



Agenda

Planning Commission Meeting

7:00 P.M. on Tuesday, June 22, 2010

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

CALL TO ORDER, ROLL CALL, PLEDGE TO THE FLAG

Administrative

- 1A. Review of agenda items.
- 1B. Commissioner Catalano to report at the City Council meeting on July 6, 2010.

Public Comment

Approval of Minutes

- 2. Approval of minutes from the meeting of June 8, 2010.

Public Hearings

- 3. **TRP 17-10, Tree Removal Permit, City of Clayton, The Grove, 6100 Main Street (APN 119-015-007).** A tree removal permit to allow the removal of one cypress tree measuring 19 inches in diameter. The tree is located in The Grove park in Clayton's Town Center at the northeast corner of Main Street and Marsh Creek Road in the planter strip between the sidewalks.

Proposed Action: Approval, with conditions.

Old Business

- 4. None.

New Business

- 5. **GPA 01-10, Conformity with General Plan, Capital Improvement Program (CIP).** Review of City of Clayton CIP projects projected to be undertaken in the coming fiscal year (FY 2010 – 2011) for conformity with the General Plan.

Proposed Action: Find CIP projects in conformity with General Plan.

Communications

- 6A. Staff.
- 6B. Commission.

Adjournment

- 7. The next regular meeting of the Planning Commission is scheduled for **Tuesday, July 13, 2010.**

Most Planning Commission decisions are appealable to the City Council within ten (10) calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in oral testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter. If you have a physical impairment that requires special accommodations to participate, please contact the Community Development Department at least 72 hours in advance of the meeting at 925-673-7340. An affirmative vote of the Planning Commission is required for approval. A tie vote (e.g., 2-2) is considered a denial. Therefore, applicants may wish to request a continuance to a later Commission meeting if only four Planning Commissioners are present.

Any writing or documents provided to the majority of the Planning Commission after distribution of the agenda packet regarding any item on this agenda will be made available for public inspection in the Community Development Department located at 6000 Heritage Trail during normal business hours.

Minutes
Clayton Planning Commission Meeting
Tuesday, June 8, 2010

Call to Order

Chair Bob Armstrong called the meeting to order at 7:00 p.m. at Hoyer Hall, 6125 Clayton Road, Clayton.

Present: Chair Bob Armstrong, Vice Chair Sandra Johnson, Commissioner Tuija Catalano, Commissioner Ted Meriam, Commissioner Dan Richardson
Staff: Community Development Director David Woltering
Assistant Planner Milan Sikela

Administrative

- 1A. Review of agenda items.
- 1B. Vice Chair Johnson to report at the City Council meeting on June 15, 2010.

Public Comment

None.

Approval of Minutes

- 2. Approval of minutes from the meeting of May 25, 2010.

Commissioner Richardson moved and Chair Armstrong seconded the motion to approve the minutes from the meeting of May 25, 2010, as amended. The motion passed 4-0 (Commissioner Meriam abstained because he had recused himself at that meeting).

Public Hearings

- 3. **Creekside Terrace Mixed Use Project, City of Clayton**, 1005 Oak Street, 1007 Oak Street, and a third non-addressed parcel west of and upslope from Mitchell Creek (APNs 119-050-009, 119-050-034, and 119-050-008). The project site is located on the west side of Oak Street between High Street and Center Street. The project involves the redevelopment of two properties, which are currently developed, generally level, and serviced by utilities. The third parcel, located immediately to the west, is an up sloping undeveloped property with Mitchell Creek traversing the eastern edge of that parcel near the toe of slope. The proposed project involves the construction of a two-story mixed-use building, incorporating a western-style frontage characteristic of architectural themes suggested in the *Clayton Town Center Specific Plan*. The first floor is comprised of approximately 7,200 square feet of retail commercial space with a 20-foot ceiling. The second floor includes seven (7) residential units. The residential units are one-bedroom and several of the units contain dens. A terrace is proposed on the creek (west) side of the second story. The proposed project includes the following entitlements:
 - **ENV 01-08, Environmental Review.**
 - **DP 01-08, Development Plan.**
 - **MAP 02-09, Vesting Tentative Map.**
 - **ZOA 01-10, Parking Waiver Extension.**

Continued from the meeting of May 25, 2010.

