVISION 8719
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.
CITY OF CLAYTON, CONTRA COSTA COUNTY, CALIFORNIA

DAVID EVANS AND ASSOCIATES, INC.
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MARCH 2007
SHEET 6 OF 7

BASIS OF BEARINGS:

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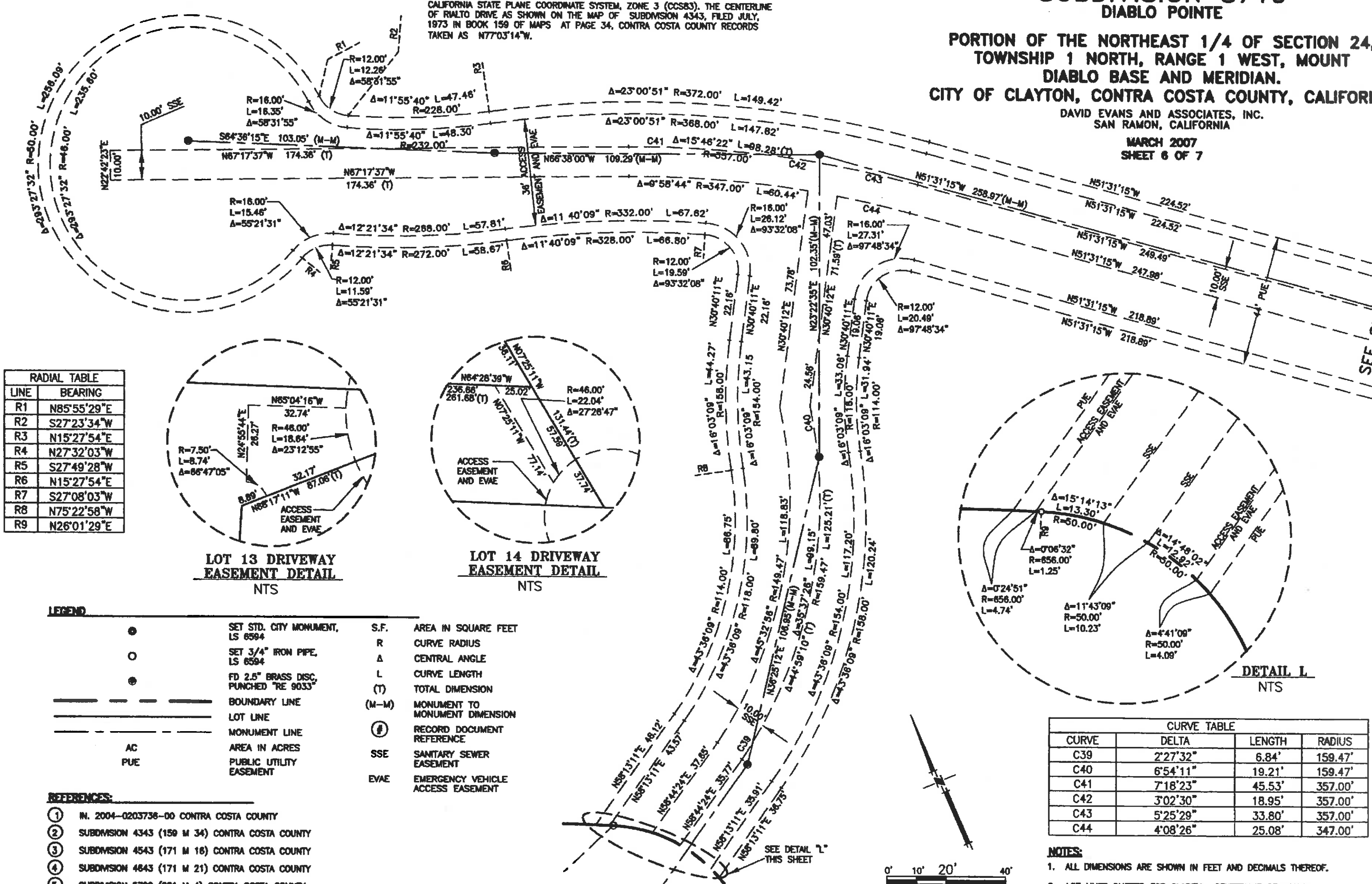

LOT 13 DRIVEWAY EASEMENT DETAIL
NTS

LOT 14 DRIVEWAY EASEMENT DETAIL
NTS

DETAIL L
NTS

RADIAL TABLE	
LINE	BEARING
R1	N85°55'29"E
R2	S27°23'34"W
R3	N15°27'54"E
R4	N27°32'03"W
R5	S27°49'28"W
R6	N15°27'54"E
R7	S27°08'03"W
R8	N75°22'58"W
R9	N26°01'29"E

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C39	2°27'32"	6.84'	159.47'
C40	6°54'11"	19.21'	159.47'
C41	7°18'23"	45.53'	357.00'
C42	3°02'30"	18.95'	357.00'
C43	5°25'29"	33.80'	357.00'
C44	4°08'26"	25.08'	347.00'

LEGEND

●	SET STD. CITY MONUMENT, LS 6594	S.F.	AREA IN SQUARE FEET
○	SET 3/4" IRON PIPE, LS 6594	R	CURVE RADIUS
◉	FD 2.5" BRASS DISC, PUNCHED "RE 9033"	Δ	CENTRAL ANGLE
	BOUNDARY LINE	L	CURVE LENGTH
	LOT LINE	(T)	TOTAL DIMENSION
	MONUMENT LINE	(M-M)	MONUMENT TO MONUMENT DIMENSION
AC	AREA IN ACRES	#	RECORD DOCUMENT REFERENCE
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5. SUBDIVISION 5722 (281 M 4) CONTRA COSTA COUNTY

NOTES:

1. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. LOT LINES OMITTED FOR CLARITY. CENTERLINE OF ACCESS EASEMENT/EVAE IS ON COMMON LOT LINES.

SUBDIVISION 8719
DIABLO POINTE

PORTION OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN.
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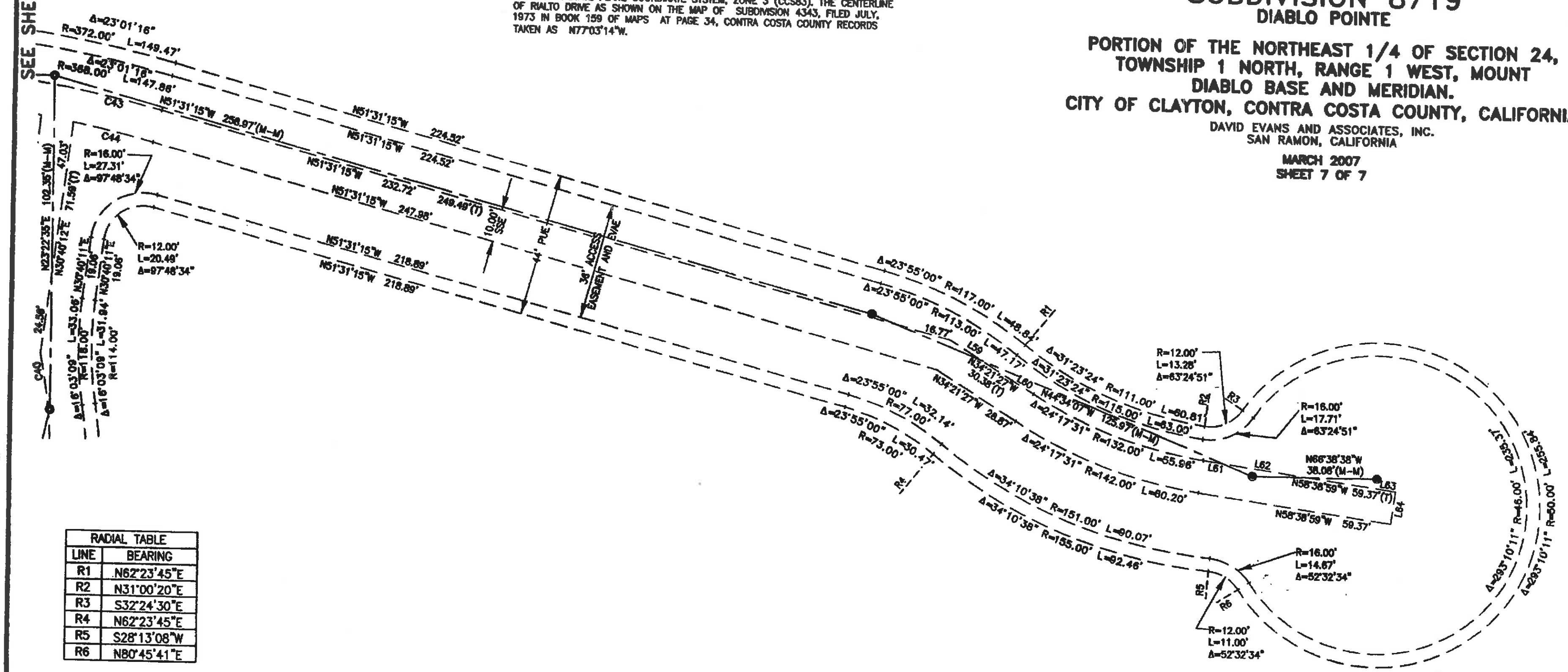
SEE SHEET 6



RADIAL TABLE	
LINE	BEARING
R1	N62°23'45"E
R2	N31°00'20"E
R3	S32°24'30"E
R4	N62°23'45"E
R5	S28°13'08"W
R6	N80°45'41"E

LINE TABLE		
LINE	BEARING	LENGTH
L59	N34°21'27"W	11.45'
L60	N34°21'27"W	18.93'
L61	N58°38'39"W	6.08'
L62	N58°38'39"W	26.36'
L63	N58°38'39"W	26.92'
L64	N31°21'01"E	10.00'

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C40	6°54'11"	19.21'	159.47'
C43	5°25'29"	33.80'	357.00'
C44	4°08'26"	25.08'	347.00'

LEGEND

●	SET STD. CITY MONUMENT, LS 6594
○	SET 3/4" IRON PIPE, LS 6594
◉	FD 2.5" BRASS DISC, PUNCHED "RE 9033"
	BOUNDARY LINE
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S.F.	AREA IN SQUARE FEET
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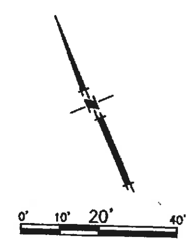

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NOTES:

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2. LOT LINES OMITTED FOR CLARITY. CENTERLINE OF ACCESS EASEMENT/EVAE IS ON COMMON LOT LINES.

CITY OF CLAYTON
Founded 1857 . Incorporated 1964

Agenda Date: 2-18-2014

Agenda Item: 7a

Approved:

Gary A. Napper
City Manager

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CHARLIE MULLEN, COMMUNITY DEVELOPMENT DIRECTOR CM

DATE: FEBRUARY 18, 2014

SUBJECT: PUBLIC HEARING TO CONSIDER A CITY-INITIATED ORDINANCE NO. 454 TO AMEND A PORTION OF THE CLAYTON MUNICIPAL CODE, TITLE 17, CHAPTER 17.28 PLANNED DEVELOPMENT (PD) DISTRICT, TO ESTABLISH THE SITE PLAN REVIEW PERMIT TO BE USED FOR PROCESSING OF MULTIPLE-FAMILY DEVELOPMENT PROJECTS LOCATED ON PROPERTY DESIGNATED AS MULITFAMILY HIGH DENSITY (MHD) ON THE GENERAL PLAN LAND USE MAP (ZOA-08-13).

RECOMMENDATION

Staff recommends the City Council receive and consider the staff report, then open and conduct a public hearing and receive any public comment; after closure of the Public Hearing and subject to any changes by the City Council, by motion have the City Clerk read the Ordinance (see Attachment 1) by title and number only and waive further reading; and following the City Clerk's reading, the City Council by motion approve the introduction and first reading of the Ordinance.

BACKGROUND

On April 20, 2010 the Clayton City Council adopted Resolution No. 12-2010 approving an Initial Study/Negative Declaration prepared for the Clayton 2009-2014 Housing Element pursuant to the provisions of the California Environmental Quality Act (CEQA) and approving the Clayton 2009-2014 Housing Element.

On July 15, 2010 the State Department of Housing and Community Development (HCD) conditionally certified the state-mandated Clayton 2009-2014 Housing Element based on the City enacting over 30 categories of implementation measures.

Some of the implementation measures require on-going voluntary City actions and commitments while other implementation measures are mandatory and require actual Zoning and General Plan amendments. Over the past several years City staff has brought forth most of the mandatory Zoning and General Plan amendments to the Planning Commission and City Council for consideration and approval.

However, at the November 5, 2013, joint Planning Commission/City Council workshop for the City of Clayton 2014-2022 Housing Element Update, the City's consultant, Pacific Municipal Consultants (PMC) identified one remaining implementation action that needed to occur in order to satisfy the State Department of Housing and Community Development (HCD). The required action is necessary to meet the City's required commitment to the Regional Housing Needs Allocation (RHNA) and requires the subject Zoning Code text amendment to the Planned Development (PD) District to facilitate allowing multi-family housing projects to accommodate the RHNA.

The need for this text amendment is further founded in our 2009-2014 Housing Element under Goal I, to "Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share of housing allocation" (see attached excerpt).

Planning Commission Action
On January 28, 2014, the Planning Commission conducted a noticed public hearing and after considering the proposed Ordinance, adopted Resolution No. 02-14, recommending City Council approval of the subject Ordinance. No members of the public spoke on this matter. The City Council is also referred to the attached January 28, 2014, Planning Commission meeting minutes and staff report for more detail.

DISCUSSION
In order to address this outstanding Housing Element implementation issue, staff identified an amendment to the text of the PD District as a potential efficient solution. Staff then submitted this approach to our consultant PMC who then received preliminary support from HCD on this approach. It should be noted that former staff did partially implement this requirement by completing some General Plan Land Use Map amendments and thereby designating certain identified properties as Multifamily High Density (MHD) to allow for 15.1 to 20 units per acre. At that time the City choose to leave the subject properties with their PD Zoning District designation rather than rezone them to Multiple Family High Density (M-R-H), which could have also be done. Staff believes the proposed text amendments are the most efficient solution available at this time.

The proposed text amendments will establish the Site Plan Review Permit as the process to be used and the Multiple Family Residential (M-R-H) District as the default standards to be used for the processing of multiple family development projects with a MHD General Plan Land Use Map designation. Alternatively, applicants could choose to process a Development Plan under the PD provisions if desired. The reason for this approach is to satisfy HCD's direction to eliminate the more discretionary Development Plan review process contained in the PD provisions, and provide a less discretionary review process.

The following are the proposed redlined amendments to the PD District.

PROPOSED ORDINANCE

The Clayton Municipal Code is hereby amended to read in full as follows:

17.28.050 Land Use Permit Required. For all areas zoned Planned Development District, a land use permit is required as follows:

A. For residential uses of four (4) lots or less and containing four (4) dwelling units or less, a Site Plan Review Permit is required pursuant to Chapter 17.44.

B. For multiple family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map, the development standards for Multiple Family Residential (M-R-H) Districts shall apply pursuant to Chapter 17.20 and the Site Plan Review Permit process shall be used for processing purposes pursuant to Chapter 17.44. Alternatively, applicants may choose to process a Development Plan under the provision of this PD District Chapter if desired.

~~B.~~C. For residential uses of five (5) lots or more or containing five (5) dwelling units or more, a Development Plan Permit is required as specified below.

~~C.~~D. For commercial or mixed use development on parcels less than 15,000 square feet in area (subject Subsection E below), a Site Plan Permit and/or a Use Permit is required pursuant to Chapters 17.44 and/or 17.60, respectively.

~~D.~~E. For commercial or mixed use development on parcels 15,000 square feet or greater in area (subject Subsection E below), a Development Plan Permit is required as specified below.

~~E.~~F. The applicable parcel areas for Subsections ~~C~~D and ~~D~~E above, are those shown on the Assessor='s Maps of the Contra Costa County Assessor='s Office as of January 1, 2007 (termed Original Parcels). Development projects located on parcels created by any subsequent division of the Original Parcels must comply with the requirements applicable to the parcel areas of the Original Parcels.

The City Council may notice that per existing subsection A. above that the Site Plan Review Permit process is already in place for residential uses of four (4) or less and containing four (4) dwelling units or less, and therefore, we have an existing precedent for using this processing approach.

It is the opinion of staff and the City Attorney the proposed Ordinance language will achieve compliance with State mandates.

PUBLIC NOTICE

On February 7, 2014, a public hearing notice was published in the Contra Costa Times and a public hearing notice was posted at designated locations in the city.

CEQA

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study/Negative Declaration was previously prepared and approved for the Clayton 2009-2014 Housing Element, including its implementation measures; and whereas, pursuant to Section 15061(b)(3) it can be seen with certainty that there is no possibility that the currently proposed amendment to the Clayton Municipal Code/Zoning Ordinance may have a significant effect on the environment, it is therefore not subject to CEQA and no further environmental review is necessary.

FISCAL IMPACT

Negligible. Some staff time as well as printing cost have and will be associated with this Ordinance.

ATTACHMENTS

1. Draft Ordinance No. 454 – Amending PD District.
2. Planning Commission Resolution No. 02-14 (without attachment).
3. January 28, 2014, Planning Commission Meeting Minutes (excerpts)
4. January 28, 2014, Planning Commission Staff Report (without attachments).
5. Pages 109 and 110 of Clayton 2009-2014 Housing Element.

DRAFT

ORDINANCE NO. 454

AN ORDINANCE AMENDING THE CLAYTON MUNICIPAL CODE CHAPTER 17.28 PLANNDED DEVELOPMENT DISTRICT TO ESTABLISH THE SITE PLAN REVIEW PROCESS FOR MULTIPLE FAMILY DEVELOPMENT PROJECTS (ZOA-08-14)

THE CITY COUNCIL
City of Clayton, California

THE CITY COUNCIL OF THE CITY OF CLAYTON DOES HEREBY FIND AS FOLLOWS:

WHEREAS, on April 20, 2010 the Clayton City Council adopted Resolution No. 12-2010 approving an Initial Study and Negative Declaration prepared for the Clayton 2009-2014 Housing Element pursuant to the provisions of the California Environmental Quality Act (CEQA) and approving the Clayton 2009-2014 Housing Element; and

WHEREAS, on July 15, 2010 the State Department of Housing and Community Development (HCD) conditionally certified the Clayton 2009-2014 Housing Element based on City making a good faith effort toward enacting over 30 categories of implementation measures; and

WHEREAS, under Goal I, of the Clayton 2009-2014 Housing Element, the City committed to "Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share of housing allocation"; and

WHEREAS, the Clayton Planning Commission held a duly-noticed public hearing on January 28, 2014, at which they adopted Resolution No. 01-14 recommending City Council approval of the proposed Ordinance to amend the Clayton Municipal Code Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map; and

WHEREAS, the Clayton City Council at a regular meeting on February 18, 2014, held a duly noticed public hearing to review and consider an Ordinance amending the Clayton Municipal Code Title 17, Chapter 17.28 Planned Development (PD) District; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration was prepared and approved for the Clayton 2009-2014 Housing Element, including its implementation measures; and whereas, pursuant to CEQA Guidelines Section 15061(b)(3) it can be seen with certainty that there is no possibility that the proposed amendment to the Clayton Municipal Code/Zoning Ordinance may have a significant effect on the environment, it is therefore not subject to CEQA and no further environmental review is necessary; and

ATTACHMENT - 1

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Clayton City Council has reviewed all written evidence and oral testimony presented to date on this matter.

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

Section 1. The above recitals are true and correct and are hereby incorporated into this Ordinance.

Section 2. Section 17.28.050 of the Clayton Municipal Code is hereby amended to read in full as follows:

> **17.28.050 Land Use Permit Required.** For all areas zoned Planned Development District, a land use permit is required as follows:
>
> A. For residential uses of four (4) lots or less and containing four (4) dwelling units or less, a Site Plan Review Permit is required pursuant to Chapter 17.44.
>
> B. For multiple family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map, the development standards for Multiple Family Residential (M-R-H) Districts shall apply pursuant to Chapter 17.20 and the Site Plan Review Permit process shall be used for processing purposes pursuant to Chapter 17.44. Alternatively, applicants may choose to process a Development Plan under the provision of this PD District Chapter if desired.
>
> ~~B.~~C. For residential uses of five (5) lots or more or containing five (5) dwelling units or more, a Development Plan Permit is required as specified below.
>
> ~~C.~~D. For commercial or mixed use development on parcels less than 15,000 square feet in area (subject Subsection E below), a Site Plan Permit and/or a Use Permit is required pursuant to Chapters 17.44 and/or 17.60, respectively.
>
> ~~D.~~E. For commercial or mixed use development on parcels 15,000 square feet or greater in area (subject Subsection E below), a Development Plan Permit is required as specified below.
>
> ~~E.~~F. The applicable parcel areas for Subsections ~~C~~D and ~~D~~E above, are those shown on the Assessor's Maps of the Contra Costa County Assessor's Office as of January 1, 2007 (termed Original Parcels). Development projects located on parcels created by any subsequent division of the Original Parcels must comply with the requirements applicable to the parcel areas of the Original Parcels.

Section 3. Severability. If any section, subsection, sentence, clause, or phrase 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.

DRAFT

Section 4. **Conflicting Ordinances Repealed.** Any ordinance or part thereof, or regulations in conflict with the provisions of this Ordinance, are hereby repealed. The provisions of this Ordinance shall control with regard to any provision of the Clayton Municipal Code that may be inconsistent with the provisions of this Ordinance.

Section 5. **Effective Date and Publication.** 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 ordinances and public notices. Further, the City Clerk is directed to cause Sections 2-5 of this Ordinance to be entered into the City of Clayton Municipal Code.

Section 6. **CEQA.** The City Council finds that pursuant to the California Environmental Quality Act (CEQA) an Initial Study/Negative Declaration was previously prepared and approved for the Clayton 2009-2014 Housing Element, including its implementation measures; and whereas, pursuant to Section 15061(b)(3) it can be seen with certainty that there is no possibility that the currently proposed amendment to the Clayton Municipal Code/Zoning Ordinance may have a significant effect on the environment, it is therefore not subject to CEQA and no further environmental review is necessary. Staff is directed to file a notice of exemption within five (5) days of the adoption of this ordinance.

The foregoing Ordinance was introduced at a regular public meeting of the City Council of the City of Clayton held on February 18, 2014.

Passed, adopted, and ordered posted by the City Council of the City of Clayton at a regular public meeting thereof held on March 4, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THE CITY COUNCIL OF CLAYTON, CA

Hank Stratford, Mayor

ATTEST

Janet Brown, Interim City Clerk

DRAFT

APPROVED AS TO FORM

APPROVED BY ADMINISTRATION

____

Malathy Subramanian, City Attorney

____

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 February 18, 2014 and was duly adopted, passed, and ordered posted at a regular meeting of the City Council held on March 4, 2014.

____

Janet Brown, Interim City Clerk

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CITY OF CLAYTON
PLANNING COMMISSION
RESOLUTION NO. 02-14

RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING THE CLAYTON MUNICIPAL CODE CHAPTER 17.28 PLANNDED DEVELOPMENT DISTRICT TO ESTABLISH THE SITE PLAN REVIEW PROCESS FOR MULTIPLE FAMILY DEVELOPMENT PROJECTS (ZOA-08-14)

WHEREAS, the Clayton Planning Commission at a regular meeting on January 28, 2014, held a duly noticed public hearing to review and consider recommending City Council approval of the proposed Ordinance to amend the Clayton Municipal Code Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map; and

WHEREAS, the Clayton City Council on April 20, 2010, adopted Resolution No. 12-2010 approving an Initial Study and Negative Declaration prepared for the Clayton 2009-2014 Housing Element pursuant to the provisions of the California Environmental Quality Act (CEQA) and approving the Clayton 2009-2014 Housing Element; and

WHEREAS, on July 15, 2010 the State Department of Housing and Community Development (HCD) conditionally certified the Clayton 2009-2014 Housing Element based on City of Clayton making a good faith effort toward enacting over 30 categories of implementation measures; and

WHEREAS, under Goal I, of the Clayton 2009-2014 Housing Element, the City committed to "Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share of housing allocation"; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) an Initial Study and Negative Declaration was prepared and approved for the Clayton 2009-2014 Housing Element, including its implementation measures, and whereas, pursuant to CEQA Guidelines Section 15061(b)(3) it can be seen with certainty that there is no possibility that the proposed amendment to the Clayton Municipal Code/Zoning Ordinance may have a significant effect on the environment, and therefore it is not subject to CEQA and no further environmental review is necessary; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Clayton Municipal Code are in general conformance with the Clayton General Plan; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

ATTACHMENT - 2

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Clayton based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend City Council approval of the proposed Ordinance to amend the Clayton Municipal Code Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map. The Ordinance is attached hereto as Exhibit A and incorporated herein by this reference.

PASSED AND ADOPTED by the Planning Commission of the City of Clayton at a regular meeting on the 28th day of January, 2014.

APPROVED:

Gregg Manning
Chair

ATTEST:

Charlie Mullen
Community Development Director

ATTACHMENTS
Exhibit A – Draft Ordinance Amending PD District

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Chair Manning and Commissioner Haydon recused themselves due to conflict of interest issues related to this Item and both left the meeting chambers.

Director Mullen presented the staff report.

The continued Public Hearing was re-opened.

There were no public comments.

The continued Public Hearing was closed.

Vice Chair Richardson indicated the following:

- Regarding the Resolution, please correct several typos pointed out.
- Regarding Condition of Approval 1, we just want to ensure that significant changes in the project are reviewed and approved by the Planning Commission, with the understanding that minor changes in the project would be handled by staff.
- Regarding Condition of Approval 6, the final management oversight and operations plan for the bocce ball court should come back to the Planning Commission for review and approval. Condition 6 shall be re-worded to reflect that.

Commissioner Bruzzone and Commissioner Johnson indicated that they concurred with Vice Chair Richardson's comments.

Commissioner Johnson moved and Commissioner Bruzzone seconded adoption of Resolution No. 01-14, with the findings of approval, conditions of approval, and advisory notes as recommended by staff; and with modifications to the Resolution, Use Permit findings of approval, and conditions of approval as directed by the Planning Commission. The motion passed 3-0 (Chair Manning and Commissioner Haydon absent).

Chair Manning and Commissioner Haydon returned to the meeting chambers.

5.b. **ZOA-08-13, Municipal Code Amendment, City of Clayton.** Consideration of a City-initiated Ordinance to amend a portion of the Clayton Municipal Code, Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map.

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study/Negative Declaration was previously prepared and approved for the Clayton 2009-2014 Housing Element, including its implementation measures; and whereas, pursuant to Section 15061(b)(3) it can be seen with certainty that there is no possibility that the currently proposed amendment to the Clayton Municipal Code/Zoning Ordinance may have a significant effect on the environment, it is therefore not subject to CEQA and no further environmental review is necessary.

Director Mullen presented the staff report.

Commissioner Haydon indicated that it appears this amendment would provide a more streamlined process for future developers of multi-family projects and would allow more direction and structure to be provided to the developers as they move through the development process.

ATTACHMENT - 3

Director Mullen indicated that, although there would still be public involvement through the Public Hearing process as projects are brought before the Planning Commission, the objective is to make it easier for multi-family high density projects to move forward with assurance on development standards.

The Public Hearing was opened.

There were no public comments.

The Public Hearing was closed.

Commissioner Haydon moved and Commissioner Johnson seconded adoption of Resolution No. 02-14, as recommended by staff. The motion passed 5-0.

6. OLD BUSINESS

None.

7. NEW BUSINESS

None.

8. COMMUNICATIONS

8.a. Staff.

Director Mullen provided the following updates:

- At the Planning Commission meeting of February 11, 2014, a Public Hearing for a Lot Line Adjustment on the Roskelley property will be on the agenda.
- Regarding the Silver Oak Estates project, the applicant submitted additional deposit monies. Staff will be taking the amendment to the CEQA contract to the City Council. Staff anticipates the environmental component of the project to come before the Planning Commission in approximately two to three months.
- The Stanley property on the south side of High Street across the street from the Post Office was purchased in November 2013 by a developer who met with staff regarding a potential project. The applicant informed staff that they anticipate submittal of an application within one month. As part of the project, staff will be working with the City Attorney to research issues related to affordable housing on the project site.

8.b. Commission.

None.

9. ADJOURNMENT

9.a. The meeting was adjourned at 7:43 p.m. to the regularly-scheduled meeting of the Planning Commission on February 11, 2014.

Submitted by Charlie Mullen Community Development Director	Approved by Gregg Manning Chair

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CITY OF CLAYTON
PLANNING COMMISSION
STAFF REPORT

Meeting Date:	**January 28, 2014**
Item No.:	**5.b.**
From:	**Charlie Mullen** **Community Development Director** CM
Subject:	**Public Hearing to Consider a City-initiated Ordinance to amend a portion of the Clayton Municipal Code, Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map (ZOA-08-13).**
Applicant:	**City of Clayton**

REQUEST

Public Hearing to consider a State-mandated City-initiated Ordinance to amend a portion of the Clayton Municipal Code, Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map.

PROJECT INFORMATION

Location:	Citywide
General Plan Designation:	Multifamily High Density (MHD)
Zoning Classification:	Planned Development Zoning District (PD)
Public Notice:	On January 17, 2014, a public hearing notice was published in the Contra Costa Times and a public hearing notice was posted at designated locations in the city.

BACKGROUND

On April 20, 2010 the Clayton City Council adopted Resolution No. 12-2010 approving an Initial Study/Negative Declaration prepared for the Clayton 2009-2014 Housing Element pursuant to the provisions of the California Environmental Quality Act (CEQA) and approving the Clayton 2009-2014 Housing Element.

ATTACHMENT - 4

On July 15, 2010 the State Department of Housing and Community Development (HCD) conditionally certified the state-mandated Clayton 2009-2014 Housing Element based on the City enacting over 30 categories of implementation measures.

Some of the implementation measures require on-going voluntary City actions and commitments while other implementation measures are mandatory and require actual Zoning and General Plan amendments. Over the past several years City staff has brought forth most of the mandatory Zoning and General Plan amendments to the Planning Commission and City Council for consideration and approval.

However, on November 5, 2013, at a joint Planning Commission/City Council workshop for the City of Clayton 2014-2022 Housing Element Update, the City's consultant, Pacific Municipal Consultants (PMC) identified one remaining implementation action that needed to occur in order to satisfy the State Department of Housing and Community Development (HCD). The required action is necessary to meet the City's required commitment to the Regional Housing Needs Allocation (RHNA) and requires the subject Zoning Code text amendment to the Planned Development (PD) District to facilitate allowing multi-family housing projects to accommodate the RHNA.

The need for this text amendment is further founded in our 2009-2014 Housing Element under Goal I, to "Provide for adequate sites and promote the development of new housing to accommodate Clayton's fair share of housing allocation" (also see attached excerpts).

DISCUSSION

In order to address this outstanding Housing Element implementation issue, staff identified an amendment to the text of the PD District as a potentially efficient solution. Staff then submitted this approach to our consultant PMC who then received preliminary support from HCD. It should be noted that former staff did partially implement this requirement by completing some General Plan Land Use Map amendments and thereby designating identified properties as Multifamily High Density (MHD) to allow for 15.1 to 20 units per acre. At that time the City choose to leave the subject properties with their PD Zoning District designation rather than rezone them to Multiple Family High Density (M-R-H), which could have also be done. Staff believes the proposed text amendments are the most efficient solution available at this time.

The proposed text amendments will establish the Site Plan Review Permit as the process to be used and the Multiple Family Residential (M-R-H) District as the default standards to be used for the processing of multiple family development projects with a MHD General Plan Land Use Map designation. Alternatively, applicants could choose to process a Development Plan under the PD provisions if desired. The reason for this approach is to satisfy HCD's direction to eliminate the more discretionary review process contained in the PD provisions and provides a less discretionary review process.

The following are the proposed redlined amendments to the PD District.

PROPOSED ORDINANCE

Clayton Municipal Code under Chapter 17.28 Planned Development (PD) District, Section 17.28.050 is proposed to be amended as follows:

17.28.050 Land Use Permit Required. For all areas zoned Planned Development District, a land use permit is required as follows:

A. For residential uses of four (4) lots or less and containing four (4) dwelling units or less, a Site Plan Review Permit is required pursuant to Chapter 17.44.
B. For multiple family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map, the development standards for Multiple Family Residential (M-R-H) Districts shall apply pursuant to Chapter 17.20 and the Site Plan Review Permit process shall be used for processing purposes pursuant to Chapter 17.44. Alternatively, applicants may choose to process a Development Plan under the provision of this PD District Chapter if desired.
~~B.~~C. For residential uses of five (5) lots or more or containing five (5) dwelling units or more, a Development Plan Permit is required as specified below.
~~C.~~D. For commercial or mixed use development on parcels less than 15,000 square feet in area (subject Subsection E below), a Site Plan Permit and/or a Use Permit is required pursuant to Chapters 17.44 and/or 17.60, respectively.
~~D.~~E. For commercial or mixed use development on parcels 15,000 square feet or greater in area (subject Subsection E below), a Development Plan Permit is required as specified below.
~~E.~~F. The applicable parcel areas for Subsections ~~C~~D and ~~D~~E above, are those shown on the Assessor~~=~~'s Maps of the Contra Costa County Assessor~~=~~'s Office as of January 1, 2007 (termed Original Parcels). Development projects located on parcels created by any subsequent division of the Original Parcels must comply with the requirements applicable to the parcel areas of the Original Parcels. (Ord. 402, 2007)

It is the opinion of staff and the City Attorney the proposed Ordinance language will achieve compliance with State mandates.

CEQA

Pursuant to the California Environmental Quality Act (CEQA) an Initial Study/Negative Declaration was previously prepared and approved for the Clayton 2009-2014 Housing Element, including its implementation measures; and whereas, pursuant to Section 15061(b)(3) it can be seen with certainty that there is no possibility that the currently proposed amendment to the Clayton Municipal Code/Zoning Ordinance may have a significant effect on the environment, it is therefore not subject to CEQA and no further environmental review is necessary.

RECOMMENDATION

Staff recommends the Planning Commission consider all information provided and submitted, take and consider all public testimony and, if determined to be appropriate, adopt Resolution No. 02-14, recommending City Council approval of an Ordinance amending the Clayton Municipal Code Title 17, Chapter 17.28 Planned Development (PD) District, to establish the Site Plan Review Permit process to be used for processing of multiple-family development projects located on property designated as Multifamily High Density (MHD) on the General Plan Land Use Map.

ATTACHMENTS

1. Planning Commission Resolution No. 02-14, with attachment:
   Exhibit A – Draft Ordinance Amending PD District
2. Pages 109 and 110 of Clayton 2009-2014 Housing Element

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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/

ATTACHMENT - 5

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:

CITY OF CLAYTON
Founded 1857 . Incorporated 1964

Agenda Date: 2-18-2014

Agenda Item: 8a

Approved:

Gary A. Napper
City Manager

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: KEVIN MIZUNO, FINANCE MANAGER, CPA

DATE: February 18, 2014

SUBJECT: MID-YEAR BUDGET REVIEW AS OF DECEMBER 31, 2013

RECOMMENDATION OF COUNCIL BUDGET SUB COMMITTEE

1. By motion, accept the Mid-Year Budget staff report of the City's General Fund and Special (Restricted-Use) Funds for Fiscal Year 2013-14 with no mid-year budget adjustments.

BACKGROUND

At a special meeting of the Clayton City Council on July 30, 2013 the City's budgets for fiscal year 2013-14 were adopted. The adopted Budget for the City's General Fund included projected revenues of $3,673,422 and total appropriations of $3,649,122. This resulted in anticipated budgetary surplus of $24,320.

FISCAL YEAR-TO-DATE CHANGES

1. On May 21, 2013 the City Council approved the award of a contract to Pacific Municipal Consultants (PMC) for the preparation of the 2014-2022 Housing Element Update in an amount not to exceed $35,398. The fiscal year 2013-14 budget was amended to include a transfer in to the General Fund and a transfer out from the CIP fund (No. 303) in the amount of $35,398. In addition, the fiscal year 2013-14 was amended to increase the General Fund's Community Services Department other professional services appropriations by $35,398.

2. On December 17, 2013 the City Council approved Resolution No. 41-2013 appropriating a total of $182,671 in general fund excess monies from fiscal year 2011-12 pursuant to the issuance of the fiscal year 2011-12 audited financial statements. The appropriation amendments were made for the following purposes: General Fund labor relations contingency, replenishment of the Self-Insurance Fund (No. 501), and augmentation of the Capital Equipment Replacement Fund (No. 502).

3. On February 4, 2014 the City Council approved Resolution No. 01-2014 increasing the General Fund Operations Budget in the amount of $102,602 to cover encumbrances carried over from the prior fiscal year ending June 30, 2013. The Landscape Maintenance District Fund budget was also increased with similar encumbrances totaling $49,100.

DISCUSSION

The revenue and expenditure figures for the second quarter of fiscal year 2013-14 are now compiled, offering a view of the fiscal picture for half an operating year. Attached is a mid-year financial report of General Fund expenditures and revenues through December 31, 2013.

1. General Fund Revenues
General Fund revenues for mid-year are at 51.58% of budget compared to 49.15% in the prior year (FY 2012-13) Mid-Year Budget Review. The table below summarizes significant revenue sources compared with results from the past two mid-year budget review reports:

Description	2011-12	2012-13	2013-14
Total Mid-Year Revenue	$ 1,925,511	$ 1,764,582	$ 1,913,118
Inter Fund Transfers	317,583	182,008	216,854
Property Taxes	823,773	788,931	848,831
RPTTF Distribution	-	116,527	120,050
Sales and Use Tax	88,804	112,154	115,122
Business Licenses	96,109	103,701	93,095
Building Permit Fees	27,156	34,616	19,426
Planning Project Fees	15,229	15,616	21,172
Real Property Transfer Tax	20,206	25,310	33,650
Mid-Year Actual to Projected Revenue	52.76%	49.15%	51.58%

Consistent with the prior year for the same 6 month period ending December 31st, total mid-year General Fund expenditures presently exceed total General Fund revenues to date by $257,897. An analysis of expenditures from the prior year to the current year for the same six month period supports that the rate of expenditures in excess of revenues pertains to the following unexpected and non-recurring significant items:

- Temporary salaries for an accounting consultant (Rich Sanders) to oversee and support the completion of the fiscal year 2011-12 and 2012-13 City financial statement audits, as well as the Redevelopment Successor Agency financial statement audit for the period ending June 30, 2012.
- Additional independent audit fees (Cropper Accountancy Corp.) resulting from internal delays arising from complexities involved in redevelopment agency dissolution accounting and key finance staff health matters.
- Receipt of a claim from the City of Concord for incurred dispatch services for one month that was unbilled to the City of Clayton in the prior fiscal year (2012-13).

- General Fund transfers to the Self-Insurance (No. 501) and Capital Equipment Replacement Funds (No. 502) totaling $79,154 funded by the fiscal year 2011-12 net increase in fund balance authorized through Resolution 41-2013 as described previously.

Annual fiscal year 2013-14 revenues are forecasted to come in as budgeted. Given the current trend, property tax revenues (including secured, unsecured, and unitary) are projected to come in over budget by approximately $25,000. Interest earnings on the other hand, are projected to come in considerably lower than budgeted by approximately $18,000. Lower interest earnings are largely a result of older high yielding investments continuing to mature and the City placing those matured proceeds into our L.A.I.F. account for easy access. Easy access to invested funds is pertinent given the uncertainty involved in RDA dissolution and expected payments arising from the conclusion of our Due Diligence Review (DDR) agreed-upon-procedures expected by the end of fiscal year 2013-14. The funding necessary to make these anticipated post DDR demands are restricted and reported separately in the Successor Agency City of Clayton Redevelopment Agency.

2. <u>General Fund Expenditures</u>
General Fund expenditures for mid-year are at $2,171,015 (54.69% of budget) compared to $1,812,401 (49.37% of budget) in the prior year (2012-13) Mid-Year Budget Review report. The table below summarizes significant departmental expenditures compared with results from the past two Mid-Year Budget Reviews:

Description	2011-12	2012-13	2013-14
Legislative	$ 25,186	$ 26,376	$ 28,605
Administration / Finance	410,790	397,861	542,429
Public Works / Community Park	154,937	167,259	184,643
Planning & Community Development	142,174	139,913	162,035
General Services	59,367	81,832	88,870
Police	972,550	911,474	964,421
Library	59,975	45,841	63,935
Engineering	41,442	41,846	56,922
Total	$ 1,866,421	$ 1,812,402	$ 2,091,861

An increase in mid-year General Fund expenditures over the prior year is largely attributable to unexpected and non-recurring significant items. Specifically, as described above, unusual circumstances resulting in significant unexpected increases in expenditures were: (1) essential temporary salaries for an accounting consultant, (2) an unavoidable increase in audit fees resulting from internal delays, (3) a significant dispatch services claim for an unbilled month in 2012 that was billed to the City in the Fall of 2013 by the City of Concord, and (4) a transfer of a portion of the fiscal year 2011-12 General Fund surplus to the Self-Insurance (No. 501) and Capital Equipment Replacement Funds.

At this point no budget amendments are deemed necessary due to the non-linear nature of expenditure increases described above. In addition, it is still reasonably possible that other expenditure line items of the General Fund will come in under budget. However, the necessity to amend the General Fund budget will be re-addressed towards the end of the fiscal year.

3. Other Fund Revenues and Expenditures
Annual revenues and expenditures of the City's Other Funds each appear to be on target as originally budgeted with a few exceptions. Consistent with prior years, Measure J revenues are under budget at mid-year, largely resulting from the time lag between distributions to the City and the occurrence of eligible expenditures. It is expected that Measure J budgeted revenues will largely be allocated to the City accrued by the end of the fiscal year.

Below is a mid-year revenue budget-to-actual comparison schedule of the City's Other Funds:

Fund	Budgeted Revenue FY 2013-14	Mid-Year Actual Revenue
Gas Tax	$ 319,032	$ 157,407
Landscape Maintanance District	982,034	540,800
The Grove Park	128,834	66,352
Oakhurst GHAD	34,815	19,735
Street Light Assessment District	127,991	70,248
Stormwater Assessment District	126,806	23,133
Measure J	228,500	-
Grants	121,805	43,057
Development Impact Fees	10,000	4,330

Below is a mid-year expenditure budget-to-actual comparison schedule of the City's Other Funds:

Fund	Budgeted Expenditures FY 2013-14	Mid-Year Actual Expenditures
Gas Tax	$ 193,231	$ 33,926
Landscape Maintanance District	1,009,098	389,031
The Grove Park	111,010	48,676
Oakhurst GHAD	38,235	10,116
Street Light Assessment District	128,327	54,548
Stormwater Assessment District	195,564	84,963
Measure J	8,392	2,792
Grants	117,245	78,410
Development Impact Fees	-	1,818

4. Budget Sub-Committee Review
   On January 29, 2014 the City Manager and the Finance Manager met with Mayor Hank Stratford and Council Member Jim Diaz to review the Mid-Year Budget results. The Council Budget Sub-Committee supports the analysis and recommendations herein.

CONCLUSION

No budgetary action is necessary or recommended at this time.

The General Fund is projected to break even at year-end, due to the non-linear nature of some significant expenditure increases in the first half of fiscal year 2013-14 and with revenues coming in slightly higher than projected in the adopted budget.

It is noted that City staff has done everything possible to reduce costs and operate on a tight budget over the past nine years. Uncertainties that could impact costs are related to fluctuations in energy, water, vehicle operating costs, unforeseen building maintenance costs, unfunded state mandates or state-mandated shifts in revenue, and the continued uncertainty involved in redevelopment agency dissolution.

The necessity to amend the General Fund and other fund budgets will be re-addressed towards the end of the fiscal year.