Commissioner Meriam recused himself from the meeting to address a conflict of interest, given his residence is within 500 feet of the proposed project site. He then announced that, since no other items were on the agenda, he would leave the meeting chambers and not be returning.

Director Woltering presented the staff report.

Commission comments and questions included:

- Does Resolution No. 03-10—which partially pertains to extending the parking waiver for commercial projects located within the Town Center—apply to any project? Director Woltering indicated that the parking waiver applies to projects in the Town Center area that satisfy certain stated criteria.
- The two items covered by Resolution No. 03-10—the Town Center Parking Waiver and the Creekside Terrace Development Plan—should be separated out into two different resolutions. The way the resolution reads, it appears as if we are doing the parking waiver specifically for the Creekside Terrace project.
- General agreement that the parking waiver should be extended as an incentive for development in the Town Center Specific Plan area, generally, not just for the Creekside Terrace project.

Bob Staehle, project architect, explained the proposed architectural options for the southeast corner. The purpose for the options was to offer suggestions on enhancing the proposed architecture of the southeast corner of the building.

Commission comments and questions included:

- Vice Chair Johnson commended Mr. Staehle on the top-quality work provided in developing the options for the southeast corner.
- Vice Chair Johnson indicated that Option 3 is outstanding.
- Commissioner Catalano indicated that she preferred Option 1 or 1a.

Director Woltering indicated that staff supports Option 3 as it provides an appropriate counterbalance to the northeast elevation and adds architectural interest.

There was general agreement among the Commissioners the proposed southeast corner elevation should be further enhanced.

Commissioner Richardson moved and Vice Chair Johnson seconded a motion to approve Option 3 for the southeast corner of the Creekside Terrace building. The motion was tied 2-2 (No - Chair Armstrong and Commissioner Catalano).

The Commission continued its discussion, providing the following comments:

- Chair Armstrong indicated that he preferred Option 1a or 1b.
- Vice Chair Johnson and Commissioner Richardson indicated that they preferred Option 3 since it appeared to be more unique.
- Chair Armstrong asked if the canted bay window projection depicted in Option 3 was a common architectural theme in the Old West, which is the type of architecture suggested by the Town Center Specific Plan for buildings located within the Town Center. Mr. Staehle indicated that there are different types of Old West architecture. The bay window projection was extremely prominent in the more Victorian-oriented San Francisco-style architecture. The bay window projection was less prominent in the

Dodge City, Kansas or Tombstone, Arizona-style Old West; however, it was a still a somewhat common feature throughout the entire West, with Victorian architectural components being a cornerstone of Western design themes.

- Consensus by the Commission that Option 1 was not preferred because it appeared “too busy” with trellis features, awnings, cantilevered projection, and hipped roof.
- Consensus by the Commission that Option 1b was not preferred because the protrusion was extended to the ground which offset the fluidity of the High Street elevation, in terms of garage door placement.
- Consensus by the Commission that Option 2 was not preferred because it did not provide enough visual interest.
- Consensus by the Commission that Option 3a was not preferred because the protrusion was extended to the ground which, because of the octagonal shape of the protrusion, created an awkward entrance to the easternmost garage door on the High Street elevation.

Chair Armstrong moved and Commissioner Catalano seconded a motion to approve Option 1a for the southeast corner of the Creekside Terrace building. The motion was tied 2-2 (No – Vice Chair Johnson and Commissioner Richardson).

Assistant Planner Sikela indicated that staff recommends Option 3 based on the following:

- Since the octagonal bay window projection in Option 3 protrudes over two feet out from the face of the building, it provides more depth, shadowing, articulation, and visual interest than the other options. These are all architectural components suggested in the Town Center Specific Plan for buildings within the Town Center.
- The projections in Option 1, 1a, and 1b do not provide the visual counterbalancing that the Option 3 projection does—they merely mimic the squared-off theme already prominent on the Oak Street elevation of the building. The projection in Option 3 provides a break from the symmetry along the Oak Street elevation while adding a dynamic architectural anchor that counterbalances the A-frame feature on the northeast corner of the building.

The Commission continued its discussion, providing the following comments:

- Chair Armstrong asked that, since the projection in Option 3 protruded further out from the face of the building than the projection in Option 1a, would the Option 3 projection encroach into the tree canopy of the tree planted in the planter box located on the sidewalk adjacent to the southeast corner of the building? Mr. Staehle responded that the projection would not encroach into the tree canopy.
- Vice Chair Johnson and Commissioner Richardson indicated that Option 3 provides greater curb appeal and presence than the other options.
- Commissioner Catalano concurred that Option 3 provides a unique element for the project.