Respectively submitted,

T. Kevin Mizuno

Kevin Mizuno, CPA
Finance Manager

Attachments:

A. Mid-Year Budget-to-Actual Report (22 pages)
   i. General Fund – Pages 1 – 8
   ii. Other Funds – Pages 9 – 22

Attachment A

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101 - General Fund					
Revenues					
101-4101-00	Property Taxes - Secured	$801,289.52	$1,438,411.00	($637,121.48)	(44.29)%
101-4102-00	Property Taxes - Unsecured	$40,712.05	$38,600.00	$2,112.05	5.47 %
101-4103-00	Property Taxes - Unitary Tax	$6,915.56	$12,000.00	($5,084.44)	(42.37)%
101-4104-00	Property Taxes - Supplemental	($86.09)	$5,512.00	($5,598.09)	(101.56)%
101-4106-00	Property Taxes - Other	$0.00	$5,332.00	($5,332.00)	(100.00)%
101-4108-00	Redevelopment Property Tax Trust Fund - Distribution	$120,050.24	$217,403.00	($97,352.76)	(44.78)%
101-4301-00	Sales and Use Tax	$115,122.40	$271,083.00	($155,960.60)	(57.53)%
101-4502-00	Real Property Transfer Tax	$33,650.32	$62,770.00	($29,119.68)	(46.39)%
101-5101-00	Business Licenses	$93,095.24	$127,013.00	($33,917.76)	(26.70)%
101-5103-00	CCC Building Permit Remit Fees	$19,426.32	$62,503.00	($43,076.68)	(68.92)%
101-5106-00	Other Permits	$2,651.00	$6,600.00	($3,949.00)	(59.83)%
101-5109-00	Stormwater Permit Fees	$1,704.00	$4,500.00	($2,796.00)	(62.13)%
101-5110-00	State of California - Business License Fee	$437.00	$0.00	$437.00	0.00 %
101-5201-00	Public Safety Allocation	$24,126.13	$67,125.00	($42,998.87)	(64.06)%
101-5202-00	Abandoned Veh Abate (AVA)	$1,173.38	$3,500.00	($2,326.62)	(66.47)%
101-5203-00	Motor Vehicle In Lieu	$4,703.23	$0.00	$4,703.23	0.00 %
101-5205-00	Other In Lieu	$74,419.61	$148,839.00	($74,419.39)	(50.00)%
101-5214-00	Post Reimbursements	$421.60	$3,400.00	($2,978.40)	(87.60)%
101-5217-00	State Mandated Cost Reimbursement	$0.00	$2,000.00	($2,000.00)	(100.00)%
101-5301-00	Planning Services	$2,477.00	$7,200.00	($4,723.00)	(65.60)%
101-5302-00	Police Services	$7,135.41	$26,000.00	($18,864.59)	(72.56)%
101-5304-00	Planning Fees (Public Hearing)	$21,171.63	$24,000.00	($2,828.37)	(11.78)%
101-5306-00	Well Water Usage Charge	$15,743.39	$37,600.00	($21,856.61)	(58.13)%
101-5319-00	Misc. City Services	$1,058.37	$3,300.00	($2,241.63)	(67.93)%
101-5320-00	Misc. Service Charge	$43.40	$0.00	$43.40	0.00 %
101-5321-00	Well Monitoring Svc Charge	$3,093.00	$18,978.00	($15,885.00)	(83.70)%
101-5322-00	City Administrative Fees-OHRec	$14,450.50	$33,805.00	($19,354.50)	(57.25)%
101-5401-00	Franchises - Comcast Cable	$97,530.63	$182,724.00	($85,193.37)	(46.62)%
101-5402-00	Franchises - Garbage Fees	$93,006.48	$181,673.00	($88,666.52)	(48.81)%
101-5403-00	Franchises - PG&E	$0.00	$115,461.00	($115,461.00)	(100.00)%

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101-5404-00	Franchises - Equilon Pipe	$12,120.18	$12,120.00	$0.18	0.00 %
101-5405-00	AT&T Mobility Francise Fees	$56.98	$98.00	($41.02)	(41.86)%
101-5501-00	Fines and Forfeitures	$10,825.48	$29,000.00	($18,174.52)	(62.67)%
101-5601-00	Interest	$23,274.39	$60,000.00	($36,725.61)	(61.21)%
101-5602-00	Park Use Fee	$19,765.83	$43,100.00	($23,334.17)	(54.14)%
101-5603-00	Meeting Room Fee	$753.00	$2,015.00	($1,262.00)	(62.63)%
101-5608-00	Cattle Grazing Lease Rent	$9,233.00	$9,265.00	($32.00)	(0.35)%
101-5609-00	SBA Communications (formerly Sprint/ Nextel) Lease F	$19,184.13	$33,189.00	($14,004.87)	(42.20)%
101-5701-00	Reimbursements/Refunds	$0.00	$5,074.00	($5,074.00)	(100.00)%
101-5790-00	Other Revenues	$2,933.87	$1,000.00	$1,933.87	193.39 %
101-5791-00	Overhead cost recovery	$2,595.75	$9,000.00	($6,404.25)	(71.16)%
101-6002-00	Trx. From Measure J Fund	$2,000.00	$4,000.00	($2,000.00)	(50.00)%
101-6003-00	Trx. From CIP Fund	$35,398.00	$35,398.00	$0.00	0.00 %
101-6004-00	Trx. From Gas Tax	$3,343.50	$6,687.00	($3,343.50)	(50.00)%
101-6005-00	Trx. From St. Lights	$5,140.00	$10,280.00	($5,140.00)	(50.00)%
101-6006-00	Trx. From GHAD	$10,036.50	$20,073.00	($10,036.50)	(50.00)%
101-6007-00	Trx. From Landscape Mtnce.	$16,078.00	$32,156.00	($16,078.00)	(50.00)%
101-6011-00	Trx From Grove Park Fund	$3,266.50	$6,553.00	($3,286.50)	(50.15)%
101-6016-00	Trx.From Stormwater Asses.	$16,591.50	$32,500.00	($15,908.50)	(48.95)%
101-6025-00	Transfer from Succesor Agency	$125,000.00	$250,000.00	($125,000.00)	(50.00)%
Totals for Department(s) 00 - City:		$1,913,117.93	$3,708,840.00	($1,795,722.07)	(48.42)%
Total Revenues		**$1,913,117.93**	**$3,708,840.00**	**($1,795,722.07)**	**(48.42)%**
Expenses					
101-8120-00	Transfer to Self Insurance Fund	$54,154.00	$54,154.00	$0.00	0.00 %
101-8121-00	Transfer to Capital Equipment Replacement Fund	$25,000.00	$25,000.00	$0.00	0.00 %
Totals for Department(s) 00 - City:		$79,154.00	$79,154.00	$0.00	0.00 %
101-7115-01	Council/Commission Compensatio	$10,725.00	$23,400.00	$12,675.00	54.17 %
101-7220-01	PERS Retirement	$1,298.82	$3,734.00	$2,435.18	65.22 %
101-7231-01	rkers' Compensation	$765.00	$765.00	$0.00	0.00 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101-7233-01	FICA and Medicare	$281.23	$630.00	$348.77	55.36 %
101-7324-01	Dues and Subscriptions	$9,358.69	$12,310.00	$2,951.31	23.97 %
101-7362-01	City Promotional Activity	$2,283.67	$9,904.00	$7,620.33	76.94 %
101-7419-01	Other Professional Services	$3,625.00	$8,000.00	$4,375.00	54.69 %
101-7486-01	Host Mayor's Conference	$267.76	$0.00	($267.76)	0.00 %
Totals for Department(s) 01 - Legislative:		$28,605.17	$58,743.00	$30,137.83	51.30 %
101-7111-02	Regular Salaries	$247,275.44	$492,806.00	$245,530.56	49.82 %
101-7112-02	Temporary Salaries	$53,658.75	$33,739.00	($19,919.75)	(59.04)%
101-7218-02	Life and LTD Insurance	$2,197.72	$3,714.00	$1,516.28	40.83 %
101-7220-02	PERS Retirement	$51,052.91	$101,199.00	$50,146.09	49.55 %
101-7231-02	Workers' Compensation	$15,434.00	$15,434.00	$0.00	0.00 %
101-7233-02	FICA and Medicare	$6,938.41	$9,541.00	$2,602.59	27.28 %
101-7241-02	Auto Allowance/Mileage	$5,369.91	$10,740.00	$5,370.09	50.00 %
101-7246-02	Benefit Insurance	$49,946.95	$78,947.00	$29,000.05	36.73 %
101-7324-02	Dues and Subscriptions	$156.00	$1,831.00	$1,675.00	91.48 %
101-7332-02	Telephone	$3,552.45	$10,280.00	$6,727.55	65.44 %
101-7364-02	Employee Recognition	$1,345.16	$2,000.00	$654.84	32.74 %
101-7371-02	Travel	$18.35	$0.00	($18.35)	0.00 %
101-7411-02	Professional Services Retainer	$31,281.41	$70,000.00	$38,718.59	55.31 %
101-7414-02	Audit	$62,835.00	$28,601.00	($34,234.00)	(119.70)%
101-7415-02	Computer Services	$900.00	$5,546.00	$4,646.00	83.77 %
101-7419-02	Other Professional Services	$10,413.96	$14,575.00	$4,161.04	28.55 %
101-7486-02	CERF Charges	$52.87	$0.00	($52.87)	0.00 %
101-7492-02	Disability Access & Education Fee	$0.00	$100.00	$100.00	100.00 %
Totals for Department(s) 02 - Administration:		$542,429.29	$879,053.00	$336,623.71	38.29 %
101-7111-03	Regular Salaries	$7,722.11	$8,289.00	$566.89	6.84 %
101-7112-03	Temporary Salaries	$750.16	$2,891.00	$2,140.84	74.05 %
101-7113-03	Overtime	$432.77	$0.00	($432.77)	0.00 %
101-7218-03	Life and LTD Insurance	$35.15	$48.00	$12.85	26.77 %
101-7220-03	PERS Retirement	$908.97	$1,432.00	$523.03	36.52 %
101-7231-03	Workers' Compensation	$322.00	$444.00	$122.00	27.48 %

City of Clayton
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6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101-7233-03	FICA and Medicare	$67.68	$310.00	$242.32	78.17 %
101-7246-03	Benefit Insurance	$1,036.24	$1,344.00	$307.76	22.90 %
101-7311-03	General Supplies	$2,869.01	$4,900.00	$2,030.99	41.45 %
101-7331-03	Rentals/Leases	$0.00	$140.00	$140.00	100.00 %
101-7332-03	Telephone	$862.96	$2,750.00	$1,887.04	68.62 %
101-7335-03	Gas & Electricity	$13,803.23	$30,000.00	$16,196.77	53.99 %
101-7338-03	Water Services	$6,773.85	$16,518.00	$9,744.15	58.99 %
101-7341-03	Buildings/Grounds Maintenance	$5,061.04	$10,168.00	$5,106.96	50.23 %
101-7342-03	Machinery/Equipment Maintenanc	$1,905.54	$8,328.00	$6,422.46	77.12 %
101-7343-03	Vehicle Maintenance	$1,282.21	$6,161.00	$4,878.79	79.19 %
101-7344-03	Vehicles: Gas, Oil & Supplies	$5,795.10	$11,000.00	$5,204.90	47.32 %
101-7346-03	HVAC Mtn & Repairs	$4,455.00	$9,000.00	$4,545.00	50.50 %
101-7347-03	Deferred Mtn Projects	$5,388.69	$59,505.00	$54,116.31	90.94 %
101-7363-03	Business Entertainment Expense	$160.00	$0.00	($160.00)	0.00 %
101-7373-03	Education & Training	$125.00	$500.00	$375.00	75.00 %
101-7417-03	Janitorial Service	$3,687.31	$8,141.00	$4,453.69	54.71 %
101-7419-03	Other Professional Services	$638.65	$400.00	($238.65)	(59.66)%
101-7429-03	Animal Control	$0.00	$525.00	$525.00	100.00 %
Totals for Department(s) 03 - Public Works:		$64,082.67	$182,794.00	$118,711.33	64.94 %
101-7111-04	Regular Salaries	$80,554.04	$164,162.00	$83,607.96	50.93 %
101-7115-04	Council/Commission Compensatio	$3,600.00	$7,200.00	$3,600.00	50.00 %
101-7218-04	Life and LTD Insurance	$678.29	$1,241.00	$562.71	45.34 %
101-7220-04	PERS Retirement	$8,566.68	$18,924.00	$10,357.32	54.73 %
101-7231-04	Workers' Compensation	$5,138.00	$5,138.00	$0.00	0.00 %
101-7233-04	FICA and Medicare	$1,012.61	$2,278.00	$1,265.39	55.55 %
101-7241-04	Auto Allowance/Mileage	$2,073.60	$4,140.00	$2,066.40	49.91 %
101-7246-04	Benefit Insurance	$18,285.35	$31,652.00	$13,366.65	42.23 %
101-7323-04	Books/Periodicals	$0.00	$100.00	$100.00	100.00 %
101-7324-04	Dues and Subscriptions	$75.00	$675.00	$600.00	88.89 %
101-7332-04	Telephone	$265.37	$630.00	$364.63	57.88 %
101-7371-04	Travel	$15.59	$100.00	$84.41	84.41 %
101-7373-04	'ucation & Training	$5.00	$0.00	($5.00)	0.00 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101-7384-04	Legal Notices	$1,125.28	$981.00	($144.28)	(14.71)%
101-7385-04	TRANSPAC Fees	$22,197.00	$23,533.00	$1,336.00	5.68 %
101-7411-04	Professional Services Retainer	$10,533.61	$0.00	($10,533.61)	0.00 %
101-7419-04	Other Professional Services	$7,909.97	$35,568.00	$27,658.03	77.76 %
Totals for Department(s) 04 - Community Development:		$162,035.39	$296,322.00	$134,286.61	45.32 %
101-7119-05	Furloughs	($18,190.32)	($49,028.00)	($30,837.68)	(62.90)%
101-7150-05	Labor Contingency Expense	$0.00	$103,517.00	$103,517.00	100.00 %
101-7220-05	PERS Retirement	$212.02	$0.00	($212.02)	0.00 %
101-7231-05	Workers' Compensation	$1,430.00	$38,590.00	$37,160.00	96.29 %
101-7232-05	Unemployment Compensation	$4,601.51	$11,231.00	$6,629.49	59.03 %
101-7246-05	Benefit Insurance	$4,270.05	$0.00	($4,270.05)	0.00 %
101-7247-05	OPEB Expense	$0.00	$6,175.00	$6,175.00	100.00 %
101-7312-05	Office Supplies/Expense	$2,834.28	$7,300.00	$4,465.72	61.17 %
101-7314-05	Postage	$912.34	$4,400.00	$3,487.66	79.27 %
101-7321-05	Printing and Binding	$116.13	$0.00	($116.13)	0.00 %
101-7331-05	Rentals/Leases	$7,108.70	$11,430.00	$4,321.30	37.81 %
101-7351-05	Insurance Premiums	$73,151.01	$75,259.00	$2,107.99	2.80 %
101-7381-05	Property Tax Admin. Costs	$0.00	$7,400.00	$7,400.00	100.00 %
101-7419-05	Other Professional Services	$11,713.61	$17,030.00	$5,316.39	31.22 %
101-7420-05	Administrative Costs	$710.22	$1,500.00	$789.78	52.65 %
Totals for Department(s) 05 - General Support:		$88,869.55	$234,804.00	$145,934.45	62.15 %
101-7111-06	Regular Salaries	$394,166.38	$828,110.00	$433,943.62	52.40 %
101-7113-06	Overtime	$56,111.37	$95,000.00	$38,888.63	40.94 %
101-7116-06	Part-time Salaries	$1,573.41	$3,748.00	$2,174.59	58.02 %
101-7218-06	Life and LTD Insurance	$3,661.12	$6,473.00	$2,811.88	43.44 %
101-7220-06	PERS Retirement	$157,002.38	$276,795.00	$119,792.62	43.28 %
101-7231-06	Workers' Compensation	$26,937.00	$26,937.00	$0.00	0.00 %
101-7233-06	FICA and Medicare	$7,022.71	$13,592.00	$6,569.29	48.33 %
101-7241-06	Auto Allowance/Mileage	$2,221.51	$4,440.00	$2,218.49	49.97 %
101-7242-06	Uniform Allowance	$9,000.00	$9,000.00	$0.00	0.00 %
101-7246-06	Benefit Insurance	$92,035.66	$156,443.00	$64,407.34	41.17 %

City of Clayton
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6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101-7311-06	General Supplies	$1,587.83	$5,515.00	$3,927.17	71.21 %
101-7312-06	Office Supplies/Expense	$1,671.34	$3,802.00	$2,130.66	56.04 %
101-7314-06	Postage	$211.21	$500.00	$288.79	57.76 %
101-7324-06	Dues and Subscriptions	$3,447.88	$18,652.00	$15,204.12	81.51 %
101-7332-06	Telephone	$5,602.84	$11,000.00	$5,397.16	49.07 %
101-7342-06	Machinery/Equipment Maintenanc	$521.21	$1,500.00	$978.79	65.25 %
101-7343-06	Vehicle Maintenance	$8,277.90	$13,500.00	$5,222.10	38.68 %
101-7344-06	Vehicles: Gas, Oil & Supplies	$18,030.94	$33,000.00	$14,969.06	45.36 %
101-7345-06	Office Equip-Maint/Repairs	$883.11	$1,400.00	$516.89	36.92 %
101-7363-06	Business Entertainment Expense	$0.00	$100.00	$100.00	100.00 %
101-7364-06	Employee Recognition	$372.71	$583.00	$210.29	36.07 %
101-7365-06	CC Volunteer Recognition	$273.42	$274.00	$0.58	0.21 %
101-7373-06	Education & Training	$2,293.52	$7,000.00	$4,706.48	67.24 %
101-7374-06	Recycling Education	$300.00	$0.00	($300.00)	0.00 %
101-7375-06	Education/Training-Reimbursabl	$764.00	$0.00	($764.00)	0.00 %
101-7389-06	Misc. Expense	$97.04	$0.00	($97.04)	0.00 %
101-7411-06	Professional Services Retainer	$4,788.54	$0.00	($4,788.54)	0.00 %
101-7417-06	Janitorial Service	$1,125.00	$2,700.00	$1,575.00	58.33 %
101-7419-06	Other Professional Services	$20,356.81	$29,580.00	$9,223.19	31.18 %
101-7424-06	Dispatch Services	$95,619.00	$158,076.00	$62,457.00	39.51 %
101-7425-06	Crime Lab	$7,485.50	$18,000.00	$10,514.50	58.41 %
101-7427-06	CAL ID	$11,681.00	$11,648.00	($33.00)	(0.28)%
101-7429-06	Animal Control	$29,194.50	$59,014.00	$29,819.50	50.53 %
101-7432-06	Emergency Services	$104.55	$533.00	$428.45	80.38 %
101-7433-06	Integrated Justice System	$0.00	$2,458.00	$2,458.00	100.00 %
Totals for Department(s) 06 - Police:		$964,421.39	$1,799,373.00	$834,951.61	46.40 %
101-7111-07	Regular Salaries	$7,896.83	$11,470.00	$3,573.17	31.15 %
101-7112-07	Temporary Salaries	$386.75	$5,428.00	$5,041.25	92.87 %
101-7218-07	Life and LTD Insurance	$75.84	$91.00	$15.16	16.66 %
101-7220-07	PERS Retirement	$1,892.45	$2,689.00	$796.55	29.62 %
101-7231-07	Workers' Compensation	$604.00	$604.00	$0.00	0.00 %
101-7233-07	`A and Medicare	$151.21	$166.00	$14.79	8.91 %

City of Clayton
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6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
101-7246-07	Benefit Insurance	$2,234.21	$2,524.00	$289.79	11.48 %
101-7332-07	Telephone	$1,090.00	$2,059.00	$969.00	47.06 %
101-7335-07	Gas & Electricity	$19,649.25	$47,000.00	$27,350.75	58.19 %
101-7338-07	Water Services	$525.16	$1,550.00	$1,024.84	66.12 %
101-7341-07	Buildings/Grounds Maintenance	$5,743.01	$7,681.00	$1,937.99	25.23 %
101-7346-07	HVAC Mtn & Repairs	$7,461.84	$13,834.00	$6,372.16	46.06 %
101-7417-07	Janitorial Service	$12,305.52	$34,107.00	$21,801.48	63.92 %
101-7423-07	Library Aide Additional Hours	$3,918.98	$21,778.00	$17,859.02	82.00 %
Totals for Department(s) 07 - Library:		$63,935.05	$150,981.00	$87,045.95	57.65 %
101-7324-08	Dues and Subscriptions	$172.80	$184.00	$11.20	6.09 %
101-7332-08	Telephone	$305.69	$824.00	$518.31	62.90 %
101-7411-08	Professional Services Retainer	$46,744.24	$73,500.00	$26,755.76	36.40 %
101-7430-08	Well Monitoring Svc Charge	$9,699.00	$19,043.00	$9,344.00	49.07 %
Totals for Department(s) 08 - Enginerring:		$56,921.73	$93,551.00	$36,629.27	39.15 %
101-7111-09	Regular Salaries	$23,507.95	$41,582.00	$18,074.05	43.47 %
101-7112-09	Temporary Salaries	$7,664.51	$19,678.00	$12,013.49	61.05 %
101-7113-09	Overtime	$199.89	$2,000.00	$1,800.11	90.01 %
101-7218-09	Life and LTD Insurance	$250.42	$328.00	$77.58	23.65 %
101-7220-09	PERS Retirement	$6,175.99	$9,749.00	$3,573.01	36.65 %
101-7231-09	Workers' Compensation	$2,190.00	$1,360.00	($830.00)	(61.03)%
101-7232-09	Unemployment Compensation	$0.00	$650.00	$650.00	100.00 %
101-7233-09	FICA and Medicare	$951.74	$603.00	($348.74)	(57.83)%
101-7246-09	Benefit Insurance	$7,376.99	$9,150.00	$1,773.01	19.38 %
101-7311-09	General Supplies	$1,155.16	$0.00	($1,155.16)	0.00 %
101-7329-09	Park Supplies	$2,912.13	$10,300.00	$7,387.87	71.73 %
101-7331-09	Rentals/Leases	$0.00	$405.00	$405.00	100.00 %
101-7335-09	Gas & Electricity	$555.06	$1,700.00	$1,144.94	67.35 %
101-7338-09	Water Services	$61,572.55	$81,000.00	$19,427.45	23.98 %
101-7417-09	Janitorial Service	$5,773.91	$12,525.00	$6,751.09	53.90 %
101-7419-09	Other Professional Services	$274.50	$1,034.00	$759.50	73.45 %
101-7429-09	Animal Control	$0.00	$2,953.00	$2,953.00	100.00 %

City of Clayton
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Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
	Totals for Department(s) 09 - Clayton Community Park:	$120,560.80	$195,017.00	$74,456.20	38.18 %
Total Expenses		**$2,171,015.04**	**$3,969,792.00**	**$1,798,776.96**	**45.31 %**
BEGINNING FUND BALANCE		**$5,382,586.08**	**$5,382,586.08**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**($257,897.11)**	**($260,952.00)**	**$3,054.89**	**1.17 %**
ENDING FUND BALANCE		**$5,124,688.97**	**$5,121,634.08**	**$3,054.89**	**0.06 %**

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
201 - Gas Tax Fund					
Revenues					
201-4607-00	Street Light Assessment	$17,039.01	$25,675.00	($8,635.99)	(33.64)%
201-5209-00	State Gasoline 2105	$21,128.59	$54,800.00	($33,671.41)	(61.44)%
201-5210-00	State Gasoline 2106	$17,941.49	$46,441.00	($28,499.51)	(61.37)%
201-5211-00	State Gasoline 2107	$34,589.86	$87,616.00	($53,026.14)	(60.52)%
201-5212-00	State Gasoline 2107.5	$0.00	$3,000.00	($3,000.00)	(100.00)%
201-5216-00	State Gaseline 2103	$69,140.02	$100,000.00	($30,859.98)	(30.86)%
201-5601-00	Interest	$0.00	$1,500.00	($1,500.00)	(100.00)%
201-5790-00	Other Revenues	($2,432.00)	$0.00	($2,432.00)	0.00 %
	Totals for Department(s) 00 - City:	$157,406.97	$319,032.00	($161,625.03)	(50.66)%
Total Revenues		**$157,406.97**	**$319,032.00**	**($161,625.03)**	**(50.66)%**
Expenses					
201-7111-00	Regular Salaries	$4,305.92	$23,248.00	$18,942.08	81.48 %
201-7112-00	Temporary Salaries	$1,267.25	$5,918.00	$4,650.75	78.59 %
201-7218-00	Life and LTD Insurance	$22.14	$179.00	$156.86	87.63 %
201-7220-00	PERS Retirement	$533.38	$5,315.00	$4,781.62	89.96 %
201-7231-00	Workers' Compensation	$480.00	$925.00	$445.00	48.11 %
201-7232-00	Unemployment Compensation	$0.00	$266.00	$266.00	100.00 %
201-7233-00	FICA and Medicare	$162.08	$661.00	$498.92	75.48 %
201-7246-00	Benefit Insurance	$652.13	$1,824.00	$1,171.87	64.25 %
201-7311-00	General Supplies	$481.66	$1,401.00	$919.34	65.62 %
201-7327-00	Park & Street Supplies	$2,870.26	$25,179.00	$22,308.74	88.60 %
201-7335-00	Gas & Electricity	$18,117.21	$42,500.00	$24,382.79	57.37 %
201-7340-00	Traffic Safety Supplies	$0.00	$800.00	$800.00	100.00 %
201-7349-00	Traffic Signal Maintenance	$1,484.88	$26,000.00	$24,515.12	94.29 %
201-7381-00	Property Tax Admin. Costs	$0.00	$300.00	$300.00	100.00 %
201-7419-00	Other Professional Services	$206.00	$206.00	$0.00	0.00 %
201-8101-00	Transfer To General Fund	$3,343.50	$6,687.00	$3,343.50	50.00 %

City of Clayton
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6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
201-8111-00	Transfer to CIP Fund	$0.00	$51,822.00	$51,822.00	100.00 %
Totals for Department(s) 00 - City:		$33,926.41	$193,231.00	$159,304.59	82.44 %
Total Expenses		**$33,926.41**	**$193,231.00**	**$159,304.59**	**82.44 %**
BEGINNING FUND BALANCE		**($145,864.22)**	**($145,864.22)**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**$123,480.56**	**$125,801.00**	**($2,320.44)**	**(1.84)%**
ENDING FUND BALANCE		**($22,383.66)**	**($20,063.22)**	**($2,320.44)**	**(11.57)%**

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
210 - Landscape Maintenance CFD					
Revenues					
210-4604-00	Clayton LMD Assessment	$537,918.93	$978,034.00	($440,115.07)	(45.00)%
210-5601-00	Interest	$1,681.00	$4,000.00	($2,319.00)	(57.98)%
210-5702-00	Donations/Contributions	$1,200.00	$0.00	$1,200.00	0.00 %
Totals for Department(s) 00 - City:		$540,799.93	$982,034.00	($441,234.07)	(44.93)%
Total Revenues		**$540,799.93**	**$982,034.00**	**($441,234.07)**	**(44.93)%**
Expenses					
210-7111-00	Regular Salaries	$69,761.82	$162,632.00	$92,870.18	57.10 %
210-7112-00	Temporary Salaries	$49,833.50	$94,150.00	$44,316.50	47.07 %
210-7218-00	Life and LTD Insurance	$742.95	$1,374.00	$631.05	45.93 %
210-7220-00	PERS Retirement	$17,565.40	$40,784.00	$23,218.60	56.93 %
210-7231-00	Workers' Compensation	$8,902.25	$9,966.00	$1,063.75	10.67 %
210-7232-00	Unemployment Compensation	$0.00	$5,449.00	$5,449.00	100.00 %
210-7233-00	FICA and Medicare	$4,974.81	$9,561.00	$4,586.19	47.97 %
210-7246-00	Benefit Insurance	$21,887.15	$35,611.00	$13,723.85	38.54 %
210-7311-00	General Supplies	$18,570.14	$43,000.00	$24,429.86	56.81 %
210-7316-00	Landscape Replacement	$0.00	$20,000.00	$20,000.00	100.00 %
210-7335-00	Gas & Electricity	$11,091.85	$25,000.00	$13,908.15	55.63 %
210-7338-00	Water Services	$88,727.24	$180,000.00	$91,272.76	50.71 %
210-7342-00	Machinery/Equipment Maintenanc	$4,529.39	$10,000.00	$5,470.61	54.71 %
210-7343-00	Vehicle Maintenance	$3,810.06	$12,000.00	$8,189.94	68.25 %
210-7344-00	Vehicle Gas, Oil, and Supplies	$7,792.69	$10,500.00	$2,707.31	25.78 %
210-7381-00	Property Tax Admin. Costs	$0.00	$3,737.00	$3,737.00	100.00 %
210-7412-00	Engineering/Inspection Service	$0.00	$1,430.00	$1,430.00	100.00 %
210-7419-00	Other Professional Services	$60,507.16	$163,355.00	$102,847.84	62.96 %
210-7486-00	CERF Charges/Depreciation	$0.00	$13,500.00	$13,500.00	100.00 %
210-7520-00	Landscape Projects	$839.28	$132,000.00	$131,160.72	99.36 %
210-7615-00	CCC Property Tax	$2,505.70	$2,893.00	$387.30	13.39 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
210-8101-00	Transfer To General Fund	$16,078.00	$32,156.00	$16,078.00	50.00 %
210-8113-00	Transfer to Stormwater Fund	$912.00	$0.00	($912.00)	0.00 %
Totals for Department(s) 00 - City:		$389,031.39	$1,009,098.00	$620,066.61	61.45 %
Total Expenses		**$389,031.39**	**$1,009,098.00**	**$620,066.61**	**61.45 %**
BEGINNING FUND BALANCE		**$157,859.54**	**$157,859.54**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**$151,768.54**	**($27,064.00)**	**$178,832.54**	**660.78 %**
ENDING FUND BALANCE		**$309,628.08**	**$130,795.54**	**$178,832.54**	**136.73 %**

City of Clayton
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Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
211 - The Grove Park CFD 2006-1					
Revenues					
211-4613-00	Clayton DT Park Assessment	$64,258.82	$116,834.00	($52,575.18)	(45.00)%
211-5601-00	Interest	$1,681.00	$2,000.00	($319.00)	(15.95)%
211-5602-00	Park Use Fee	$412.00	$0.00	$412.00	0.00 %
211-5790-00	Other Revenues	$0.00	$10,000.00	($10,000.00)	(100.00)%
	Totals for Department(s) 00 - City:	$66,351.82	$128,834.00	($62,482.18)	(48.50)%
Total Revenues		**$66,351.82**	**$128,834.00**	**($62,482.18)**	**(48.50)%**
Expenses					
211-7111-00	Regular Salaries	$9,173.33	$28,748.00	$19,574.67	68.09 %
211-7112-00	Temporary Salaries	$4,974.25	$11,293.00	$6,318.75	55.95 %
211-7218-00	Life and LTD Insurance	$94.10	$227.00	$132.90	58.55 %
211-7220-00	PERS Retirement	$2,301.84	$6,740.00	$4,438.16	65.85 %
211-7231-00	Workers' Compensation	$1,251.00	$1,416.00	$165.00	11.65 %
211-7232-00	Unemployment Compensation	$0.00	$692.00	$692.00	100.00 %
211-7233-00	FICA and Medicare	$530.75	$1,281.00	$750.25	58.57 %
211-7246-00	Benefit Insurance	$2,772.30	$4,751.00	$1,978.70	41.65 %
211-7311-00	General Supplies	$2,476.82	$4,800.00	$2,323.18	48.40 %
211-7331-00	Rentals/leases	$0.00	$500.00	$500.00	100.00 %
211-7335-00	Gas & Electricity	$631.99	$1,300.00	$668.01	51.39 %
211-7338-00	Water Services	$6,532.84	$6,677.00	$144.16	2.16 %
211-7342-00	Machinery/Equipt Maintenance	$637.10	$500.00	($137.10)	(27.42)%
211-7343-00	Vehicle Maintenance	$0.00	$1,000.00	$1,000.00	100.00 %
211-7344-00	Vehicle Gas, Oil and Supplies	$0.00	$1,500.00	$1,500.00	100.00 %
211-7381-00	Property Tax Admin. Costs	$0.00	$3,900.00	$3,900.00	100.00 %
211-7417-00	Janitorial Services	$5,075.36	$13,325.00	$8,249.64	61.91 %
211-7419-00	Other Professional Services	$1,864.77	$7,137.00	$5,272.23	73.87 %
211-7420-00	Administrative Costs	$2,736.82	$3,800.00	$1,063.18	27.98 %
211-7485-00	Capital Equipment	$3,910.05	$0.00	($3,910.05)	0.00 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
211-7486-00	Cerf Charges	$0.00	$2,700.00	$2,700.00	100.00 %
211-7615-00	CCC Property Tax	$446.08	$2,190.00	$1,743.92	79.63 %
211-8101-00	Transfer To General Fund	$3,266.50	$6,533.00	$3,266.50	50.00 %
Totals for Department(s) 00 - City:		$48,675.90	$111,010.00	$62,334.10	56.15 %
Total Expenses		**$48,675.90**	**$111,010.00**	**$62,334.10**	**56.15 %**
BEGINNING FUND BALANCE		**$281,534.98**	**$281,534.98**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**$17,675.92**	**$17,824.00**	**($148.08)**	**(0.83)%**
ENDING FUND BALANCE		**$299,210.90**	**$299,358.98**	**($148.08)**	**(0.05)%**

City of Clayton
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Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
212 - Oakhurst GHAD					
Revenues					
212-4606-00	Oakhurst GHAD Assessment	$19,536.84	$34,685.00	($15,148.16)	(43.67)%
212-5601-00	Interest	$198.00	$130.00	$68.00	52.31 %
Totals for Department(s) 00 - City:		$19,734.84	$34,815.00	($15,080.16)	(43.32)%
Total Revenues		**$19,734.84**	**$34,815.00**	**($15,080.16)**	**(43.32)%**
Expenses					
212-7314-00	Postage	$0.00	$700.00	$700.00	100.00 %
212-7381-00	Property Tax Admin. Costs	$0.00	$1,400.00	$1,400.00	100.00 %
212-7384-00	Legal Notices	$79.50	$95.00	$15.50	16.32 %
212-7389-00	Misc. Expense	$0.00	$267.00	$267.00	100.00 %
212-7412-00	Engineering/Inspection Service	$0.00	$3,000.00	$3,000.00	100.00 %
212-7413-00	Legal Services	$0.00	$1,000.00	$1,000.00	100.00 %
212-7520-00	Projects	$0.00	$11,700.00	$11,700.00	100.00 %
212-8101-00	Transfer To General Fund	$10,036.50	$20,073.00	$10,036.50	50.00 %
Totals for Department(s) 00 - City:		$10,116.00	$38,235.00	$28,119.00	73.54 %
Total Expenses		**$10,116.00**	**$38,235.00**	**$28,119.00**	**73.54 %**
BEGINNING FUND BALANCE		**$25,081.62**	**$25,081.62**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**$9,618.84**	**($3,420.00)**	**$13,038.84**	**381.25 %**
ENDING FUND BALANCE		**$34,700.46**	**$21,661.62**	**$13,038.84**	**60.19 %**

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Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
214 - Street Lighting Assessment					
Revenues					
214-4607-00	Street Light Assessment	$69,295.09	$125,991.00	($56,695.91)	(45.00)%
214-5601-00	Interest	$953.00	$2,000.00	($1,047.00)	(52.35)%
Totals for Department(s) 00 - City:		$70,248.09	$127,991.00	($57,742.91)	(45.11)%
Total Revenues		**$70,248.09**	**$127,991.00**	**($57,742.91)**	**(45.11)%**
Expenses					
214-7111-00	Regular Salaries	($204.84)	$0.00	$204.84	0.00 %
214-7113-00	Overtime	$5,684.31	$11,625.00	$5,940.69	51.10 %
214-7220-00	PERS Retirement	($46.43)	$0.00	$46.43	0.00 %
214-7311-00	General Supplies	$167.24	$6,034.00	$5,866.76	97.23 %
214-7335-00	Gas & Electricity	$42,401.78	$96,500.00	$54,098.22	56.06 %
214-7381-00	Property Tax Admin. Costs	$0.00	$3,682.00	$3,682.00	100.00 %
214-7412-00	Engineering/Inspection Service	$1,200.00	$0.00	($1,200.00)	0.00 %
214-7419-00	Other Professional Services	$206.00	$206.00	$0.00	0.00 %
214-8101-00	Transfer To General Fund	$5,140.00	$10,280.00	$5,140.00	50.00 %
Totals for Department(s) 00 - City:		$54,548.06	$128,327.00	$73,778.94	57.49 %
Total Expenses		**$54,548.06**	**$128,327.00**	**$73,778.94**	**57.49 %**
BEGINNING FUND BALANCE		**$148,954.39**	**$148,954.39**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**$15,700.03**	**($336.00)**	**$16,036.03**	**4,772.63 %**
ENDING FUND BALANCE		**$164,654.42**	**$148,618.39**	**$16,036.03**	**10.79 %**

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Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
216 - Stormwater Assessment					
Revenues					
216-4602-00	Stormwater Assessment	$0.00	$83,949.00	($83,949.00)	(100.00)%
216-4603-00	Stormwater O&M Annual Fee	$1,715.54	$2,225.00	($509.46)	(22.90)%
216-5324-00	Street Sweeping Fees	$19,212.54	$38,720.00	($19,507.46)	(50.38)%
216-5601-00	Interest	$837.00	$1,000.00	($163.00)	(16.30)%
216-6007-00	Trx. From Landscape Mtnce.	$912.00	$456.00	$456.00	100.00 %
216-6028-00	Transfer from Diablo Estates B A Fund	$456.00	$456.00	$0.00	0.00 %
Totals for Department(s) 00 - City:		$23,133.08	$126,806.00	($103,672.92)	(81.76)%
Total Revenues		**$23,133.08**	**$126,806.00**	**($103,672.92)**	**(81.76)%**
Expenses					
216-7111-00	Regular Salaries	$15,632.93	$23,626.00	$7,993.07	33.83 %
216-7112-00	Temporary Salaries	$5,507.00	$9,618.00	$4,111.00	42.74 %
216-7218-00	Life and LTD Insurance	$68.05	$187.00	$118.95	63.61 %
216-7220-00	PERS Retirement	$1,748.19	$5,539.00	$3,790.81	68.44 %
216-7231-00	Workers' Compensation	$981.00	$1,146.00	$165.00	14.40 %
216-7232-00	Unemployment Compensation	$0.00	$543.00	$543.00	100.00 %
216-7233-00	FICA and Medicare	$681.52	$1,020.00	$338.48	33.18 %
216-7246-00	Benefit Insurance	$2,004.80	$3,724.00	$1,719.20	46.17 %
216-7311-00	General Supplies	$3,154.60	$6,800.00	$3,645.40	53.61 %
216-7373-00	Education & Training	$491.98	$5,000.00	$4,508.02	90.16 %
216-7389-00	Misc. Expense	$0.00	$5,000.00	$5,000.00	100.00 %
216-7409-00	Street Sweeping	$21,000.00	$43,000.00	$22,000.00	51.16 %
216-7412-00	Engineering/Inspection Service	$5,947.50	$10,000.00	$4,052.50	40.53 %
216-7419-00	Other Professional Services	$2,010.00	$37,649.00	$35,639.00	94.66 %
216-7481-00	Permit Fees	$9,594.00	$9,529.00	($65.00)	(0.68)%
216-7520-00	Projects	($450.00)	$0.00	$450.00	0.00 %
216-8101-00	Transfer To General Fund	$16,591.50	$33,183.00	$16,591.50	50.00 %
Totals for Department(s) 00 - City:		$84,963.07	$195,564.00	$110,600.93	56.55 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
Total Expenses		$84,963.07	$195,564.00	$110,600.93	56.55 %
BEGINNING FUND BALANCE		$178,488.48	$178,488.48	$0.00	0.00 %
NET SURPLUS/(DEFICIT)		($61,829.99)	($68,758.00)	$6,928.01	10.08 %
ENDING FUND BALANCE		$116,658.49	$109,730.48	$6,928.01	6.31 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
220 - Measure J Fund					
Revenues					
220-5223-00	Measure J Funds	$0.00	$227,000.00	($227,000.00)	(100.00)%
220-5601-00	Interest	$0.00	$1,500.00	($1,500.00)	(100.00)%
Totals for Department(s) 00 - City:		$0.00	$228,500.00	($228,500.00)	(100.00)%
Total Revenues		**$0.00**	**$228,500.00**	**($228,500.00)**	**(100.00)%**
Expenses					
220-7419-00	Other Professional Services	$792.00	$4,392.00	$3,600.00	81.97 %
220-8101-00	Transfer To General Fund	$2,000.00	$4,000.00	$2,000.00	50.00 %
Totals for Department(s) 00 - City:		$2,792.00	$8,392.00	$5,600.00	66.73 %
Total Expenses		**$2,792.00**	**$8,392.00**	**$5,600.00**	**66.73 %**
BEGINNING FUND BALANCE		**($276,964.96)**	**($276,964.96)**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**($2,792.00)**	**$220,108.00**	**($222,900.00)**	**(101.27)%**
ENDING FUND BALANCE		**($279,756.96)**	**($56,856.96)**	**($222,900.00)**	**(392.04)%**

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
230 - Restricted Grants					
Revenues					
230-5220-00	Restricted Grants	$2,100.87	$19,805.00	($17,704.13)	(89.39)%
230-5601-00	Interest Income	$1,239.00	$2,000.00	($761.00)	(38.05)%
Totals for Department(s) 00 - City:		$3,339.87	$21,805.00	($18,465.13)	(84.68)%
230-5220-06	Restricted Grants: COPS	$37,208.03	$100,000.00	($62,791.97)	(62.79)%
230-5222-06	Avoid the 25 Grant	$1,898.75	$0.00	$1,898.75	0.00 %
230-5224-06	AED Grant (PD)	$610.00	$0.00	$610.00	0.00 %
Totals for Department(s) 06 - Police:		$39,716.78	$100,000.00	($60,283.22)	(60.28)%
Total Revenues		**$43,056.65**	**$121,805.00**	**($78,748.35)**	**(64.65)%**
Expenses					
230-7231-00	Workers' Compensation	$1,075.00	$0.00	($1,075.00)	0.00 %
230-7233-00	FICA and Medicare	$22.57	$0.00	($22.57)	0.00 %
230-7485-00	Capital Equipment	$30,712.14	$0.00	($30,712.14)	0.00 %
230-7520-00	Projects	$557.72	$0.00	($557.72)	0.00 %
Totals for Department(s) 00 - City:		$32,367.43	$0.00	($32,367.43)	0.00 %
230-7111-06	Regular Salaries - COPS	$31,651.84	$60,220.00	$28,568.16	47.44 %
230-7113-06	Overtime - COPS	$1,661.93	$0.00	($1,661.93)	0.00 %
230-7218-06	Life and LTD Insurance - COPS	$290.92	$360.00	$69.08	19.19 %
230-7220-06	PERS Retirement - COPS	$9,039.13	$26,216.00	$17,176.87	65.52 %
230-7231-06	Workers' Compensation - COPS	$1,075.00	$1,311.00	$236.00	18.00 %
230-7232-06	Unemployment Compensation COPS	$0.00	$651.00	$651.00	100.00 %
230-7233-06	FICA and Medicare - COPS	$488.67	$1,229.00	$740.33	60.24 %
230-7242-06	Uniform Allowance - COPS	$906.03	$900.00	($6.03)	(0.67)%
230-7246-06	Benefit Insurance COPS	$735.67	$19,175.00	$18,439.33	96.16 %
230-7485-06	Capital Equipment - CLEEP COPS	$0.00	$7,183.00	$7,183.00	100.00 %
230-7520-06	ojects	$192.98	$0.00	($192.98)	0.00 %

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
	Totals for Department(s) 06 - Police:	$46,042.17	$117,245.00	$71,202.83	60.73 %
Total Expenses		**$78,409.60**	**$117,245.00**	**$38,835.40**	**33.12 %**
BEGINNING FUND BALANCE		**$253,920.04**	**$253,920.04**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**($35,352.95)**	**$4,560.00**	**($39,912.95)**	**(875.28)%**
ENDING FUND BALANCE		**$218,567.09**	**$258,480.04**	**($39,912.95)**	**(15.44)%**

City of Clayton
Mid-Year Budget-to-Actual Report
6 Month Period Ending December 31, 2013

Account Number	Account Description	Actual 12/31/13	Adjusted Budget	Favorable (Unfavorable)	% Variance
304 - Clayton Development Impact Fees					
Revenues					
304-5601-00	Interest	$4,330.00	$10,000.00	($5,670.00)	(56.70)%
Totals for Department(s) 00 - City:		$4,330.00	$10,000.00	($5,670.00)	(56.70)%
Total Revenues		**$4,330.00**	**$10,000.00**	**($5,670.00)**	**(56.70)%**
Expenses					
304-7311-00	General Supplies	$1,818.01	$0.00	($1,818.01)	0.00 %
Totals for Department(s) 00 - City:		$1,818.01	$0.00	($1,818.01)	0.00 %
Total Expenses		**$1,818.01**	**$0.00**	**($1,818.01)**	**0.00 %**
BEGINNING FUND BALANCE		**$706,362.09**	**$706,362.09**	**$0.00**	**0.00 %**
NET SURPLUS/(DEFICIT)		**$2,511.99**	**$10,000.00**	**($7,488.01)**	**(74.88)%**
ENDING FUND BALANCE		**$708,874.08**	**$716,362.09**	**($7,488.01)**	**(1.05)%**

CITY OF CLAYTON
Founded 1857 .. Incorporated 1964

Approved:

Gary A. Napper
City Manager/Executive Director

Agenda Date: 2-18-2014

Agenda Item: 8b

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: Laura Hoffmeister, Assistant to the City Manager
Kevin Mizuno, Finance Manager, CPA

DATE: February 18, 2014

SUBJECT: Review of the City's Annual Report on Developer Fees for FY 2012-13 in compliance with the reporting requirements of Section 66006 of the State Government Code (AB 1600)

RECOMMENDATION

Staff recommends the City Council receive public comments; adopt the attached Resolution No.__-2014, finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected.

BACKGROUND

In 1989, Section 66000 et seq. of the Government Code became effective. When passed in 1987, this section was known as AB1600. When the Legislature passed AB1600, it added a new chapter to the Government Code on fees for development projects. The chapter sets forth a number of requirements that local agencies must follow if they are to exact fees from developers to defray the cost of construction of public facilities related to development projects. Section 66006 mandates the reporting requirements on fees that the local agency must adhere to each fiscal year.

Through the General Plan, the City of Clayton has established the nexus between the development and the capital improvements necessary to mitigate the effects of the development and approved fees to fund the mitigation measures. Further implementation of the fees is established in the Clayton Municipal Code sections related to each fee type.

DISCUSSION

Section 66006 (b)(1) of the Government Code requires each local agency to make public a report on developer fees within 180 days after the last day of each fiscal year. Section 66006 (2) also requires each local agency to review the report at a public meeting not earlier than 15 days after the information is made available to the public. The City of Clayton presented its year-end audited financial statement and closing reports for fiscal year ended June 30, 2013 at the City Council meeting on February 4, 2014.

The AB 1600 consists of a brief description of the fee type in the account or fund, the amount of the fee, the beginning and ending balance of the account or fund, the amount of fees collected and the interest earned. If there are funds in the accounts then there is also a requirement to make a finding that there is a reasonable relationship between current needs for and the purposes for which they were originally collected.

Development Impact Fees are due at different times in the stage of a development project. Some of the fees are due at time of final map, or building permit issuance; others not until final occupancy. As outlined in Attachment 4, the City collected the following development fees during FY 12/13: Childcare Facility, Offsite Arterial Improvement, Fire Protection, Community Facilities, Police Impact, and Open Space In-Lieu. In addition, interest earnings on previously collected fees which were allocated to each development fee fund balance appropriately.

There are funds in some accounts from previous year's development fee collections. These developer fees are Childcare Facilities; Parkland Dedication; Offsite Arterial improvement; Fire Protection; and Community Facilities. The Marsh Creek Road Sewer Fees, Police Mitigation Fees and Open Space In-Lieu Fees, are not subject to AB 1600 report but included for tracking purposes. The summary of the balances of the various fees are listed on Attachment 2. Attachment 3 shows the outstanding Capital Improvement Program projects for which these funds are necessary. Details of the fund history are shown in Attachment 4 with detailed expenditure and revenue reports for each fee the City collected provided in Attachment 5. The City Development Impact fee schedule identifying the formula amount and when the fee is collected is shown on Attachment 6.

There are eight reporting requirements on fees that the local agency must adhere to each fiscal year:

1. Create separate capital facilities funds or accounts for each improvement funded with impact fees (Government Code Section 66006(a)).

2. Remit all interest income earned by the fees to the same fund; interest income must be spent solely on the purpose for which the fee was originally collected (Section 66006(a)).

3. Within 180 days after the close of each fiscal year, prepare a public report concerning each impact fee fund. Such report must include the fund's beginning and ending balance for the fiscal year, amount of fees and interest deposited into the fund for the fiscal year, and a description of each expenditure from the fund for that year, including identification of the improvement being funded (Section 66006(b)).

4. Review the report at a public meeting not less than 15 days after the report is released to the public (Section 66006(b)(2)).

5. If fees remain unexpended or uncommitted five years after being collected, the local agency is to make a finding that there remains a reasonable relationship between the current need for the fees and the purposes for which they were originally collected (Section 66001(d)).