There was consensus by the Planning Commission to support Option 3 for the southeast corner of the Creekside Terrace building.

Commission comments and questions included:

- For Condition 3, please add the word “commencement” after the word “construction”.
- For Condition 12, please add the word “commencement” after the word “construction”.
- For Condition 30, please add “prior to certificate of occupancy”.

Commissioner Richardson moved and Vice Chair Johnson seconded a motion to approve Resolution No. 01-10. The motion passed 4-0.

Commissioner Richardson moved and Commissioner Catalano seconded a motion to approve Resolution No. 03-10, as amended, to create a new resolution pertaining to the Creekside Terrace Development Plan and a separate resolution pertaining to extension of the Town Center parking waiver. The separate resolution recommending City Council approval of the parking waiver extension should clarify the Commission supports the extension as an incentive for specified land uses in the Town Center Specific Plan within that area generally and not just for the Creekside Terrace development proposal. The motion passed 4-0.

Commissioner Richardson moved and Vice Chair Johnson seconded a motion to approve Resolution No. 02-10. The motion passed 4-0.

Old Business

4. None.

New Business

5. None.

Communications

6A. Staff.

Director Woltering indicated that a cypress tree in The Grove is dying and so staff is looking for direction from the Planning Commission whether to administratively approve tree removal, administratively approve tree removal with notice, or to bring the matter before the Planning Commission. An arborist report has been prepared which recommends removal of the tree.

Consensus by the Planning Commission was to bring the Tree Removal Permit to the next regularly-scheduled meeting of the Planning Commission on June 22, 2010.

6B. Commission.

Chair Armstrong indicated that, since the next regularly-scheduled meeting of the Planning Commission is the last meeting he will be Chair of the Commission, he requested that everyone wear Hawaiian shirts to the meeting.

Adjournment

7. The meeting was adjourned at 8:30 p.m. The next regular meeting of the Planning Commission is scheduled for **Tuesday, June 22, 2010.**

Submitted by
David Woltering, AICP
Community Development Director

Approved by
Bob Armstrong
Chair

Plng Comm\Minutes\2010\0608

PLANNING COMMISSION STAFF REPORT

Meeting Date: June 22, 2010

From: Milan J. Sikela, Jr. 
Assistant Planner

Subject: City of Clayton
Tree Removal Permit (TRP 17-10)

REQUEST

A tree removal permit to allow the removal of one cypress tree with a diameter of approximately 19 inches within The Grove park in the Town Center.

PROJECT INFORMATION

Applicant / Location: City of Clayton
The Grove
6100 Main Street
APN 119-015-007 (See **Exhibit A** for Vicinity Map)

General Plan Designation: PU – Public Park/Open Space/Open Space and Recreational. This proposal complies with the General Plan land use designation.

Zoning: PD – Planned Development. This proposal complies with the Zoning classification.

Environmental Review: Categorically exempt per Section 15061(b)(3) of the State CEQA Guidelines.

Notice: On June 10, 2010, a public hearing notice was mailed to property owners within 300 feet of the site. No comments have been received.

Agency Referrals: Not referred.

Authority: Section 15.70.030.C of the Municipal Code authorizes the Planning Commission to approve a tree removal permit in accordance with the standards in Section 15.70.035.

BACKGROUND AND ANALYSIS

The City Maintenance Department staff has indicated a need to remove an existing cypress tree located in the northeast corner of The Grove park in Clayton's Town Center. According to the arborist report (see **Attachment 1**), the subject tree is dead due to root damage. A brief written description has been provided by the Maintenance Department (see **Attachment 2**). Additionally, a tree removal and replacement plan has been provided as well (see **Attachment 3**).

According to the application materials, two London plane trees are proposed to be planted to replace the removed cypress tree. From staff's perspective, given that two other cypress trees directly west of and adjacent to the subject tree will be retained along with existing London plane trees further west along Main Street, the two proposed replacement trees adequately replace the removed subject tree. While the London plane trees will be consistent with the tree selection in the area, other species could be considered as replacement trees at this location.