6. Refund to current owner of lots or units developed projects any fees, with accrued interest, for which continued need cannot be demonstrated (Section 66001(e)).

7. A local agency must not co-mingle fees with any other revenue, except for temporary investment purposes (Section 66006(a)).

8. A local agency may not spend impact fees for maintenance or operation of improvements funded with impact fees (Section 65913.8).

In addition to the above reporting requirements of Section 66000 of the Government Code, local agencies can not use the fees subject to AB 1600 (developer impact fees) for the maintenance or operation of an improvement, only for public capital facility improvements. This restriction is a requirement of Section 65913.8 of the Government Code, and the City's developer fees are consistent with the definitions of "development project" and "local agency" used in Section 66000 of the Government Code. The annual report reflects the use of all impact fees for capital facility improvements. [The Marsh Creek Road Sewer Fees, the Police Mitigation Fees, and the Open Space In-Lieu Fees are not subject to AB 1600 requirements as they are established as specific project mitigation fees per the projects Environmental Analysis].

The City is in full compliance with seven of the eight reporting requirements. The City is in partial compliance with No. 5 above, which requires expenditures or commitment of funds within five years of their collection. Compliance is obtained by adopting a resolution that makes a finding that there remains a reasonable relationship between the current need for the fees and the purpose for which they were originally proposed.

Of the aforementioned five reportable developer fees, one currently complies with the provision of AB1600 that funds be expended within five years of their collection – the Parkland Dedication fee. Collections of Childcare Facility fees, Offsite Arterial Improvement fees, the Fire Protection fees, and the Community Facilities fees have not been used to fund expenditures in excess of 5 years.

Child Care Facilities: At the end of FY 12/13 there was a fund balance (including interest) of $43,419 available. Oakhurst development did not pay into these funds as it was established after Oakhurst was approved. Thus the small fund balance and long periods are needed to achieve sufficient resources to utilize as intended. These funds are available to be used for the after-school care equipment for services or programming of the Gym. Purchases of these capital assets will assist in the development of the Middle School Gym after-school childcare needs. During the 1990's some funds were provided to the Contra Costa Child Care Council for material needs of programs and to provide outreach to Clayton residents as to home and other child care opportunities and programs. There is a need to continue this impact fee in order to collect sufficient funds to address future new capital needs for childcare. In FY 12/13 the City collected approximately $1,435 in Child Care Facilities fees from the Diablo Estates Development and allocated approximately $570 in interest to the fund.

Parkland Dedication: At the end of FY 12/13 there was a fund balance (including interest) of $60,921 available. During FY 12/13 there were not any fees collected as there was no project activity requiring payment of this fee. These funds are collected when a development project files its final ma. Interest earnings of $800 were allocated to this fund in FY 2012/13. The City Council already has identified future improvements in the CIP to which park funds would be needed and used, including the Community Park. These projects costs combined are estimated at least $3.3 million, thus a need exists to continue this impact fee.

Offsite Arterial: At the end of FY 12/13 there was a fund balance (including interest) of $187,805 available. These funds can only be used for non maintenance capital projects on arterial roads which are Oakhurst Blvd., Marsh Creek Road, Pine Hollow Road, and Clayton Road. In FY 12/13 the City collected approximately $10,192 in Offsite Arterial fees from the Diablo Estates Development and allocated approximately $2,466 in interest to the fund. The current balance is due to the collection in prior fiscal years from six projects (Pine Hollow Estates, Mitchell Creek Pl, Longs, Flora Square, Village Market, and Diablo Estates).

The collection of fees pertaining to the Pine Hollow Estates development has not been expended within 5 years as of the year ended June 30, 2013. These fees will be used for projects outlined in the City's CIP budget such as traffic signal on eastern Marsh Creek Road, Pine Hollow Road Upgrades etc., which cost, estimated at $1.5 million, exceed current available funds and thus more time is needed in order to collect sufficient funds. Other funding is expected to come from other sources such as Measure C/J State (Caltrans), federal, and other sources. In general, the City does not have control over the funding process of other agencies. However, the City must have adequate funds on hand to leverage and provide matching funds as required when the other funds do become available to the City, and to maintain a competitive position to obtain the funds thus a need exists to continue this impact fee.

Fire Protection: In 1999/2000, the City's former RDA provided a loan of $350,000 in added funding for the new District's Clayton Fire Station. All Fire Mitigation funds to that time were also directed to this project/loan. During FY 12/13 the City collected approximately $2,100 in fire protection fees from the Diablo Estates development and allocated interest of approximately $102 to the fund. The former RDA contribution has not been fully repaid to the Successor Agency from the mitigation fees. Funds collected had been transferred to the former RDA, and in FY 11/12 the loan balance was $307,091. Pursuant to the Dissolution RDA processes under ABx1 26 and AB 1484, future funds collected will be held in the impact fee fund account until the RDA dissolution and interagency loan processes/approvals with Dept. of Finance have been better understood. However since there is still an outstanding loan balances there is a need exists to continue this impact fee.

Community Facilities: At the end of FY 12/13 there was a fund balance (including interest) of $17,816 available. These funds are limited for improvements to City owned facilities (buildings and associated grounds). These and future funds are to be for future new capital projects such as the Keller House renovation, Endeavor Hall, Library, City Hall, or Corporation Yard improvements or upgrades, which combined total exceeds $1.7 million. Therefore there is a demonstrated need to continue this impact fee. During FY 12/13 the City collected approximately $3,150 in Community Facilities fees from the Diablo Estates development and allocated approximately $234 in interest to the fund.

Marsh Creek Road Sewer: In FY 04/05 the City established a Marsh Creek Road Sewer Impact fund for tracking purposes. This fund was initially loaned $60,000 from the City General Fund to advance a master Sewer Plan for the March Creek Road Specific Plan area. To date there has been spent $63,566 associated with studies to determine a future development impact fee, which would include reimbursement of this loan eventually to the General Fund. There were no expenses except for the allocation of interest expense of $32 resulting from the negative fund balance of $2,424 as of June 30, 2013.

Police Service Mitigation Fee: The City has in certain newer development projects through the CEQA process, identified impacts to Police Services and developed a mitigation measure to provide funding to reduce the identified impact. During FY 12/13 the City collected approximately $11,698 in Police Service Mitigation fees resulting from Diablo Estates development and allocated approximately $886 in interest to the fund. As of June 30, 2013 the fund balance was $70,419 (including interest earnings). The fees are determined on a project-by-project basis through the CEQA process and are not subject to AB 1600 reporting requirements but are included for tracking purposes only, similar to Marsh Creek Road Sewer fund.

Open Space (active/passive) In Lieu Contribution Fee: In 2007 the City adopted a new ordinance provision, [Section 17.28.100C. (a),(b)] allowing an option for Planned Development zoned projects, in lieu of providing the on site open space (active and/or passive), a financial contribution could be provided. The funds collected for the active requirement can be used for acquisition and/or maintenance of active recreation areas in the City's park system. The passive portion can be used for maintenance of the City's trail system. The option for consideration of a developer request in lieu fee payment lies with the City. There is no set amount as it is determined on a case by case basis using criteria in the ordinance and is not subject to AB 1600 reporting requirements but is included for tracking purposes only. In FY 06/07 the City received $40,000 from the Mitchell Creek Place specified for a project for a future tot lot at Lydia Lane Park. As of June 30, 2013 the fund balance was $272,417 (including interest earnings). During FY 12/13 the City collected approximately $77,106 in Open Space In-Lieu fees resulting from the Diablo Estates development and allocated approximately $3,575 interest to the fund.

SUMMARY

To comply with AB1600, the City Council must make findings that there is a reasonable relationship between current need for the fees and the purposes for which they were originally charged as demonstrated by programming of fees in the CIP and city budget. It is important that the City Council make these findings to ensure continuance of funding resources for these important programs.

Although AB1600 requires that fees collected from developers be expended within five years, the law, as noted previously, also allows exceptions. Exceptions are provided in recognition that some projects require an extended planning period. There can be a number of reasons for this and may include: project costs can be of a magnitude it that requires longer than five years for costs required to accrue; or matching funds may not be available within the five-year period.

As indicated in Attachment 3, City's Capital Improvement Program, there are many projects that have time frames that vary widely notably being Parks, Community Facility, as well as street improvements which total over $17,206,34. Of these about $7,076,477 are eligible project costs to which collected development fees are needed. The fund needs for the identified projects are far greater than the amount of fees that are possible to collect in a five-year period. Construction will only be possible by leveraging these funds to obtain matching monies from Measure C/J, State, federal, regional or other sources.

The City has shown that there remains a nexus between current needs for these impact fees and the purposes for which they were originally and are still needed in the future to be collected. This was accomplished by Council's prior approval of the City's CIP which indicate the projects to be constructed and directing staff to allocate the collected funds to the various projects. In addition the City has demonstrated that is has expended costs for the new fire station that exceeded funds currently available to repay the former RDA as well as costs for the Gym to continue to enhance after school child care program needs at the new gym.

As noted above, AB1600 requires that within 180 days of the close of the fiscal year, the City make available to the public the beginning and ending balance of each fee for the fiscal year, the fee interest and other income, the amount of expenditure, and fund allocations by fee category.

Staff believes that the intent of the legislation is to provide a reasonable period of time to close the books in order to provide accurate financial information, including all outstanding expenditures and revenues for the entire fiscal year. The City presented its FY 12/13 year-end financial statements on February 4, 2014.

As also noted above, not less than 15 days after the information is made public, the City Council is required to review this information at its next regularly scheduled public meeting. Since the FY 12/13 information was made available to the public on January 31, 2014, with the posting of the council Agenda materials on line, the information has been placed on the February 18, 2014 Council agenda for review, in compliance with the reporting requirements.

FISCAL IMPACT

None

CONCLUSION

Staff recommends that Council adopt the attached Resolution, No. __-2014, finding that there is a reasonable relationship between current needs for the fees and the purposes for which they were originally collected

Attachments:
1. Resolution No __-2014
2. Fee Fund Balance Summary
3. Capital Improvement Program Projects with Funding needs
4. Fund History Detail
5. Revenue/Expenditure Fund detail
6. Impact Fee schedule

RESOLUTION NO. ___-2014

A RESOLUTION FINDING THAT THERE REMAINS A REASONABLE RELATIONSHIP BETWEEN CURRENT NEEDS FOR THE CITY'S DEVELOPMENT IMPACT FEES AND THE PURPOSES FOR WHICH THEY WERE ORIGINALLY CHARGED (GOVERNMENT CODE SECTION 66000 ET. SEQ.) RELATED TO THE CITY'S ANNUAL REPORT ON DEVELOPER FEES FOR FY 2012-13

THE CITY COUNCIL
City of Clayton, California

WHEREAS, the City's adopted General Plan, and Capital Improvement Program identifies improvements necessitated by continued development in the City and fees pay for development impacts; and

WHEREAS, the City has been authorized by Municipal Code Sections 3.16.020 (Community Facilities), 3.18.040 (Fire Protection), 16.12.010 (Parkland Dedication), 16.60.050 (Childcare), and Resolution 36-81 (Offsite Arterial Streets), to establish and collect these impact fees; and

WHEREAS, the City has established discrete accounts and fees to finance the construction of these improvements as mitigation measures for continued development within the City; and

WHEREAS, the City annually adopts a comprehensive Capital Improvement Program to prioritize improvements and allocates funds to construct the improvements as mitigation for continued development in the City; and

WHEREAS, these improvements are scheduled to be constructed over time as sufficient funds become available; and

WHEREAS, many of these identified improvements are of such size that sufficient funds have not been collected or obtained in order to construct these improvements by expending fees collected within the five-year expenditure period provided by Government Code Section 66001(d); and

WHEREAS, there continues to be a distinct nexus between continued development and the necessity to mitigate developments impacts; and

WHEREAS, fees collected previously and in the future are necessary to fund future improvements as indicated in the City's Capital Improvement Program; and/or to reimburse the Agency and/or City for the advance funding to construct the Fire Station and the Community Gym/after school-childcare room; and

WHEREAS, certain fees collected in the Child Care Fund are more than five years old, however are still necessary pursuant to AB1600 for the purpose in which they are collected as project costs exceed current available funds collected thus it will take longer to collect the necessary funds for the improvements and capital assets as identified in the City's adopted CIP.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Clayton, California does hereby accept the above Recitals as fact, and finds that there remains a reasonable relationship between the current need for the impact fees and the purposes for which they were originally collected.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the City Council of Clayton, California at a regular public meeting thereof held on the 18th day of February, 2014 by the following vote:

AYES:

NOES:

ABSENT:

THE CITY OF CLAYTON, CA

____

Julie K. Pierce

ATTEST:

____

Janet Brown, City Clerk

ALLOCATED
FUND BALANCE
AS OF 06-30-13

ATTACHMENT 2

FUND	(A) FUND BALANCE	(B) RESERVES	(C) DESIGNATED	(D) TOTAL ALLOCATED FUND BALANCE (B+C=D)	(E) UNALLOCATED RESERVES (A-D)
CHILDCARE FACILITIES	43,419		43,419	43,419	-
PARKLAND DEDICATION	60,921		60,921	60,921	-
OFFSITE ARTERIAL IMPROVEMENT	187,805		187,805	187,805	-
FIRE PROTECTION FEES	7,424		7,424	7,424	-
COMMUNITY FACILITIES	17,816		17,816	17,816	-
MARSH CREEK ROAD SEWER FEES	(2,424)		(2,424)	(2,424)	-
POLICE IMPACT FEES	70,419		70,419	70,419	-
OPEN SPACE IN-LIEU FEES	272,418		272,418	272,418	-
TOTAL	**657,798**	**-**	**657,798**	**657,798**	**-**

Footnotes:	
1. Fire Station loan balance from RDA	$ 307,092
2. Sewer Study loan balance from GF	$ 60,000

Attachment 3 (a)

Summary of Project Costs by Fiscal Year

**Deleted by City Council

Project Number	Project Category	Project Description	Prior Year Funding	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	Future Costs	Total Budget
10379	Streets	Pine Hollow Road - Upgrade	$ -	$ -	$ -	$ -	$ -	$ -	$ 325,000.00	$ 325,000.00
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	$ -	$ -	$ -	$ -	$ -	$ -	$ 750,000.00	$ 750,000.00
10394	Streets	Handicap Ramps - RDA Area	$ 60,182.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,182.00
10394A	Streets	ADA Compliance Program	$ 16,190.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 453,810.00	$ 500,000.00
10395	Streets	Catch Basin Modifications	$ -	$ -	$ -	$ -	$ -	$ -	$ 100,000.00	$ 100,000.00
10396	Streets	East Marsh Creek Road Signal	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000.00	$ 350,000.00
10397	Streets	Utility Undergrounding	$ 236,469.00	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 21,000.00	$ 2,658,531.00	$ 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	$ 125,738.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 125,738.00
10400A	Other	Town Center Property Purchase	$ 1,040,843.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,040,843.00
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**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10411	Streets	2012 Neighborhood Street Project**	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10412	Streets	2009 Arterial Overlay Project	$ 513,460.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 513,460.00
10413	Parks	Community Park Parking Lot Exp.	$ 1,056,717.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,056,717.00
10414	Streets	East Marsh Creek Rd. Upgrade	$ 100,000.00	$ -	$ 1,022,224.00	$ -	$ -	$ -	$ -	$ 1,122,224.00
10415	Parks	Well Renovation	$ 23,895.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 23,895.00
10416	Streets	Marsh Creek Rd. (old) Overlay	$ 430,300.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 430,300.00
10417	Streets	2013 Neighborhood Street Project	$ 880,839.00	$ 315,000.00	$ -	$ -	$ -	$ -	$ -	$ 1,195,839.00
10418	Streets	2014 Neighborhood Street Project	$ -	$ 45,822.00	$ 315,000.00	$ -	$ -	$ -	$ -	$ 360,822.00
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.	$ 10,000.00	$ -	$ -	$ -	$ -	$ -	$ 320,000.00	$ 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
10425	Streets	Collector Street Rehabilitation Project	$ -	$ -	$ 319,438.00	$ -	$ -	$ -	$ -	$ 319,438.00
10426	Facilities	City Hall Parking Area Rehabilitatoin	$ 45,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 45,000.00
10427	Facilities	Library Parking Lot Rehabilitatoin	$ 75,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000.00
10428	Facilities	Lydia Lane Park Parking Rehabilitation	$ 20,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,000.00
10429	Facilities	2012 Trail Repaving Project	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00
10430	Landscape	Clayton Road Median Landscaping	$ 320,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 320,000.00
10431	Landscape	Daffodil Hill Landscaping	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 50,000.00
10432	Streets	2016 Neighborhood Street Project	$ -	$ -	$ -	$ -	$ 315,000.00	$ -	$ -	$ 315,000.00
10433	Streets	DVMS Safety Signing	$ -	$ 40,000.00	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
		Cost Totals	$ 41,047,523.77	$ 427,822.00	$ 1,683,662.00	$ 342,000.00	$ 342,000.00	$ 27,000.00	$ 17,206,341.00	$ 61,076,348.77

Red denotes completed projects
Green denotes active projects funded in FY 13/14
Blue denotes active projects funded prior to FY 13/14
** Deleted by City Council

Attachment 3(b)

CITY OF CLAYTON
CAPITAL IMPROVEMENT PROGRAM FY 2012/13 to 2016/17

Summary of Project Costs by Fiscal Year **Deleted by City Council

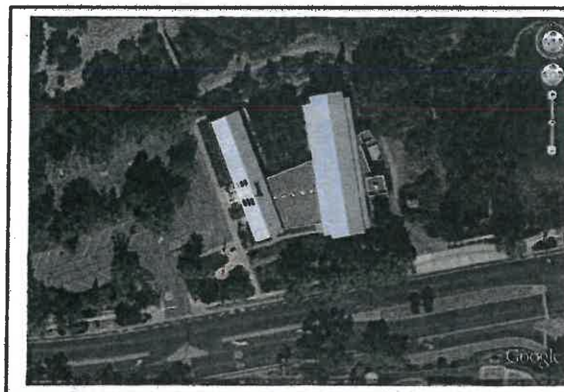
Project Number	Project Category	Project Description	Prior Year Funding	FY 2013/14	FY 2014/15	FY 2015/16	FY 2016/17	FY 2017/18	Future Costs	Total Budget
10330	Streets	Overlays	$ 514,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 514,000.00
10331	Streets	Slurry Seals	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10332	Streets	High 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	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,000,000.00	$ 2,000,000.00
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	$ -	$ -	$ -	$ -	$ -	$ -	$ 110,000.00	$ 110,000.00
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	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,250,000.00	$ 1,250,000.00
10348	GHAD	Keller Ridge Drive Area Slope Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 60,000.00	$ 60,000.00
10349	GHAD	Community Park Slide Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ 110,000.00	$ 110,000.00
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	$ -	$ -	$ -	$ -	$ -	$ -	$ 350,000.00	$ 350,000.00
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	$ -	$ -	$ -	$ -	$ -	$ -	$ 85,000.00	$ 85,000.00
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

2013/14-2017/18 Capital Improvement Program

Category	Project Number	Project
Facilities	10423	Library Upgrades

<u>DESCRIPTION - LOCATION</u>

Construct improvements to update Library including automatic checkout facilities, coffee/snack bar, etc.



<u>COMMENTS</u>

Includes 3,500 sf building addition plus new equipment and furniture

Estimated Cost	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Unfunded							$1,000,000	$1,000,000
Total							$1,000,000	$1,000,000

2013/14-2017/18 Capital Improvement Program

Category	Project Number	Project
Sewers	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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Preliminary Design								
Final Design	$10,000						$30,000	$40,000
Construction							$270,000	$270,000
CM/Inspection							$20,000	$20,000
ROW Acquisition								
Other								
TOTAL	$10,000						$320,000	$330,000

Funding (Sources)	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
RDA	$10,000*							$10,000*
Unfunded							$320,000	$320,000
Total	$10,000*							$330,000*

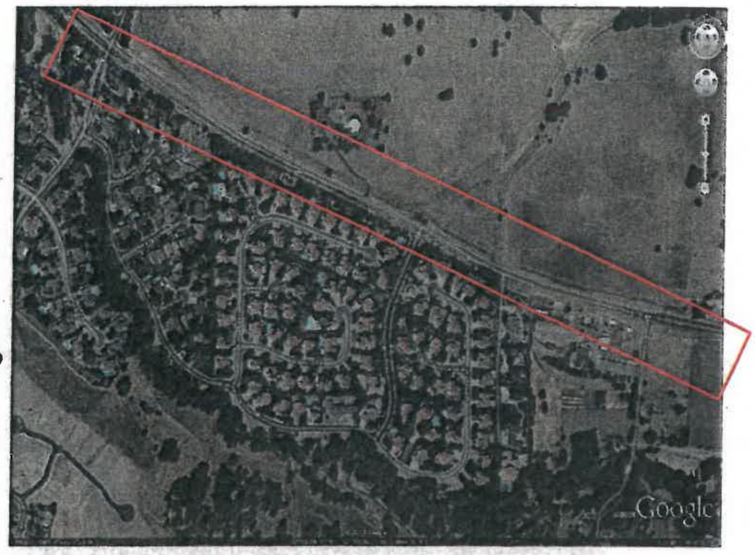
*transfer from CIP 10400

2013/14-2017/18 Capital Improvement Program

Category	Project Number	Project
Streets	10414	East Marsh Creek Road Upgrade

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; upon completion of 10416, $41,224 transferred back to 10414.

Estimated Cost	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Preliminary Design	$30,000							$30,000
Final Design	$60,000							$60,000
Construction			$942,224					$942,224
CM/Inspection			$60,000					$60,000
ROW Acquisition			$30,000					$30,000
Other								
TOTAL	$90,000		$1,032,224					$1,122,224

Funding (Sources)	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Measure J (grant)	$100,000		$1,022,224					$1,122,224
Total	$100,000		$1,022,224					$1,122,224

Attachment 3 (f)

2013/14-2017/18 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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Preliminary Design								
Final Design							$20,000	$20,000
Construction							$230,000	$230,000
CM/Inspection							$20,000	$20,000
ROW Acquisition								
PG&E Poles							$80,000	$80,000
TOTAL							$350,000	$350,000

Funding (Sources)	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Unfunded							$350,000	$350,000
Total							$350,000	$350,000

2013/14-2017/18 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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Preliminary Design								
Final Design								$25,000
Construction								$235,000
CM/Inspection								$15,000
ROW Acquisition								$50,000
Other								
TOTAL								$325,000

Funding (Sources)	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Unfunded								$325,000
Total								$325,000

2013/14-2017/18 Capital Improvement Program

Category	Project Number	Project
Trails/Creeks	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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Preliminary Design								
Final Design	$10,000							$10,000
Construction	$35,000							$35,000
CM/Inspection	$5,000							$5,000
ROW Acquisition								
Other								
TOTAL	$50,000							$50,000

Funding (Sources)	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
LMD	$50,000							$50,000
Total	$50,000							$50,000

2013/14-2017/18 Capital Improvement Program

Category	Project Number	Project
Trails/creeks	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.

Project now unfunded due to RDA demise.

Estimated Cost	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Unfunded							$200,000	$200,000*
Total							$200,000	$200,000*

2013/14-2017/18 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.	2013-14	2014-15	2015-16	2016-17	2017-18	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.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Unfunded							$4,084,000	$4,084,000
Total							$4,084,000	$4,084,000

2013/14-2017/18 Capital Improvement Program

Category	Project Number	Project
Parks	10375	Samuel Ct. Park

DESCRIPTION - LOCATION

Install landscaping and irrigation improvements.

COMMENTS

Estimated Cost	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Preliminary Design								
Final Design							$5,000	$5,000
Construction							$75,000	$75,000
CM/Inspection							$5,000	$5,000
ROW Acquisition								
Other								
TOTAL							$85,000	$85,000

Funding (Sources)	Prior Yrs.	2013-14	2014-15	2015-16	2016-17	2017-18	Future	TOTAL
Unfunded							$85,000	$85,000
Total							$85,000	$85,000

DEVELOPMENT IMPACT FEES
REVENUES & EXPENDITURES
FY 2005 to FY 2013

Attachment 4 (a)

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
CHILDCARE FACILITY FEES											
REVENUE											
Childcare Facility Fees (5307)	-	-	-	-	6,483	-	-	-	3,485	1,435	11,403
Interest	549	780	487	662	1,105	1,024	1,417	404	966	570	7,964
EXPENDITURES											
Total	-	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	549	780	487	662	7,588	1,024	1,417	404	4,451	2,005	19,367
OTHER FINANCING SOURCES (USES)											
Operating Transfers in	-	-	-	-	-	-	-	-			
Operating Transfers out											
Total	-	-	-	-	-	-	-	-	-	-	-
Excess(Deficiency) of Revenue and Other Sources Over(Under) Expenses & Other Financing Sources	549	780	487	662	7,588	1,024	1,417	404	4,451	2,005	19,367
FUND BALANCE JULY 1	24,052	24,601	25,381	25,868	26,530	34,118	35,142	36,559	36,963	41,414	43,419
FUND BALANCE JUNE 30	**24,601**	**25,381**	**25,868**	**26,530**	**34,118**	**35,142**	**36,559**	**36,963**	**41,414**	**43,419**	

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
PARKLAND DEDICATION FEES											
REVENUE											
Parkland Dedication Fees (5313)	-	-	21,912	23,121	60,016	280	-	55,885	-	-	161,214
Interest	1,345	1,815	455	1,210	3,634	12	2,238	302	1,404	800	13,215
EXPENDITURES											
Westwood Park CIP 079											-
Endeavor Hall Parking Lot CIP 017											-
Community Park Tot Lot CIP 092	75,000	6,500	-	-	-	-	-	-	-	-	81,500
Downtown Park CIP 090			57,234								57,234
Community Park Upgrades CIP 10407	-	-	-	-	112,163	-	-	-	-	-	112,163
Total	75,000	6,500	57,234	-	112,163	-	-	-	-	-	250,897
Total Revenue/over(under) Expenditures	(73,655)	(4,685)	(34,867)	24,331	(48,513)	292	2,238	56,187	1,404	800	(76,468)
OTHER FINANCING SOURCES (USES)											
Operating Transfers in	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers out	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-
Excess(Deficiency) of Revenue and Other Sources Over(Under) Expenses & Other Financing Sources	(73,655)	(4,685)	(34,867)	24,331	(48,513)	292	2,238	56,187	1,404	800	(76,468)
FUND BALANCE JULY 1	137,389	63,734	59,049	24,182	48,513	0	292	2,530	58,717	60,121	60,921
FUND BALANCE JUNE 30	**63,734**	**59,049**	**24,182**	**48,513**	**0**	**292**	**2,530**	**58,717**	**60,121**	**60,921**	

DEVELOPMENT IMPACT FEES
REVENUES & EXPENDITURES
FY 2005 to FY 2013

Attachment 4 (b)

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
OFFSITE ARTERIAL IMPROVEMENT FEES											
REVENUE											
Offsite Arterial Improvement Fees (5314)	-	-	11,648	-	114,147	-	-	-	24,753	10,192	160,740
Interest	31	77	271	369	4,317	4,163	5,476	3,423	4,090	2,466	24,683
EXPENDITURES											
											-
											-
Total	-	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	31	77	11,919	369	118,464	4,163	5,476	3,423	28,843	12,658	185,422
OTHER FINANCING SOURCES (USES)											
Operating Transfers in											-
Operating Transfers out											-
Total	-	-	-	-	-	-	-	-			-
Excess(Deficiency) of Revenue and Other Sources Over(Under) Expenses & Other Financing Sources	31	77	11,919	369	118,464	4,163	5,476	3,423	28,843	12,658	**185,422**
FUND BALANCE JULY 1	2,383	2,414	2,491	14,410	14,779	133,242	137,405	142,881	146,304	175,147	**187,805**
FUND BALANCE JUNE 30	**2,414**	**2,491**	**14,410**	**14,779**	**133,242**	**137,405**	**142,881**	**146,304**	**175,147**	**187,805**	

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
FIRE PROTECTION FEES											
REVENUE											
Fire Protection Fees (5317)	2,400	-	-	-	8,397	2,700	-	-	5,100	2,100	20,697
Interest	961	-	-	-	281	476	-	-	122	102	1,942
EXPENDITURES											-
Reimbursement for Clayton Fire Station		-	-	-							-
											-
											-
Total	-	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under) Expenditures	3,361	-	-	-	8,678	3,176	-	-	5,222	2,202	22,639
OTHER FINANCING SOURCES (USES)											
Operating Transfers in											-
Operating Transfers out to RDA		42,908	-	-			11,854				54,762
Total	-	(42,908)	-	-	-	-	(11,854)	-	-	-	(54,762)
Excess(Deficiency) of Revenue and Other Sources Over(Under) Expenses & Other Financing Sources	3,361	(42,908)	-	-	8,678	3,176	(11,854)	-	5,222	2,202	**(32,123)**
FUND BALANCE JULY 1	39,547	42,908	-	-	-	8,678	11,854	(0)	(0)	5,222	**7,424**
FUND BALANCE JUNE 30	**42,908**	-	-	-	**8,678**	**11,854**	**(0)**	**(0)**	**5,222**	**7,424**	

DEVELOPMENT IMPACT FEES
REVENUES & EXPENDITURES
FY 2005 to FY 2013

Attachment 4 (c)

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
COMMUNITY FACILITIES FEES											
REVENUE											
Community Facilities Fees (5323)	-	-	3,600	-	19,041	-	-	-	7,650	3,150	33,441
Interest	(265)	(382)	(169)	(230)	329	214	-	1,107	337	234	1,175
EXPENDITURES											
Corp Yard CIP 060			-	-							-
Endeavor Hall Shudders						5,024	-	-	-	-	5,024
Total	-	-	-	-	-	5,024	-	-	-	-	5,024
Total Revenue/over(under) Expenditures	(265)	(382)	3,431	(230)	19,370	(4,810)	-	1,107	7,987	3,384	29,592
OTHER FINANCING SOURCES (USES)											
Operating Transfers in											
Operating Transfers out											
Total	-	-	-	-	-	-	-	-	-	-	-
Excess(Deficiency) of Revenue and Other Sources Over(Under) Expenses & Other Financing Sources	(265)	(382)	3,431	(230)	19,370	(4,810)	-	1,107	7,987	3,384	**29,592**
FUND BALANCE JULY 1	(11,776)	(12,041)	(12,423)	(8,992)	(9,222)	10,148	5,338	5,338	6,445	14,432	**17,816**
FUND BALANCE JUNE 30	**(12,041)**	**(12,423)**	**(8,992)**	**(9,222)**	**10,148**	**5,338**	**5,338**	**6,445**	**14,432**	**17,816**	

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
MARSH CREEK RD SEWER FEES											
REVENUE											
Marsh Creek Rd Sewer Fees	-	-	-	-	-	-	-	-	-	-	-
Interest	(22)	946	243	330	(37)	(88)	-	(142)	(56)	(32)	1,143
EXPENDITURES											
Marsh Creek Road Sewer Survey	896	29,239	18,112	-	14,344	976					63,567
Total	896	29,239	18,112	-	14,344	976	-	-	-	-	63,567
Total Revenue/over(under) Expenditures	(918)	(28,293)	(17,869)	330	(14,381)	(1,064)	-	(142)	(56)	(32)	(62,424)
OTHER FINANCING SOURCES (USES)											
Operating Transfers in General Fund Loan		60,000	-	-	-	-	-	-	-	-	60,000
Operating Transfers out											
Total	-	60,000	-	-	-	-	-	-	-	-	60,000
Excess(Deficiency) of Revenue and Other Sources Over(Under) Expenses & Other Financing Sources	(918)	31,707	(17,869)	330	(14,381)	(1,064)	-	(142)	(56)	(32)	**(2,424)**
FUND BALANCE JULY 1	-	(918)	30,789	12,921	13,251	(1,130)	(2,194)	(2,194)	(2,336)	(2,392)	**(2,424)**
FUND BALANCE JUNE 30	**(918)**	**30,789**	**12,921**	**13,251**	**(1,130)**	**(2,194)**	**(2,194)**	**(2,336)**	**(2,392)**	**(2,424)**	

DEVELOPMENT IMPACT FEES
REVENUES & EXPENDITURES
FY 2005 to FY 2013

Attachment 4 (d)

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	Ending Balance
POLICE IMPACT FEE											
REVENUE											
Police Impact Fee	-	-	10,155	-	-	13,410	-	-	28,404	11,698	63,667
Interest	-	-	195	265	355	1,020	1,030	1,651	1,351	886	6,752
EXPENDITURES											
	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under)Expenditures	-	-	10,350	265	355	14,430	1,030	1,651	29,755	12,584	70,419
OTHER FINANCING SOURCES (USES)											
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out	-	-	-	-							-
Total	-	-	-	-	-	-	-	-	-	-	-
Excess(Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources	-	-	10,350	265	355	14,430	1,030	1,651	29,755	12,584	**70,419**
FUND BALANCE JULY 1	-	-	-	10,350	10,615	10,970	25,400	26,429	28,080	57,835	**70,419**
FUND BALANCE JUNE 30	-	-	**10,350**	**10,615**	**10,970**	**25,400**	**26,429**	**28,080**	**57,835**	**70,419**	
OPEN SPACE IN-LIEU FEE											
REVENUE											
Open Space In-Lieu Fee	-	-	-	40,000	-	-	-	-	187,259	77,106	304,365
Interest	-	-	-	1,023	1,374	1,773	1,760	-	4,477	3,575	13,982
EXPENDITURES											
Total	-	-	-	-	-	-	-	-	-	-	-
Total Revenue/over(under)Expenditures			-	41,023	1,374	1,773	1,760	-	191,736	80,681	318,347
OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers In	-	-	-	-	-	-	-	-	-	-	-
Operating Transfers Out	-	-	-	-	-	-	-	45,930	-	-	45,930
Total	-	-	-	-	-	-	-	(45,930)	-	-	(45,930)
Excess(Deficiency) of Revenue and Other Sources Over (Under) Expenses & Other Financing Sources			-	41,023	1,374	1,773	1,760	(45,930)	191,736	80,681	**272,417**
FUND BALANCE JULY 1	-	-	-	-	41,023	42,397	44,170	45,930	-	191,736	**272,417**
FUND BALANCE JUNE 30	-	-	-	**41,023**	**42,397**	**44,170**	**45,930**	-	**191,736**	**272,417**	
All FUND BALANCES	**120,698**	**105,288**	**78,738**	**145,488**	**238,423**	**257,407**	**257,474**	**274,174**	**543,516**	**657,798**	**657,798**

City of Clayton
Childcare Facility Fees 304-5307
1999-2013

Attachment 5 (a)

Date	Receipt	Paid By	Amount	
10/18/1999	8437	Paula Pedersen	205	
1/20/2000	8467	Presley	1,230	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	1,435	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	1,640	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	1,845	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	205	
5/31/2000	9296	S. Carvajal-989 Oak St	205	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	410	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	205	
6/30/2000		**General Ledger Balance**		**7,380**
11/6/2000	9383	B&B Properties	665	
12/11/2000	9399	Clyde Miles Construction (115 Oak Ct)	205	
11/3/2000	9379	Ocean West-Commercial (Post Office)	713	
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	205	
4/4/2001	10634	Aspen Valley Builders-Oakwood Cir	205	
5/30/2001	10660	Lemke-Oakwood Cir	205	
6/30/2001		**General Ledger Balance**		**9,578**
11/26/2001	10731	Diamond Terrace	7,800	
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	615	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	3,075	
11/27/2002	13467	Lydia-Rachel Ranch	1,640	
3/21/2003	13509	Larwin Vintage Clayton-Bridlewood	205	
6/30/2003		**General Ledger Balance**		**22,913**
6/30/2004		**General Ledger Balance**		**22,913**
6/30/2004		Interest Booked	1,688	
6/30/2005		Interest Booked	780	
6/30/2005		**General Ledger Balance**		**25,381**
6/30/2006		Interest Booked	487	
6/30/2006		**General Ledger Balance**		**25,868**
6/30/2007		Interest Booked	662	
7/31/2007	18577	Pine Hollow Estates	1,640	
9/30/2007	20008	Mitchell Creek Place	1,845	
10/31/2007	20691	Longs Drug Store	1,387	
10/31/2007	20698	Oak Center-Flora Square	1,497	
12/31/2007	20959	Village Market	114	
6/30/2008		Interest Booked	1,105	
6/30/2008		**General Ledger Balance**		**34,118**
6/30/2009		Interest Booked	1,024	
6/30/2009		**General Ledger Balance**		**35,142**
6/30/2010		Interest Booked	1,417	
6/30/2010		**General Ledger Balance**		**36,559**
6/30/2011		Interest Booked	404	
6/30/2011		**General Ledger Balance**		**36,962**
8/6/2011		Toll Bros- Diablo Estates	205	
1/3/2012		Toll Bros- Diablo Estates	1,025	
3/19/2012		Toll Bros- Diablo Estates	1,640	
4/17/2012		Toll Bros- Diablo Estates	615	
6/30/2012		Interest Booked	967	
6/30/2012		**General Ledger Balance**		**41,414**
8/8/2012		Toll Bros- Diablo Estates	410	
8/30/2012		Toll Bros- Diablo Estates	205	
10/29/2012		Toll Bros- Diablo Estates	410	
11/16/2012		Toll Bros- Diablo Estates	205	
1/14/2013		Toll Bros- Diablo Estates	205	
6/30/2013		Interest Booked	570	
6/30/2013		**General Ledger Balance**		**43,419**
6/30/2013		**Adjusted General Ledger Balance**		**43,419**

City of Clayton
Park Dedication Fees - 304-5313
1999-2013

Attachment 5 (b)

Date	Receipt	Paid By	Amount	
10/18/1999	8437	Paula Pedersen-Oakwood Cir	2,569	
1/20/2000	8467	Presley-Diablo Village	8,107	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	9,458	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	10,809	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	12,160	
5/23/2000	9291	L. Afford - 8106 Marsh Ck Rd.	2,569	
5/31/2000	9296	S. Carvajal - 989 Oak St.	2,569	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	2,702	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	1,351	
6/30/2000		**General Ledger Balance**		**52,293**
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	2,569	
12/13/2000	9399	Miles Construction-115 Oak Ct.	2,569	
4/4/2001	10634	Aspen Valley Builders-1116 Oakwood Cir	2,569	
5/30/2001	10660	Lemke Construction-Oakwood Cir	2,569	
6/30/2001		**General Ledger Balance**		**62,569**
11/1/2001	11783	Mardel LLC-Bridlewood	48,811	
2/20/2002	11917	Lydia Associates-Rachel Ranch	20,552	
2002		CIP Projects-Westwood Park	(48,500)	
2002		CIP Project-Endeavor Hall Parking Lot	(27,595)	
6/30/2002		**General Ledger Balance**		**55,837**
9/23/2002		Diamond Terrace	75,268	
6/30/2003		**General Ledger Balance**		**131,105**
2004		Community Park Tot Lot (CIP)	(75,000)	
6/30/2004		**General Ledger Balance**		**56,105**
6/30/2004		Interest Booked	7,629	
6/30/2005		Community Park Tot Lot (CIP)	(6,500)	
6/30/2005		Interest Booked	1,815	
6/30/2005		**General Ledger Balance**		**59,049**
10/27/2005		Lenox Homes-Pine Hollow Estates	20,272	
2/24/2009		Transfer from Lenox C&D Deposit	280	
5/31/2006	18577	Pine Hollow Estates	1,640	
12/31/2005		CIP Project - Down Town Park	(57,234)	
6/30/2006		Interest Booked	455	
6/30/2006		**General Ledger Balance**		**24,462**
6/29/2007		Mitchell Creek Place	23,121	
6/30/2007		Interest Booked	1,210	
6/30/2007		**General Ledger Balance**		**48,793**
7/31/2007	18577	Pine Hollow Estates (s/b childcare)	(1,640)	
3/10/2008	21232	Lemke Construction - Diablo Point	61,656	
6/30/2008		Interest Booked	3,634	
6/30/2008		Trans to Community Park Upgrades CIP 10407	(112,443)	
6/30/2008		**General Ledger Balance**		**-**
1/31/2009		Trans from Pine Hollow Estates	280	
6/30/2009		Interest Booked	12	
6/30/2009		**General Ledger Balance**		**292**
6/30/2010		Interest Booked	2,238	
6/30/2010		**General Ledger Balance**		**2,530**
6/30/2011		Trans from Oakhurst AD for CCPark Project	55,885	
6/30/2011		Interest Booked	302	
6/30/2011		**General Ledger Balance**		**58,717**
6/30/2012		Interest Booked	1,404	
6/30/2012		**General Ledger Balance**		**60,121**
6/30/2013		Interest Booked	800	
6/30/2013		**General Ledger Balance**		**60,921**
6/30/2013		**Adjusted General Ledger Balance**		**60,921**

City of Clayton
Off Site Arterial Improvement Fees 304-5314
1999-2013

Attachment 5 (c)

Date	Receipt	Paid By	Amount	CIP 304-5314 Balance
10/18/1999	8437	Paula Pedersen-1103 Oakwood Cir	1,456	
1/20/2000	8467	Presley-Diablo Village	8,736	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	10,192	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	11,648	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	13,104	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	1,456	
5/31/2000	9296	S. Carvajal-989 Oak St	1,456	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	2,912	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	1,456	
6/30/2000		**General Ledger Balance**		**52,416**
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	1,456	
11/3/2000	9379	Ocean West-Commercial Post Office	24,028	
11/6/2000	9383	B&B Properties-Commercial	22,417	
12/11/2000	9399	Clyde Miles-115 Oak	1,456	
4/4/2001	10634	Aspen Valley Builders-Oakwood Cir	1,456	
5/30/2001	10660	Lemke-Oakwood Cir	1,456	
6/30/2001		**General Ledger Balance**		**104,685**
11/26/2001	10731	Diamond Terrace	87,634	
6/30/2002		**General Ledger Balance**		**192,319**
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	4,368	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	21,840	
3/21/2003	13509	Larwin Vintage Clayton-Bridlewood	1,456	
11/27/2002	13467	Lydia Assoc-Rachael Ranch	11,648	
6/30/2003		**General Ledger Balance**		**231,631**
2003		CIP Projects-Marsh Creek Road	(230,000)	
1/3/2003		Kelok&Keller Ridge Signs, striping	(346)	
6/30/2004		**General Ledger Balance**		**1,285**
6/30/2004		Interest Booked	1,129	
6/30/2005		Interest Booked	77	
6/30/2005		**General Ledger Balance**		**2,491**
5/9/2006	18577	Pine Hollow Estates	11,648	
6/30/2006		Interest Booked	271	
6/30/2006		**General Ledger Balance**		**14,410**
6/30/2007		Interest Booked	369	
6/30/2007		**General Ledger Balance**		**14,779**
8/31/2007	20008	Mitchell Creek Place	13,104	
10/2/2007	20691	Longs Drug Store	46,725	
10/3/2007	20698	Oak Center Project-Flora Square	50,456	
12/27/2007	20959	Village Market	3,862	
6/30/2008		Interest Booked	4,317	
6/30/2008		**General Ledger Balance**		**133,243**
6/30/2009		Interest Booked	4,163	
6/30/2009		**General Ledger Balance**		**137,406**
6/30/2010		Interest Booked	5,476	
6/30/2010		**General Ledger Balance**		**142,882**
6/30/2011		B&B Properties-Commercial	3,423	
6/30/2011		**General Ledger Balance**		**146,305**
8/16/2011		Toll Bros- Diablo Estates	1,456	
1/3/2012		Toll Bros- Diablo Estates	7,280	
3/19/2012		Toll Bros- Diablo Estates	11,648	
4/17/2012		Toll Bros- Diablo Estates	4,368	
6/30/2012		Interest Booked	4,090	
6/30/2012		**General Ledger Balance**		**175,147**
8/8/2012		Toll Bros- Diablo Estates	2,912	
8/30/2012		Toll Bros- Diablo Estates	1,456	
10/29/2012		Toll Bros- Diablo Estates	2,912	
11/16/2012		Toll Bros- Diablo Estates	1,456	
1/14/2013		Toll Bros- Diablo Estates	1,456	
6/30/2013		Interest Booked	2,466	
6/30/2013		**General Ledger Balance**		**187,805**
6/30/2013		**Adjusted General Ledger Balance**		**187,805**

City of Clayton
Fire Protection Fees 303-5317
1999-2013

Attachment 5 (d)

Date	Receipt	Paid By	General Fund Amount	Fund Balance
10/18/1999	8437	Paula Pedersen-1103 Oakwood Cir	300	
1/20/2000	8467	Presley-Diablo Village	1,800	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	2,100	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	2,400	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	2,700	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	300	
5/31/2000	9296	S. Carvajal-989 Oak St	300	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	600	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	300	
6/30/2000		**General Ledger Balance**		**10,800**
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	300	
11/3/2000	9379	Ocean West-Commercial-Post Office	1,426	
11/6/2000	9383	B&B Properties-Commercial	1,330	
12/11/2000	9399	Clyde Miles Construction-115 Oak St	300	
4/4/2001	10634	Aspen Valley Builders-Oakwood Cir	300	
5/30/2001	10660	Lemke-Oakwood Cir	300	
6/30/2001		**General Ledger Balance**		**14,756**
11/26/2001	10731	Diamond Terrace	17,200	
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	900	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	4,500	
3/21/2002	13509	Larwin Vintage Clayton-Bridlewood	300	
6/30/2002		**General Ledger Balance**		**37,656**
6/30/2003		Interest Booked	**2,400**	
6/30/2003		**General Ledger Balance**		**40,056**
6/30/2004		Interest Booked	2,852	
6/30/2004		**General Ledger Balance**		**42,908**
3/24/2005		Fireprotection fee reimbursement to RDA	(42,908)	
6/30/2005		**General Ledger Balance**		-
6/30/2006		**General Ledger Balance**		-
6/30/2007		**General Ledger Balance**		-
10/2/2007		Longs Drug Store	2,773	
10/2/2007	20691	Oak Center-Flora Square	2,994	
10/9/2007	20701	Pine Hollow Estates	2,401	
12/27/2007	20959	Village Market	229	**8,168**
6/30/2008		Interest Booked	281	
8/13/2008	21056	Mitchell Creek Place	2,700	
6/30/2009		Interest Booked	476	
6/30/2009		**General Ledger Balance**		**11,854**
1/15/2010		Transfer to RDA (JE Dec18)	(11,854)	
6/30/2010		**General Ledger Balance**		-
6/30/2011		Interest Booked	-	
6/30/2011		**General Ledger Balance**		-
8/16/2011		Toll Bros- Diablo Estates	300	
1/3/2012		Toll Bros- Diablo Estates	1,500	
3/19/2012		Toll Bros- Diablo Estates	2,400	
4/17/2012		Toll Bros- Diablo Estates	900	
6/30/2012		Interest Booked	122	
6/30/2012		**General Ledger Balance**		**5,222**
8/8/2012		Toll Bros- Diablo Estates	600	
8/30/2012		Toll Bros- Diablo Estates	300	
10/29/2012		Toll Bros- Diablo Estates	600	
11/16/2012		Toll Bros- Diablo Estates	300	
1/14/2013		Toll Bros- Diablo Estates	300	
6/30/2013		Interest Booked	102	
6/30/2013		**General Ledger Balance**		**7,424**
6/30/2013		**Adjusted General Ledger Balance**		**7,424**
FY 2000/01		RDA Loan to Fire Station		350,000
FY 2004-05		Fire protection fee reimbursement		(42,908)
6/30/2011		Balance due RDA		307,092