CONCLUSION

Staff has analyzed the proposal against the tree removal standards for approval as listed in Section 15.70.035 of the Municipal Code and has found that, since the tree is dead due to root damage, and the removal of the tree will be mitigated by the planting of two London plane trees, the proposal meets the tree removal standards of the Municipal Code.

RECOMMENDATION

Staff recommends that the Planning Commission approve Tree Removal Permit TRP 17-10 for removal of one cypress tree in The Grove, based upon the following findings and subject to the following conditions.

Proposed Findings

Based upon the evidence set forth in the staff report, which includes relevant information from the project file, as well as testimony at the public hearing, the Planning Commission makes the following findings in support of the Tree Removal Permit application:

1. Is necessary due to tree death caused by root damage.
2. Will be fully mitigated by the planting of two (2) replacement London plane trees.
3. Will not cause or increase erosion in the vicinity of the tree since the project site is level.

The above-stated findings are based on acceptance of the following conditions of approval.

Proposed Conditions of Approval

These conditions of approval apply to the proposed Tree Removal and Replacement Plan, prepared by the City of Clayton Maintenance Department, dated June 17, 2010.

1. The replacement trees shall be planted within sixty (60) days after removal of the tree or by September 1, 2010, whichever occurs sooner.
2. The replacement trees shall be irrigated on a regular basis until trees are established.
3. The property owner shall remain responsible for the health and survival of the replacement trees for two (2) years after planting. If a replacement tree dies, is damaged, or removed within the two (2) year period, the property owner shall replace the trees in accordance with the standards in Section 15.70.040 of the Municipal Code and the originally-approved tree replacement plan.

ATTACHMENTS

- 1 Arborist Report, prepared by E.L. Hobbs Company, dated June 5, 2010
- 2 Memo to David Woltering, dated June 16, 2010
- 3 Tree Removal and Replacement Plan, dated June 17, 2010

TRP2010\17-10.sr1

E. L. Hobbs Company

Certified Arborists

6680 Alhambra Ave. #342

Martinez, CA 94553-6105

Tel: 925 939-3227

email: edwinterhawk@comcast.net

June 5, 2010

ARBORIST REPORT

Purpose of this report:

To document the results of a tree inspection and evaluation at Grove Park in regard to health and safety.

Persons requesting this report:

Mark Janney, Maintenance Supervisor for the City of Clayton, 6000 Heritage Trail, Clayton, CA 94517. Tel: 925 673-7327; Cel: 925 250-5803.

Site: Grove Park at the south west corner of Main Street and Marsh Creek Road.

Date of inspection: June 4, 2010

Subject tree description:

Species: Cupressus sempervirens, Italian cypress

Tag: 377

Size: 19" in diameter as measured 4.5' above grade

Location: At the North east corner of Main Street and Marsh Creek Road in Grove Park. The planting location is in the planter strip between the sidewalks. (See photos)

Characteristics: This a very old tree, one of three remaining cypress trees planted in a row. It has a classic columnar shape. Old basal trunk wounds are visible.

Condition: Dead.

Observations:

This newly developed park is well maintained with newly planted shrubs and lawn. The new plant material is thriving with adequate irrigation. The three old trees are slightly over-graded and the sidewalks and soil compaction that was part of the landscape construction are affecting the roots of the cypress trees. The foliage of the Subject Tree is rapidly drying and discoloring. This condition is irreversible. (see photos.)

Opinions and recommendations:

The cause of death of this tree is a result of root damage due to construction activities, the alteration of the soil conditions in the root zone and drainage issues. In most cases older trees do not have the vigor to adapt to the new soil conditions and become stressed leading to fungal infection of the root system.

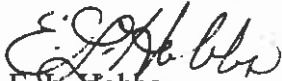
Due to the location of this tree, public sidewalks on both sides, it is recommended that the tree be removed as soon as possible because the dead foliage will soon fall on the sidewalks and on the traffic lane.

Photographs:

Two pages of images are attached that show the issues described in the text.

-----End of Report-----

Report prepared by:



E. L. Hobbs

Certified Arborist ISA WE-0353A

encl: Arborist Qualifications
 Photographs

-----ARBORIST QUALIFICATIONS-----2009
Curriculum vitae

Name: Edwin L. Hobbs

Age: 72

Residence: Lafayette, CA. Contra Costa resident & homeowner since 1965

Educational background:

Lowell High School, San Francisco 1951-1955

University of California, Berkeley 1955-1959

(Returned to UCB after discharge from military service
and studied part-time from 1965-67.)