City of Clayton
Property Development Fees 303-5323
Reclassed to Community Facilities Development Fees 304-5323
1999-2013

Attachment 5 (e)

Date	Receipt	Paid By	Amount	Balance
10/4/1999	8437	Pedersen	450	
1/20/2000	8467	Presley	2,700	
4/14/2000	9272	Wm Lyon Homes-Diablo Village	3,150	
5/11/2000	9289	Wm Lyon Homes-Diablo Village	3,600	
6/22/2000	9312	Wm Lyon Homes-Diablo Village	450	
5/23/2000	9293	Wm Lyon Homes-Diablo Village	4,050	
5/23/2000	9291	L. Afford-8106 Marsh Ck Rd	450	
5/31/2000	9296	S. Carvajal-989 Oak St	450	
5/31/2000	9295	Wm Lyon Homes-Diablo Village	900	
6/30/2000		**General Ledger Balance**		**16,200**
9/22/2000	9352	Smith Quality Homes-Oakwood Cir	450	
11/3/2000	9379	Ocean West-Post Office	3,565	
11/6/2000	9383	B&B Properties	3,326	
12/11/2000	9399	Clyde Miles- 115 Oak	450	
4/4/2001	10634	Aspen Valley-Oakwood Cir	450	
5/30/2001	10660	Lemke-Oakwood Cir	450	
6/30/2001		**General Ledger Balance**		**24,891**
11/26/2001	10731	Diamond Terrace	10,750	
6/30/2002		**General Ledger Balance**		**35,641**
8/28/2002	12368	Larwin Vintage Clayton-Bridlewood	1,350	
11/1/2002	13452	Larwin Vintage Clayton-Bridlewood	6,750	
3/21/2002	13509	Larwin Vintage Clayton-Bridlewood	450	
6/30/2002		CIP Projects-Corp Yard	(67,976)	
11/27/2002	13467	Lydia Assoc.-Rachael Ranch	3,600	
6/30/2003		**General Ledger Balance**		**(20,185)**
6/30/2004		**General Ledger Balance**		**(20,185)**
6/30/2004		Interest Booked	(997)	
3/24/2005		Transfer from CIP (Corp Yard)	9,141	
6/30/2005		Interest Booked	(382)	
6/30/2005		**General Ledger Balance**		**(12,423)**
5/9/2006	18577	Pine Hollow Estates	3,600	
6/30/2006		Interest Booked	(169)	
6/30/2006		**General Ledger Balance**		**(8,992)**
6/30/2007		Interest Booked	(230)	
6/30/2007		**General Ledger Balance**		**(9,222)**
8/31/2007	20008	Mitchell Creek Place	4,050	
10/2/2007	20691	Longs Drug Stores	6,932	
10/3/2007	20698	Oak Center Project-Flora Square	7,486	
12/27/2007	20959	Village Market	573	
6/30/2008		Interest Booked	329	
6/30/2008		**General Ledger Balance**		**10,148**
3/12/2009		Transfer to Endeavor Hall (Shutters)	(5,024)	
6/30/2009		Interest Booked	214	
6/30/2009		**General Ledger Balance**		**5,338**
6/30/2010		Interest Booked	-	
6/30/2010		**General Ledger Balance**		**5,338**
6/30/2011		Interest Booked	1,107	
6/30/2011		**General Ledger Balance**		**6,445**
8/6/2011		Toll Bros- Diablo Estates	450	
1/3/2012		Toll Bros- Diablo Estates	2,250	
3/19/2012		Toll Bros- Diablo Estates	3,600	
4/17/2012		Toll Bros- Diablo Estates	1,350	
6/30/2012		Interest Booked	337	
6/30/2012		**General Ledger Balance**		**14,432**
8/8/2012		Toll Bros- Diablo Estates	900	
8/30/2012		Toll Bros- Diablo Estates	450	
10/29/2012		Toll Bros- Diablo Estates	900	
11/16/2012		Toll Bros- Diablo Estates	450	
1/14/2013		Toll Bros- Diablo Estates	450	
6/30/2013		Interest Booked	234	
6/30/2013		**General Ledger Balance**		**17,816**
6/30/2013		**Adjusted General Ledger Balance**		**17,816**

City of Clayton
Marsh Creek Road Sewer
2004-2013

Attachment 5 (f)

Date	Receipt	Paid By	Amount	Balance
6/30/2004		Expense	(896)	
6/30/2004		Interest Booked	(22)	
6/30/2004		**General Ledger Balance**		**(918)**
9/30/2004		Transfer from General Fund (Loan)	35,000	
6/30/2005		Expense	(29,239)	
6/30/2005		**General Ledger Balance**		**4,843**
5/17/2005		Transfer from General Fund (Loan)	25,000	
6/30/2005		Interest Booked	946	
6/30/2006		Expense	(18,112)	
6/30/2006		Interest Booked	243	
6/30/2006		**General Ledger Balance**		**12,921**
6/30/2007		Interest Booked	330	
6/30/2007		**General Ledger Balance**		**13,251**
6/30/2008		Expense	(14,344)	
6/30/2008		Interest Booked	(37)	
6/30/2008		**General Ledger Balance**		**(1,130)**
8/6/2008		Expense	(732)	
8/29/2008		Expense	(61)	
9/12/2008		Expense	(183)	
6/30/2009		Interest Booked	(88)	
6/30/2009		**General Ledger Balance**		**(2,194)**
6/30/2010		Interest Booked	-	
6/30/2010		**General Ledger Balance**		**(2,194)**
6/30/2011		Interest Booked	(142)	
6/30/2011		**General Ledger Balance**		**(2,336)**
6/30/2012		Interest Booked	(56)	
6/30/2012		**General Ledger Balance**		**(2,392)**
6/30/2013		Interest Booked	(32)	
6/30/2013		**General Ledger Balance**		**(2,424)**
6/30/2013		**Adjusted General Ledger Balance**		**(2,424)**

Due to General Fund for transfer on 9/30/04 $35,000
Due to General Fund for transfer on 5/17/05 $25,000
Total Due to the General Fund $60,000

City of Clayton
Police Services Impact Fee
2006-2013

Attachment 5 (g)

Date	Receipt	Paid By	Amount	Balance
5/9/2006	18578	Pine Hollow Estates	10,155	
6/30/2006		Interest Booked	195	
6/30/2006		**General Ledger Balance**		**10,350**
6/30/2007		Interest Booked	265	
6/30/2007		**General Ledger Balance**		**10,615**
6/30/2008		Interest Booked	355	
6/30/2008		**General Ledger Balance**		**10,970**
8/13/2008	21056	Mitchell Creek Place	13,410	
6/30/2009		Interest Booked	1,020	
6/30/2009		**General Ledger Balance**		**25,400**
6/30/2010		Interest Booked	1,030	
6/30/2010		**General Ledger Balance**		**26,430**
6/30/2011		Interest Booked	1,651	
6/30/2011		**General Ledger Balance**		**28,080**
8/16/2011		Toll Bros- Diablo Estates	1,665	
1/3/2012		Toll Bros- Diablo Estates	8,356	
3/19/2012		Toll Bros- Diablo Estates	13,370	
4/17/2012		Toll Bros- Diablo Estates	5,014	
6/30/2012		Interest Booked	1,351	
6/30/2012		**General Ledger Balance**		**57,835**
8/8/2012		Toll Bros- Diablo Estates	3,342	
8/30/2012		Toll Bros- Diablo Estates	1,671	
10/29/2012		Toll Bros- Diablo Estates	3,342	
11/16/2012		Toll Bros- Diablo Estates	1,671	
1/14/2013		Toll Bros- Diablo Estates	1,671	
6/30/2013		Interest Booked	886	
6/30/2013		**General Ledger Balance**		**70,419**
6/30/2013		**Adjusted General Ledger Balance**		**70,419**

City of Clayton
Open Space In-Lieu Contributions
2007-2013

Attachment 5 (h)

Date	Receipt	Paid By	Parks *Active Rec	Trail *Maintenance	Balance
6/26/2007	18578	Mitchell Creek Place	40,000		
6/30/2007		Interest Booked	1,023		
6/30/2007		**General Ledger Balance**			**41,023**
6/30/2008		Interest Booked	1,374		
6/30/2008		**General Ledger Balance**			**42,397**
6/30/2009		Interest Booked	1,773		
6/30/2009		**General Ledger Balance**			**44,170**
6/30/2010		Interest Booked	1,760		
6/30/2010		**General Ledger Balance**			**45,930**
6/30/2011		Transfer to Lydia Land Park CIP #10336	(45,930)		
6/30/2011		**General Ledger Balance**			**-**
8/16/2011		Toll Bros Lot 19 Impact Fees	11,015		
1/3/2012		Toll Bros- Diablo Estates	55,076		
3/19/2012		Toll Bros- Diablo Estates	88,122		
4/17/2012		Toll Bros- Diablo Estates	33,046		
6/30/2012		Interest Booked	4,477		
6/30/2012		**General Ledger Balance**			**191,736**
8/8/2012		Toll Bros- Diablo Estates	22,030		
8/30/2012		Toll Bros- Diablo Estates	11,015		
10/29/2012		Toll Bros- Diablo Estates	22,030		
11/16/2012		Toll Bros- Diablo Estates	11,015		
1/14/2013		Toll Bros- Diablo Estates	11,015		
6/30/2013		Interest Booked	3,575		
6/30/2013		**General Ledger Balance**			**272,418**
6/30/2013		**Adjusted General Ledger Balance**	**272,418**	**-**	**272,418**

* per Section 17.28.100C.2(a) and (b)

CITY OF CLAYTON
DEVELOPMENT IMPACT and Related FEES

rev. April 10, 2009

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
* **Community Facilities Development** *	$450.00/Unit	$125.00/Unit	Commercial/ Industrial: $0.50/Gross sq ft	Municipal Code § 3.16.020	Residential: Occupancy Permit Commercial/Industrial Zoning Clearance for Building Permit	304-5323
* **Offsite Arterial Street Improvement** *	$1,456.00/Unit	$1,019.00/Unit	Commercial/ Business: $3.37/Gross sq ft	City Council Resolution No.'s 36-81 and 14-86	Zoning Clearance for Building Permit	304-5314
* **Childcare**[1] *	$205.00/Unit	$205.00/Unit	$0.10/Gross sq ft	Municipal Code § 16.60.050	Zoning Clearance for Building Permit	304-5307
Parkland Dedication	$2,569.00/Unit	$1,666.00/Unit (Duplex $2,180.00/Unit)	-0-	Municipal Code § 16.12.010	Subdivision/Parcel Maps: Final Map Approval Individual Parcels: Zoning Clearance for Building Permit	304-5313
***Open Space In Lieu* Fee** (if applicable)	As determined by project	As determined by project analysis	As determined by project analysis	Applies to PD in certain conditions 17.28.100(c)	Subdivision/Parcel Maps: Final Map Approval	304-5312
Habitat Conservation Plan Implementation Fee[2] (if applicable)	Fee Zone II $24,155/ac Fee Zone III $6,039/ac	Fee Zone II $24,155/ac Fee Zone III $6,039/ac	Fee Zone II $24,155/ac Fee Zone III $6,039/ac	Municipal Code § 15.55.060(c)	Earlier of either: issuance of grading permit or zoning clearance for building permit	304-5326

1. Senior housing units, second-dwelling units, affordable housing units, and churches are exempt.
2. HCP Implementation Fees only apply to projects permanently disturbing one acre or more of land which is not mapped with an "urban land cover" in the HCP. See Chapter 16.55 of the *Municipal Code* for additional information. Fees are adjusted annually in March.

ATTACHMENT 6(b)

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
* Fire Development * Protection	$300.00/Unit (Mobile Home $200.00/Unit)	$200.00/Unit	$0.20/Gross sq ft	Municipal Code § 3.18.040	Occupancy Permit	304-5317
Police Impact Fees	As determined in project CEQA analysis	As determined in project CEQA analysis	As determined in project CEQA analysis	Mitigation Measure in project CEQA analysis	Zoning Clearance for building permit	304-5325
Marsh Creek Sewer Capacity (east Clayton areas)	To be determined from city sewer study	To be determined from city sewer study	To be determined from city sewer study	To be established in annual City fee resolution and/or in project CEQA mitigation measure	Prior to recording of Final Map	304-5327
Construction and Demolition Recycling Mgmt. Plan deposit	$1.00 per/sq. ft. of new or remodeled area greater than 500 sq ft (min. deposit $2000)	$1.00 per/sq. ft. of new or remodeled area greater than 500 sq ft (min. deposit $2000)	$1.00 per/sq. ft. of new or remodeled area greater than 500 sq ft (min. deposit $2000)	Municipal Code § 15.80.030(E) and Annual City Fee Resolution	Zoning Clearance for Building Permit	Finance determines
Stormwater Pollution Prevention Permit and Inspection (Construction SWPPP)	Minor[3]: $75 permit fee plus $500 min. deposit against which inspection time is charged Standard[4]: $75 plus $2000 min. deposit against which inspection time is charged Major[5]: $5000 min deposit against which inspection time is charged	Minor[3]: $75 permit fee plus $500 min. deposit against which inspection time is charged Standard[4]: $75 plus $2000 min. deposit against which inspection time is charged Major[5]: $5000 min deposit against which inspection time is charged	Minor[3]: $75 permit fee plus $500 min. deposit against which inspection time is charged Standard[4]: $75 plus $2000 min. deposit against which inspection time is charged Major[5]: $5000 min deposit against which inspection time is charged	Municipal Code § 13.12.090(E) and Annual City Fee Resolution	Earlier of either: issuance of grading permit or zoning clearance for building permit	Finance determines

3. inor: interior remodel; non ground disturbing, etc.
4. lard: pools; driveways; minor concrete repairs; room addi etc.
5. r: new single family; new commercial; major additions/renovations; subdivisi...

ATTACHMENT 6(c)

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
Stormwater Operation and Maintenance Annual Inspection Fee	$45/Unit *plus* $100/HOA(if HOA)	$45/Unit *plus* $100/HOA(if HOA)	$100 for each acre or portion thereof	Municipal Code § 13.12.100(A) and Annual City Fee Resolution	Annually each October after project completion to City of Clayton	Finance determines
Stormwater Operation and Documentation Annual Compliance Review Fee	$45/Unit *plus* $100/HOA(if HOA)	$45/Unit *plus* $100/HOA(if HOA)	$100 for each acre or portion thereof	Municipal Code § 13.12.100(A) and Annual City Council Fee Resolution	Annually each October after project completion to City of Clayton	Finance determines
Stormwater Operation and Maintenance Annual Report Preparation Fee	$53/Unit *plus* $100/HOA(if HOA)	$53/Unit *plus* $100/HOA(if HOA)	$100 for each acre or portion thereof	Municipal Code § 13.12.100(A) and Annual City Fee Resolution	Annually each October after project completion to City of Clayton	Finance determines
School District (Mt Diablo Unified School District-MDUSD)				Rates determined annually by MDUSD School Board call 682-8000	To Mt Diablo Unified School District at building permit for additions or prior to final inspection for new construction	Pay at MDUSD
Sewer Plan Review and Connection (Clayton contracts with City of Concord for sewer)				Rates determined annually in City of Concord fee schedule call 671-3425	Prior to Building permit	Pay at City of Concord Engineering
Water Connection/Meter Service from Contra Costa Water District (CCWD)				Rates determined annually by CCWD fee schedule call 688-8000	Prior to Building permit	Pay at CCCWD

Category	Single-Family Residential	Multi-Family Residential	Non-Residential	Authority	Payment Due	Account Number
Building Permit, Plan Check and Building Inspection Fees [Clayton Contracts with Contra Costa County Building Inspection – (CCCBI)]				As established in County Fee Schedule Call 335-1352	Plan Check fee due at building permit submittal and Permit/inspection fees due at building permit issuance	Pay at CCCBI
Contra Costa Fire Protection District (CCFPD)				As established in CCFPD Fee Schedule Call 941-3300	Fire Plan Check fee due at permit review submittal (ie: improvement plan; building permit)	Pay at CCFPD
Contra Costa County Environmental Health[6]				As established in County Fee Schedule Call 692-2500	Health Dept Plan check and inspection fees due at or prior to permit review submittal (ie: building permit; tenant improvement, etc)	Pay at County Env. Health

Date Revised: April 10, 2009

6. H…th Dept for restaurant. food sales/grocery, beauty, health uses; public pools; septic…

Agenda Date: 2-18-2014

Agenda Item: 3a SA

MINUTES
OF THE
REGULAR MEETING

CLAYTON SUCCESSOR and SUCCESSOR HOUSING AGENCIES

January 7, 2014

1. **CALL TO ORDER & ROLL CALL** - the meeting was called to order at 7:39 p.m. by Mayor Stratford in Hoyer Hall of the Clayton Community Library, 6125 Clayton Road, Clayton, CA. Boardmembers present: Vice Mayor Shuey, Councilmembers Diaz, Geller and Pierce. Boardmembers absent: None. Staff present: City Manager Napper, Interim City Clerk Janet Brown, and City Attorney Mala Subramanian.

2. **PUBLIC COMMENTS** – None.

3. **CONSENT CALENDAR- It was moved by Boardmember Pierce, seconded by Boardmember Geller, to approve the Consent Calendar as submitted (Passed; 5-0 vote).**

(a) Approved the minutes of the regular public meetings of November 19, 2013.

(b) Acceptance of the Successor Agencies' "unmodified opinion" Audited Financial Statement for the Fiscal Period of February 1, 2012 through June 30, 2012, prepared by Cropper Accountancy Corporation, independent Certified Public Accountants.

4. **PUBLIC HEARINGS** – None.

5. **ACTION ITEMS** – None.

6. **BOARD ITEMS** – None.

7. **ADJOURN** – on call by Vice Mayor Stratford the meeting adjourned at 7:40 p.m.

Respectfully submitted,

Janet Brown, Interim Secretary

Clayton Successor and Successor Housing Agency Board

Hank Stratford, Mayor

CITY OF CLAYTON
Founded 1857 .. Incorporated 1964

Agenda Date: 2-18-2014

Agenda Item: 5a SA

Approved:

Gary A. Napper
City Manager

STAFF REPORT

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: KEVIN MIZUNO, FINANCE MANAGER, CPA

DATE: FEBRUARY 18, 2014

SUBJECT: CONSIDER A RESOLUTION, AS THE CLAYTON SUCCESSOR AGENCY, TO APPROVE AND ADOPT A 6TH RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 2014-15A), PURSUANT TO THE DISSOLUTION ACT

RECOMMENDATION

It is recommended the City Council, serving as the Successor Agency and Successor Housing Agency of the former Clayton Redevelopment Agency, adopt the prepared Resolution approving a 6th Recognized Obligation Payment Schedule" (ROPS 2014-15A) in accordance with the California Supreme Court-ruled constitutionality of ABx1 26 (the "Dissolution Act") and subsequent AB 1484.

BACKGROUND

On August 11, 2011, the California Supreme Court agreed to review a petition challenging the constitutionality of ABx1 26 (the "Dissolution Act") and ABx1 27 (the "Voluntary Redevelopment Program Act:). The Court's order also stayed specified portions of these Redevelopment Restructuring Acts, indefinitely postponing certain provisions' implementation and effectiveness. During that period of suspension, the Clayton Redevelopment Agency was still required to prepare a list of contractual and indebtedness obligations of the Agency and to adopt and submit the "schedule" by August 28, 2011. Our Agency complied with this requirement by adopting RDA Resolution No. 03-2011 at a regular public meeting on August, 16 2011. Pursuant to the regulations available at that time, the Agency's EOPS was only effective through December 31, 2011.

On December 29, 2011 the California Supreme Court ruled in its decision on this controversial subject that the State of California did indeed have the authority to terminate the existing redevelopment agencies in the state but did not have the constitutional authority (under Prop 22) to enact a voluntary redevelopment program (ABx1 27), which program instituted "pay to play" provisions for agencies to continue to operate if they each "paid" pre-designated amounts of money to the state in FY 2011-12 and each year thereafter.

Since the Court's decision shifted the termination date of all redevelopment agencies one additional month to February 1, 2012, the Board of Directors of the former Clayton Redevelopment Agency did, on January 17, 2012, amend the re-adopt its Enforceable Obligation Payment Schedule (EOPS) to add the additional full month of January 2012 to the table of current and future debts and obligations of the Clayton Redevelopment Agency. In this manner, reviewing regulatory and other public taxing entities were placed on notice of the Agency's continuing fiduciary responsibilities to be paid from January 2012 through June 2012.

On February 21, 2012 and on April 17, 2012, the Clayton City Council, acting in its capacity as the governing body of the Successor Agency for the former Clayton Redevelopment Agency, did adopt separate Resolutions approving its 1st Recognized Enforceable Obligation payment Schedule (ROPS), to address the funding cycle for the remainder of the fiscal year, namely February 1, 2012 through June 30, 2012, and its 2nd ROPS covering the time period of July 1, 2012 through December 31, 2012. The 1st and 2nd ROPS were subsequently approved by the Oversight Board at its inaugural meeting, but not approved as submitted by the California Department of Finance (DOF). The DOF disallowed several obligations listed in each ROPS, most notably a $475,000 principal loan payment due the City of Clayton for the real property deeded at no cost by the former Clayton Redevelopment Agency in 1999 to the Contra Costa County Fire Protection District (now improved as Fire Station No. 11 on Center Street), and $501,899 statutory pass-through payment due the City of Clayton for the years 1987 through 2009 known as "2% Election" monies that were never transmitted to the City by the County Auditor-Controller's Office. Combined , the City of Clayton was denied $976,899 in loan repayments by the denial actions of DOF.

Under the law, "enforceable obligations" of the redevelopment agency include the following financial arrangements (the ROPS of a city or county):

- Bonds
- Loans
- Payments required by state or federal government
- Obligations to employees
- Judgments or settlements
- Binding and legally enforceable agreements entered into before AB1x26
- Contracts for RDA administration, Successor Agency administration, and Oversight Board administration

RECOGNIZED OBLIGATON PAYMENT SCHEDULE (ROPS)

Included herein, as Attachment 1 to this staff report, is the 6th Recognized Obligation Payment Schedule (ROPS 2014-15A) in the amount of $554,245. This period (July 1, 2014 through December 31, 2014) is $111,465 greater than in the prior ROPS 2013-14B (January 1, 2014 to June 30, 2014), largely resulting from a semi-annual principal payment due on the 1999 Series Redevelopment Tax Allocation Bonds. All that is being funded through this ROPS is routine debt service (RDA bond payments) and paying agent and other related bond servicing fees. SERAF loans are now eligible for repayment starting the six month period ending December 31, 2014, provided that the Successor Agency has completed its Due Diligence Reviews (DDRs), that the results of the DDRs are reviewed by the Oversight Board, and that the Successor Agency has received a Notice of Completion. The Successor Agency DDRs are not yet completed, however the SERAF internal loan balance (due from the Other Funds Successor to the Low-Moderate Housing Successor) information is included in this ROPs to track the amount for anticipated future payments.