Major subjects: Criminology & education

Job related education from 1963 to 1972.

Held State of California vocational teaching credential at that time.

Military Service:

Draftee in the US Army 1961-1963. Non Commissioned officer rank.

Military police with sentry dog assignment & supervising duties.

Employment history:

William Bros. Logging Contractors, Willits, CA. 3 yrs—Summer season.
Rigger & high-climber.

City of Berkeley Police Dept. 1958 to 1972

B & H Tree Service, 1967 to 1972 Founder & Partner (concurrently)

B & H Tree Service Incorporated, President. 1970 to 1980. (resigned & sold
stock.)

Air, Land & Sea Surveillance Service, sole owner, 1975 to 1980 (concurrently)
(Private investigations)

Hobbs Machine Shop, founder & sole owner. 1980 to 1982.

Bry-Dan Corporation (President) 1970 to 1979. Designed, patented and
manufactured equipment for the tree service industry, military special
operations departments, fire protection service-search & rescue divisions,
FBI & Police "TAC" squads, etc..

Climbers Equipment Company, sole proprietorship, retail sales. (1975 to
1979, concurrently).

B & H Tree Service Incorporated, 1982 took over control as President and
dissolved the Corporation in 2006. (Retired)

E. L. Hobbs Company, sole proprietorship, 1982 to present. (Consulting services)

Licenses: Contractors License 288182, C-27 (Landscape) & C-61 D-29 (Tree removal Specialty). Cancelled when Corporation was dissolved Dec. '06)
Pest Control license—1960 to 1970 discontinued this service.

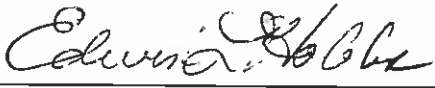
Arborist Certification: International Society of Arboriculture , Western Chapter,
ISA WE-0353A. Current & valid.

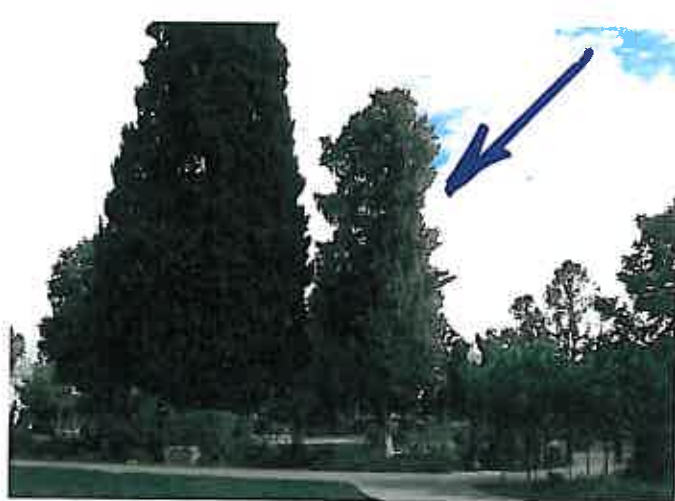
Court experience:

Qualified as an Expert Witness in tree related matters in the Superior Court of Contra Costa County, Alameda County and Solano County, as well as lesser Courts.

Conclusion: Initially, self employed as a tree remover & climber in 1949 and was employed on a part time basis, thereafter. Had a State of California work permit as soon as age requirements were met and was trained in rigging by a mentor, Ralph Clark, Steeple Jack in San Francisco. Participated as a contestant in logging shows as a high climber in the 1950's. Argumentatively, revolutionized the technical work that is now standard for the tree service industry by the design of equipment for safety and efficient operations.

I, hereby, certify that the information provided in this document is accurate to the best of my recollection.







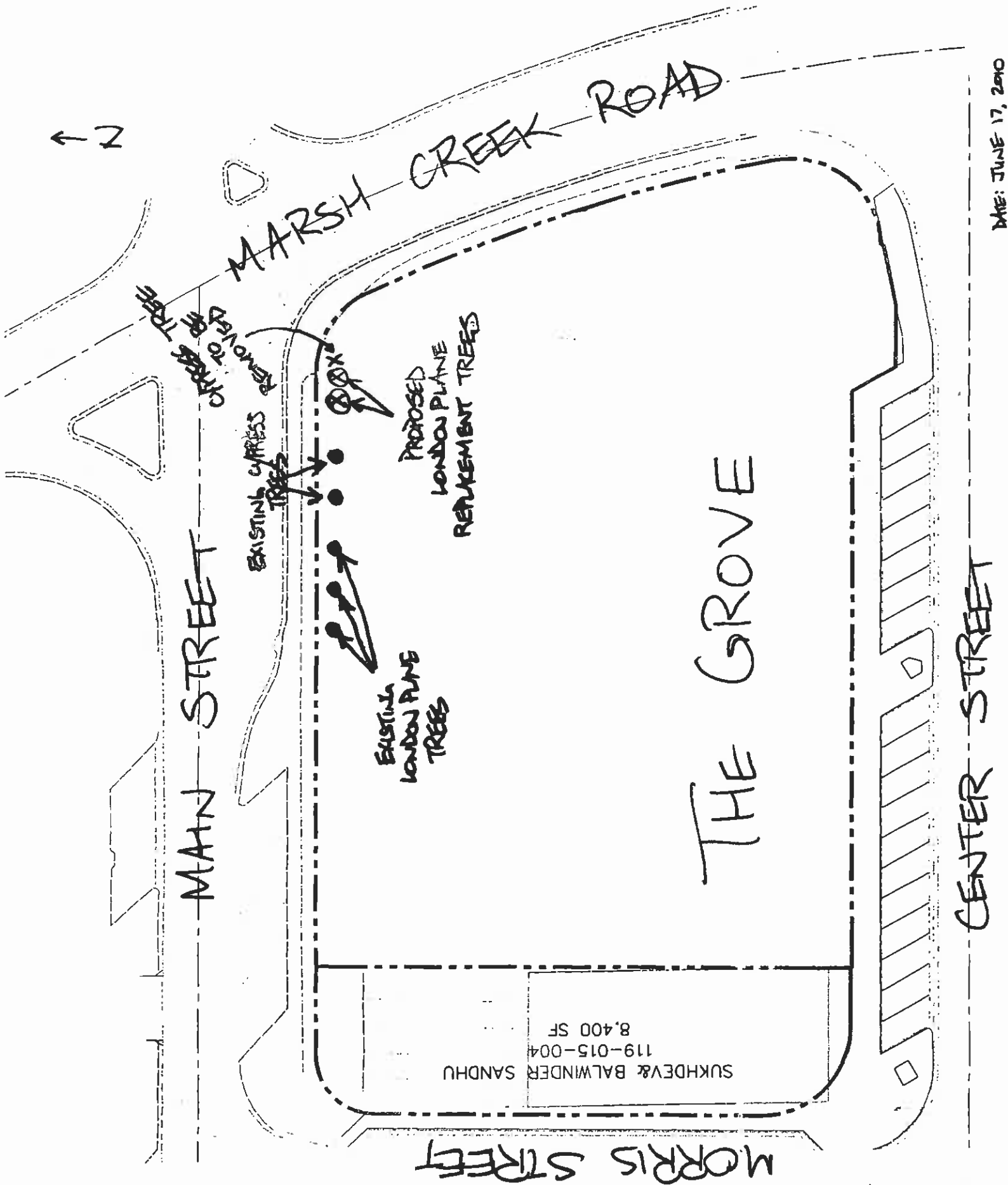
Memo

To: David Woltering
From: Maintenance Department
Date: June 16, 2010
Re: Replanting trees at the Grove Park

At the Cities Grove Park in the Downtown area of Clayton on the Northeast portion of the Park are three large Cypress trees. The smallest of the three trees has died and needs to be removed while the others look to be healthy. It is the recommendation of Maintenance Staff to remove the dead Cypress tree and not replace it with any type of tree at this time. Staff recommends watching the other Cypress trees for any signs of decline and if they also die then Staff would recommend planting two Platanus Acer 'Columbia' (London Plane Tree) in this location. These trees are already located to the west of the existing Cypress trees along Main Street. Staff feels this would continue the look and feel of this location while also providing shade along the Street and Park. See attached planting plan for locations.