The monies are issued by the County Auditor-Controller to our City's "Redevelopment Obligation Retirement Fund". As its name implies, this fund replaces the former Redevelopment Agency's three Funds and functions as the repository for sufficient tax increment revenues in the amounts identified and approved in subsequent ROPS to effectively "retire" all former Clayton Redevelopment Agency debts and contractual obligations over a multi-year period. Once all identified and certified debts and obligations have been satisfied, the Successor Agency is then dissolved.

Although previously denied in ROPS 1-5 by the DOF, AB 1484 did contain language that an agency's prior inter-agency payments (e.g. the City's 2% Election monies and the Fire Station No. 11 construction assistance payment) may be deemed eligible by DOF commencing on or after FY 2013-14. Therefore, staff has reinserted these former RDA obligations due the City of Clayton for eligibility and repayment. (Items No. 9 and 10 on the ROPS 2014-15 Detail page).

Respectively submitted,

T. Kevin Mizuno

Kevin Mizuno, CPA
Finance Manager

Attachments: 6th ROPS 13-14B Resolution (5 pp.)
1. 6th Recognized Obligation Payment Schedule (ROPS14-15A)

RESOLUTION NO. XX - 2014

A RESOLUTION OF THE CITY OF CLAYTON, CALIFORNIA, ACTING AS THE SUCCESSOR AGENCY TO THE FORMER CLAYTON REDEVELOPMENT AGENCY, APPROVING AND ADOPTING ITS 6th RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) FOR THE TIME PERIOD OF JULY 1, 2014 THROUGH DECEMBER 31, 2014, PURSUANT TO SECTION 31471(h) AND 34177(l)(1) OF THE CALIFORNIA REDEVELOPMENT LAW

THE CITY COUNCIL (AS SUCCESSOR AGENCY)
City of Clayton, California

WHEREAS, pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; the "Redevelopment Law"), the City Council (the "City Council") of the City of Clayton (the "City") adopted in accordance with the California Community Redevelopment Law, City Ordinance No. 243 on 20 July 1987 adopting the Redevelopment Plan for the Clayton Redevelopment Project Area (the "Redevelopment Plan"), as amended from time to time; and

WHEREAS, the Redevelopment Agency of the City of Clayton (the "Agency") is responsible for implementing the Redevelopment Plan pursuant to said Redevelopment Law; and

WHEREAS, Assembly Bill X1 26 (the "Dissolution Act") and Assembly Bill X1 27 (the "Alternative Redevelopment Program Act") were enacted by the State of California on 28 June 2011, to significantly modify the Community Redevelopment Law and to end the existence of or modify continued operation of redevelopment agencies throughout the state (Health & Safety Code §33000, et seq.; the "Redevelopment Law"); and

WHEREAS, on 11 August 2011, the California Supreme Court agreed to review the California Redevelopment Association and League of California Cities' petition challenging the constitutionality of these Redevelopment Restructuring Acts; and

WHEREAS, on 29 December 2011, the California Supreme Court ruled that the Dissolution Act is largely constitutional and the Alternative Redevelopment Program Act is unconstitutional; and

WHEREAS, the Court's decision means that all California redevelopment agencies, including the Clayton Redevelopment Agency, are now terminated and have been automatically dissolved on 1 February 2012 pursuant to the Dissolution Act; and

WHEREAS, on 17 January 2012 by Resolution No. 03-2012, the Clayton City Council did exercise its priority right and took action to become the Successor Agency and the Successor Housing Agency of the former Clayton Redevelopment Agency; and

WHEREAS, on 21 February 2012 by Resolution No. 06-2012, the Clayton City Council serving in its duly-authorized capacity as the Successor Agency of the former Clayton Redevelopment Agency, did at a regular public meeting approve the 1st Recognized Obligation Payment Schedule (ROPS) of the Successor Agency and Successor Housing Agency prior to the 01 March 2012 deadline, setting forth the minimum payment amounts and due dates of payments required by enforceable obligations with said 1st ROPS covering the time period from 1 February 2012 through 30 June 2012; and

WHEREAS, pursuant to Section 34177(l)(1) of the Redevelopment Law, each Successor Agency is further required to periodically prepare a six-month Recognized Obligation Payment Schedule (ROPS) covering the time increment from July-December of each year and then again for January-June of each year until such time the enforceable obligations of its former redevelopment agency have been fully retired or serviced; and

WHEREAS, in accordance with that requirement, the City Council on 17 April 2012 did adopt the 2nd ROPS for the Successor Agency for the City of Clayton to cover the fiscal time period from 1 July 2012 through 31 December 2012 and noted the recognized enforceable obligations accordingly; and

WHEREAS, on 27 June 2012 the California Legislature adopted and the Governor signed Assembly Bill 1484 which set further statutory language and laws administering and managing the operations and obligation payments of successor agencies in California, including the requirement that a 3rd ROPS for each Successor Agency covering the time period of 1 January 2013 through 30 June 2013 must be adopted by the Successor Agency, approved by its Oversight Board and submitted electronically to the California Department of Finance (DOF) by 01 September 2012; and

WHEREAS, in accordance with that requirement, the City Council on 17 July 2012 did adopt the 3rd ROPS for the Successor Agency for the City of Clayton to cover the fiscal time period from 01 July 2013 through 30 June 2013 and noted the recognized enforceable obligations accordingly; and

WHEREAS, 1 January 2013 the Department of Finance (DOF) posted instructions for completing the 4th Recognized Obligation Payment Schedule (ROPS 2013-14A) covering the time period of 1 July 2013 through 31 December 2013, including the requirement that the ROPS 2013-14A must be adopted by the Successor Agency, approved by its Oversight Board and submitted electronically to the DOF by 1 March 2013; and

WHEREAS, in accordance with that requirement, the City Council on 19 February 2013 did adopt the 4th ROPS (2013-14A) for the Successor Agency for the City of Clayton to cover the fiscal time period from 01 July 2013 through 31 December 2013 and noted the recognized enforceable obligations accordingly; and

WHEREAS, 15 August 2013 the Department of Finance (DOF) posted instructions for completing the 5th Recognized Obligation Payment Schedule (ROPS 2013-14B) covering the time period of 1 January 2014 through 30 June 2014, including the requirement that the ROPS 2013-14B must be adopted by the Successor Agency, approved by its Oversight Board and submitted electronically to the DOF by 1 October 2013; and

WHEREAS, in accordance with that requirement, the City Council on 17 September 2013 did adopt the 5th ROPS (2013-14B) for the Successor Agency for the City of Clayton to cover the fiscal time period from 01 January 2014 through 30 June 2014 and noted the recognized enforceable obligations accordingly; and

WHEREAS, 15 January 2014 the Department of Finance (DOF) posted instructions for completing the 6th Recognized Obligation Payment Schedule (ROPS 2014-15A) covering the time period of 1 July 2014 through 31 December 2014, including the requirement that the ROPS 2014-15A must be adopted by the Successor Agency, approved by its Oversight Board and submitted electronically to the DOF by 3 March 2014; and

WHEREAS, under Title 14 of the California Code of Regulations, Section 15378(b)(4), the approval of the ROPS is exempt from the requirements of the California Environmental Quality Act ("CEQA") in that it is not a project, but instead consists of the continuation of an existing governmental funding mechanism for potential future projects and programs, and does not commit funds to any specific project or program because it merely lists enforceable obligations previously entered into and approved by the former Clayton Redevelopment Agency; and

WHEREAS, the Clayton City Council has reviewed and duly considered the Staff Report, the proposed 6th Recognized Obligation Payment Schedule (ROPS 2014-15A), plus documents and other written evidence presented at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Clayton, California, serving as the Successor Agency, does hereby find the above Recitals are true and correct and have served, together with the supporting documents, as the basis for the findings and approvals set forth below.

BE IT FURTHER RESOLVED that the City Council does hereby approve and adopt the 6th Recognized Obligation Payment Schedule (ROPS 2014-15A), attached hereto as "Attachment 1" and incorporated herein as if fully set forth in this Resolution.

BE IT FURTHER RESOLVED that the City Council authorizes and directs its City Manager or the City Manager's designee to: (1) post the 6th Recognized Obligation Payments Schedule (Attachment 1) on the City's website; (2) designate a City representative to whom all questions related to the 6th Recognized Obligation Payment Schedule can be directed; (3) notify, by mail or electronic means, the County Auditor-Controller, the State Department of Finance, and the State Controller of the Successor Agency's action to adopt the 6th Recognized Obligation Payment Schedule (ROPS 2014-15A), and to provide those persons with the internet website location of the posted schedule and the contact information for the City's designated contact; and (4) to take such other actions and execute such other documents as are appropriate to effectuate the intent of this Resolution and to implement the Recognized Obligation Payment Schedule on behalf of the Successor Agency and City.

BE IT FURTHER RESOLVED that if any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution or of Attachment 1, or any part thereof is for any reason held to be unconstitutional, invalid or ineffective, such decision shall not affect the validity or effectiveness of the remaining portions of this Resolution, Attachment 1 or any part thereof. The City Council, acting as the Successor Agency, hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase of this Resolution or of Attachment 1 irrespective of the fact that one or more sections, subsections, subdivision, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective. To this end the provisions of this Resolution and of Attachment 1 are declared to be severable.

AND BE IT FURTHER RESOLVED that this Resolution shall and does take immediate effect upon its adoption.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Clayton, California at a regular public meeting thereof held on the 18th day of February 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

THE CITY COUNCIL OF CLAYTON, CA
Serving as the Clayton Successor Agency

Hank Stratford, Mayor

ATTEST:

Janet Brown, Interim City Clerk

# # # # #

I certify that the foregoing is a true and correct copy of the original Resolution on file in the office of the City Clerk of and for the City of Clayton.

Janet Brown, Interim City Clerk

Recognized Obligation Payment Schedule (ROPS 14-15A) - Summary

Filed for the July 1, 2014 through December 31, 2014 Period

Name of Successor Agency: Clayton

Name of County: Contra Costa

	Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
A	**Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding Sources (B+C+D):**	$ -
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
E	**Enforceable Obligations Funded with RPTTF Funding (F+G):**	$ 554,245
F	Non-Administrative Costs (ROPS Detail)	429,245
G	Administrative Costs (ROPS Detail)	125,000
H	**Current Period Enforceable Obligations (A+E):**	$ 554,245

	Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I	Enforceable Obligations funded with RPTTF (E):	554,245
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	(29,425)
K	**Adjusted Current Period RPTTF Requested Funding (I-J)**	$ 524,820

	County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L	Enforceable Obligations funded with RPTTF (E):	554,245
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	**Adjusted Current Period RPTTF Requested Funding (L-M)**	554,245

Certification of Oversight Board Chairman:
Pursuant to Section 34177(m) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named agency.

Name ____________________ Title

/s/ ____________________

Signature ____________________ Date

Recognized Obligation Payment Schedule (ROPS) 14-15A - ROPS Detail
July 1, 2014 through December 31, 2014
(Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
										Funding Source					
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	Six-Month Total
								$ 7,544,070		$ -	$ -	$ -	$ 429,245	$ 125,000	$ 554,245
1	1996 Tax Allocation Bonds Series A	Bonds Issued On or	11/19/1996	8/31/2020	US Bank	Bonds issued to fund non-housing	All	292,350	N	-	-	-	6,181	-	$ 6,181
2	1999 Tax Allocation Bonds	Bonds Issued On or Before 12/31/10	6/15/1999	8/1/2024	US Bank	Bonds issued to fund non-housing projects	All	5,622,119	N	-	-	-	417,774	-	$ 417,774
3	Contract for Consulting Services	Professional Services	11/1/1996	8/31/2024	US Bank	Paying Agent Fees	All	5,365	N				2,740		2,740
4	Successor Agency Functions	Admin Costs	1/1/2014	12/31/2014	City of Clayton	Expenses for Successor Agency Operation	All	125,000	N	-	-	-	-	125,000	$ 125,000
5	Contract for Consulting Services	Professional Services	2/22/2011	12/31/2014	Ranney Planning	Housing Element Implementation	All	50,000	N	-	-	-	-	-	$ -
6	Contract for Consulting Services	Professional Services	8/31/2012	12/31/2014	Cropper Accountancy Corp	Successor Agency Due Diligence Review	All	-	Y	-	-	-	-	-	$ -
7	Contract for Consulting Services	Professional Services	6/7/1988	6/30/2014	NBS Local Government Solutions	RDA Arbitrage Reporting	All	3,900	N				2,400		2,400
8	RDA Contractual Subsidy	Third-Party Loans	10/1/2001	6/30/2014	Diamond Terrace Investors	Sr Housing Facility Loan - Final payment	All	-	Y	-	-	-			
9	City Loan entered into on 6/17/99	City/County Loans On or Before 6/27/11	6/17/1999	12/31/2014	City of Clayton	City Loan entered into on 6/17/99 Firestation Project	All	475,000	N	-	-	-	-	-	$ -
10	City Loan entered into on 2/16/10	City/County Loans On or Before 6/27/11	2/16/2010	12/31/2014	City of Clayton	2% Election Payments per Section 33686	All	376,424	N	-	-	-	-	-	$ -
11	City Loan entered into on 5/19/10	City/County Loans On or Before 6/27/11	5/19/2010	12/31/2014	Successor Agency LMI Fund	Inter-loan for SERAF payment to State of CA	All	592,412	N	-	-	-	-	-	$ -
12	Contract for Consulting Services	Legal	2/1/2011	12/31/2014	Goldfarb & Lipman	Legal advice	All	750	N	-	-	-	-	-	$ -
13	Contract for Consulting Services	Legal	3/1/1964	12/31/2014	Best Best & Kreiger	Legal advice	All	750	N	-	-	-	150	-	$ 150
										-	-	-	-	-	$ -
															$ -

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177(l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H	I
		Fund Sources						
		Bond Proceeds		Reserve Balance		Other	RPTTF	
	Cash Balance Information by ROPS Period	Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR balances retained	Prior ROPS RPTTF distributed as reserve for next bond payment	Rent, Grants, Interest, Etc.	Non-Admin and Admin	Comments
	ROPS 13-14A Actuals (07/01/13 - 12/31/13)							
1	**Beginning Available Cash Balance (Actual 07/01/13)** Note that for the RPTTF, 1 + 2 should tie to columns J and O in the Report of Prior Period Adjustments (PPAs)	-	-	-	-	-	-	
2	**Revenue/Income (Actual 12/31/13)** Note that the RPTTF amounts should tie to the ROPS 13-14A distribution from the County Auditor-Controller during June 2013	-	-	-	-	185	575,226	
3	**Expenditures for ROPS 13-14A Enforceable Obligations (Actual 12/31/13)** Note that for the RPTTF, 3 + 4 should tie to columns L and Q in the Report of PPAs	-	-	-	-	185	548,541	
4	**Retention of Available Cash Balance (Actual 12/31/13)** Note that the RPTTF amount should only include the retention of reserves for debt service approved in ROPS 13-14A	-	-	-	-	-	-	
5	**ROPS 13-14A RPTTF Prior Period Adjustment** Note that the RPTTF amount should tie to column S in the Report of PPAs.	No entry required					29,425	
6	**Ending Actual Available Cash Balance** C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	$ -	$ -	$ -	$ -	$ -	$ (2,740)	
	ROPS 13-14B Estimate (01/01/14 - 06/30/14)							
7	**Beginning Available Cash Balance (Actual 01/01/14)** (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	$ -	$ -	$ -	$ -	$ -	$ 26,685	
8	**Revenue/Income (Estimate 06/30/14)** Note that the RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	-	-	-	-	150	427,186	
9	**Expenditures for 13-14B Enforceable Obligations (Estimate 06/30/14)**	-	-	-	-	150	253,805	
10	**Retention of Available Cash Balance (Estimate 06/30/14)** Note that the RPTTF amounts may include the retention of reserves for debt service approved in ROPS 13-14B	-	-	-	-	-	-	
11	**Ending Estimated Available Cash Balance (7 + 8 - 9 -10)**	$ -	$ -	$ -	$ -	$ -	$ 200,066	

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ -	$ -	$ -	$ -	$ -	$ -	$ 438,726	$ 438,911	$ 438,726	$ 420,801	$ 17,925	$ 136,500	$ 136,500	$ 136,500	$ 125,000	$ 11,500	$ 29,425	
1	1996 Tax Allocation	-	-	-		-	-	6,181	6,260	$ 6,181	6,102	$ 79	-	-	-	-	-	$ 79	
2	1999 Tax Allocation	-	-	-		-	-	409,780	409,886	$ 409,780	409,674	$ 106	-	-	-	-	-	$ 106	
3	City loan entered into on 5/19/10	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	Downloaded ROPs stated "City Loan Entered into on 5/19/14". Per discussion with DOF on 2/11/14 (Erin Whealton) it was discussed that that the PPA tab should match the 2013/14A ROPS. As such, "Project Name/Debt Obligation" description changed accordinly to match 2013/14A ROPS.
4	Contract for Consulting Services	-	-	-	-	-	-	5,365	5,365	$ 5,365	2,625	$ 2,740	-	-	-	-	-	$ 2,740	Downloaded ROPs stated "Contract for Consulting Services". Per discussion with DOF on 2/11/14 (Erin Whealton) it was discussed that that the PPA tab should match the 2013/14A ROPS. As such, "Project Name/Debt Obligation" description changed accordingly to match 2013/14A ROPS.
5	Contract for Consulting Services	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
6	Contract for Consulting Services	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
7	Successor agency functions	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	Downloaded ROPs stated "Contract for Consulting Services". Per discussion with DOF on 2/11/14 (Erin Whealton) it was discussed that that the PPA tab should match the 2013/14A ROPS. As such, "Project Name/Debt Obligation" description changed accordingly to match 2013/14A ROPS.
8	Contract for Consulting Services	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
9	Statutory Payments	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	Downloaded ROPs stated "RDA Contractual Subsidy". Per discussion with DOF on 2/11/14 (Erin Whealton) it was discussed that that the PPA tab should match the 2013/14A ROPS. As such, "Project Name/Debt Obligation" description changed accordingly to match 2013/14A ROPS.
10	Contract for Consulting Services	-	-	-	-	-	-	15,000	15,000	$ 15,000	-	$ 15,000	-	-	-	-	-	$ 15,000	Downloaded ROPs stated "City Loan entered into on 6/17/99". Per discussion with DOF on 2/11/14 (Erin Whealton) it was discussed that that the PPA tab should match the 2013/14A ROPS. As such, "Project Name/Debt Obligation" description changed accordingly to match 2013/14A ROPS.

Recognized Obligation Payment Schedule (ROPS) 14-15A - Report of Prior Period Adjustments
Reported for the ROPS 13-14A (July 1, 2013 through December 31, 2013) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)
(Report Amounts in Whole Dollars)

ROPS 13-14A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 13-14A (July through December 2013) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 14-15A (July through December 2014) period will be offset by the SA's self-reported ROPS 13-14A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
		Non-RPTTF Expenditures						RPTTF Expenditures											
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin					Net SA Non-Admin and Admin PPA (Amount Used to Offset ROPS 14-15A Requested RPTTF)	
Item #	Project Name / Debt Obligation	Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 13-14A distributed + all other available as of 07/1/13)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)	Net Difference (M+R)	SA Comments
		$ -	$ -	$ -	$ -	$ -	$ -	$ 438,726	$ 438,911	$ 438,726	$ 420,801	$ 17,925	$ 136,500	$ 136,500	$ 136,500	$ 125,000	$ 11,500	$ 29,425	
11	Contract for Consulting Services	-	-	-	-	-	-	2,400	2,400	$ 2,400	2,400	$ -	-	-	-	-	-	$ -	Downloaded ROPs stated "City Loan entered into on 2/16/10". Per discussion with DOF on 2/11/14 (Erin Whealton) it was discussed that that the PPA tab should match the 2013/14A ROPS. As such, "Project Name/Debt Obligation" description changed accordingly to match 2013/14A ROPS.
12	RDA Contractual Subsidy	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
13	City Loan entered into on 6/17/99	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
14	City Loan entered into on 2/16/10	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
15	Contract for Consulting Services	-	-	-	-	-	-	-	-	$ -	-	$ -	-	-	-	-	-	$ -	
										$ -		$ -						$ -	

Recognized Obligation Payment Schedule 14-15A - Notes

July 1, 2014 through December 31, 2014

Item #	Notes/Comments
1	Detail tab - Balance of bonded debt did not decrease because ROPS 2013/14B improperly reported debt balance at end of period. Per ROPS instruction form and discussion with the DOF (Erin Whealton) on 2/11/14, the balance at the beginning of the period should be reported.
2	Detail tab - Balance of bonded debt did not decrease because ROPS 2013/14B improperly reported debt balance at end of period. Per ROPS instruction form and discussion with the DOF (Erin Whealton) on 2/11/14, the balance at the beginning of the period should be reported. Slight increase over the ROPS 2013/14B was identified ($3,000) upon inspection of an updated excel debt service schedule obtained directly from the trustee.
3	Detail tab - This item was highlighted red on the ROPS 2014/15A form downloaded from the DOF website. Upon discussion with the DOF (Erin Whealton) on 2/11/14 it was agreed that this item was actually allowed per the 2013/14A ROPS. An inadvertent change in numbering from the 2013/14A to the 2013/14B by the City resulted in this error.
6	Detail tab - In the uploaded 2014/15A ROPS, this item number was listed as #7. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was agreed that the numbering should be changed to the current numbering to ensure an ongoing listing.
7	Detail tab - In the uploaded 2014/15A ROPS, this item number was listed as #8. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was discussed that the numbering should be changed to the current numbering to ensure an ongoing listing. Detail tab - This item was highlighted red on the ROPS 2014/15A form downloaded from the DOF website. Upon discussion with the DOF (Erin Whealton) on 2/11/14 it was agreed that this item was actually allowed per the 2013/14A ROPS. An inadvertent change in numbering from the 2013/14A to the 2013/14B by the City resulted in this error.
8	Detail tab - In the uploaded 2014/15A ROPS, this item number was listed as #9. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was agreed that the numbering should be changed to the current numbering to ensure an ongoing listing.
9	Detail tab - In the uploaded 2014/15A ROPS, this item number was listed as #10. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was agreed that the numbering should be changed to the current numbering to ensure an ongoing listing.
10	Detail tab - In the uploaded 2014/15A ROPS, this item number was listed as #11. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was agreed that the numbering should be changed to the current numbering to ensure an ongoing listing.
11	Detail tab - The uploaded 2014/15A ROPS did not list this obligation, which was included in the 2013/14A ROPS as item #3, but inadvertently excluded in the 2013/14B ROPS. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was discussed that this item should be added to the current (2014/15A) ROPS if it was inadvertently excluded in the 2013/14B ROPS.
12	Detail tab - The uploaded 2014/15A ROPS did not list this obligation, which was included in the 2013/14A ROPS as item #5, but inadvertently excluded in the 2013/14B ROPS. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was discussed that this item should be added to the current (2014/15A) ROPS if it was inadvertently excluded in the 2013/14B ROPS.
13	Detail tab - The uploaded 2014/15A ROPS did not list this obligation, which was included in the 2013/14A ROPS as item #6, but inadvertently excluded in the 2013/14B ROPS. Per discussion with the DOF (Erin Whealton) on 2/11/14 it was discussed that this item should be added to the current (2014/15A) ROPS if it was inadvertently excluded in the 2013/14B ROPS.