TREE REMOVAL AND REPLACEMENT PLAN

ATTACHMENT
3



PLANNING COMMISSION STAFF REPORT

Meeting Date: June 22, 2010

From: David Woltering, Community Development Director



Subject: Conformity with General Plan
2010/11-21014/15 Capital Improvement Plan (GPA 01-10)

BACKGROUND AND ANALYSIS

Section 65401 of the *California Government Code* requires that the Planning Commission determine whether the projects proposed in the City's *Capital Improvement Program (CIP)* for the upcoming fiscal year are in conformity with the *General Plan*.

Three projects are proposed to be undertaken during the 2010-2011 fiscal year for the *CIP* as follows:

- 2010 Pavement Rehabilitation Project (Project Number 10409)
This project involves pavement resurfacing and treatment on various streets throughout the City. The maintenance of Clayton City streets conforms to the *General Plan* by supporting Policy 9c of the *Circulation Element* to "[p]rovide systematic upgrades of streets and roads to applicable standards." Additionally, this project supports Policy 9b of the *Circulation Element* to "Seek State and county support for developing and support of through traffic arterials."
- Community Parking Lighting, Resurfacing & Parking Project (Project Number 10413)
This project involves the installation of sports field lighting, removal and replacement of turf with synthetic surfacing and construction of additional parking spaces at Clayton Community Park. These improvements conform to the *General Plan* by supporting Objective 3 of the *Community Facilities Element* "... to provide cultural and sports facilities for the community".
- Marsh Creek Road (old) Overlay Project (Project 10416)
This project involves an overlay of a 2-lane portion of Marsh Creek Road from Clayton Road to Diablo View Middle School. This improvement conforms to the *General Plan* by supporting Policy 9c of the *Circulation Element* to "[p]rovide systematic upgrades of streets and roads to applicable standards." Additionally, this project supports Policy 9b of the *Circulation Element* to "Seek State and county support for developing and support of through traffic arterials."

As a result of the above analysis, staff concludes that the projects are consistent with the *General Plan*.

RECOMMENDATION

Staff recommends that the Planning Commission find that the 2010 Pavement Rehabilitation Project, the Community Parking Lighting, Resurfacing & Parking Project, and the Marsh Creek Road (old) Overlay Project proposed in the City's *CIP* for the 2010-2011 fiscal year are in conformity with the *Clayton General Plan*.

Attachments:

1. Information sheet for Project 10409
2. Information sheet for Project 10413
3. Information sheet for Project 10416

GPA\2010\01-10.sr1

2010/11-2014/15 Capital Improvement Program

Category	Project Number	Project
Streets	10409	2010 Pavement Rehabilitation Project

DESCRIPTION - LOCATION

Pavement resurfacing and treatment on various streets throughout City.

Various Locations

COMMENTS

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

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

City of Clayton

2010/11-2014/15 Capital Improvement Program

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

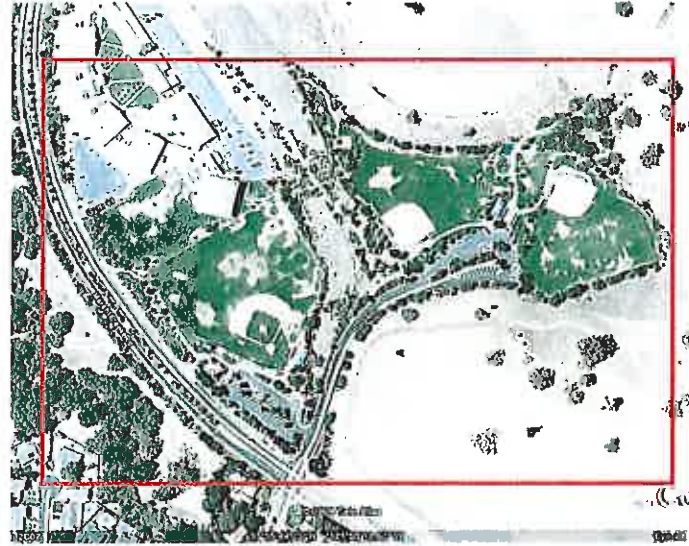
DESCRIPTION - LOCATION

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

COMMENTS

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

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



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

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

City of Clayton

2010/11-2014/15 Capital Improvement Program

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

DESCRIPTION - LOCATION

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

COMMENTS

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

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



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

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

*ARRA 2 preliminary costs