



AGENDA

SPECIAL CITY COUNCIL MEETING
Tuesday, April 7, 2015 – 6:45 p.m.
Hillside Conference Room

REGULAR CITY COUNCIL MEETING
Tuesday, April 7, 2015 – 7:00 p.m.
City Council Chambers

Meeting Location
El Cerrito City Hall
10890 San Pablo Avenue, El Cerrito

Mark Friedman – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Jan Bridges

Councilmember Janet Abelson
Councilmember Gabriel Quinto

6:45 p.m. ROLL CALL

CONVENE SPECIAL CITY COUNCIL MEETING
ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person and to items listed on this special meeting agenda only.

COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS

Conduct interviews of candidates for city boards and commissions. Interviews may result in an announcement of appointment at the meeting. The City Council may also discuss and determine the scheduling and structure of future interviews.

ADJOURN SPECIAL CITY COUNCIL MEETING

ROLL CALL

7:00 p.m. CONVENE REGULAR CITY COUNCIL MEETING

**1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF
MOMENT OF SILENCE – Councilmember Janet Abelson.**

2. COUNCIL / STAFF COMMUNICATIONS *(Reports of Closed Session, commission appointments and informational reports on matters of general interest which are announced by the City Council & City Staff.)*

3. ORAL COMMUNICATIONS FROM THE PUBLIC

All persons wishing to speak should sign up with the City Clerk. Remarks are typically limited to 3 minutes per person. The Mayor may reduce the time limit per speaker depending upon the number of speakers. Kindly state your name and city of residence for the record. Comments regarding non-agenda, presentation and consent calendar items will be heard first. Comments related to items appearing on the Public Hearing or Policy Matter portions of the Agenda are taken up at the time the City Council deliberates each action item. Individuals wishing to comment on any closed session scheduled after the regular meeting may do so during this public comment period or after formal announcement of the closed session.

4. PRESENTATION

A. El Cerrito Library Update – *Presentation by Liz Ruhland, Senior Community Library Manager.*

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5H

A. Minutes for Approval

Approve the March 17, 2015 Special City Council and March 17, 2015 Regular City Council meeting minutes.

B. Earth Day Proclamation

Approve a proclamation declaring April 18, 2015 as Earth Day in the City of El Cerrito and encouraging all residents and businesses to help make El Cerrito a greener, healthier, more sustainable place for all.

C. Calendar Years 2012 and 2013 Growth Management Program Compliance Checklist

Adopt a resolution approving the Calendar Years 2012 and 2013 Growth Management Program (GMP) Compliance Checklist for allocation of Fiscal Years 2013-14 and 2014-15 Measure J, Local Street Maintenance and Improvement Funds by the Contra Costa Transportation Authority (CCTA). *Exempt from CEQA.*

D. Goldfarb & Lipman LLP Contract Amendment

Adopt a resolution authorizing the City Manager to amend the consultant legal services agreement with Goldfarb & Lipman LLP for Fiscal Year 2014-15 to increase the not-to-exceed amount from \$34,500 to \$45,500.

E. Joint Application with Eden Housing, Inc. for Affordable Housing and Sustainable Communities Program Funds for the El Cerrito Senior Mixed Use Apartments Transit-Oriented Development Project

Adopt a resolution approving and authorizing the City as co-applicant with Eden Housing, Inc. to apply for Affordable Housing and Sustainable Communities Program funds for the El Cerrito Senior Mixed Use Apartment Transit-Oriented Development Project. *Exempt from CEQA.*

F. Support Continued Funding for Older Adult Education Programs in the California State Budget

Upon recommendation of the El Cerrito Committee on Aging, authorize Mayor Friedman to sign and direct letters to Governor Brown, Senator Hancock and Assemblymember Thurmond in support of continued funding for Older Adult Education in the Proposition 98 General Fund for the Adult Education Block Grant.

G. Authorize Annual Report for Landscape and Lighting Assessment District for Fiscal Year 2015-16

Adopt a resolution directing NBS Local Government Solutions (NBS) to prepare and file the annual Landscape and Lighting Assessment District No. 1988-1 report for fiscal year 2015-16.

H. Quarterly Investment Report for Period Ending December 31, 2014

Receive and file the City's Quarterly Investment Report for the period ending December 31, 2014.

6. PUBLIC HEARING

Extension of Massage Establishment Moratorium

Staff recommends that the City Council conduct a public hearing and upon conclusion adopt the attached interim urgency ordinance making findings and extending a temporary moratorium on the establishment or relocation of new and existing massage establishments for ten months and fifteen days to become effective upon the expiration of the current moratorium.

7. POLICY MATTERS – None

8. COUNCIL LOCAL AND REGIONAL LIAISON ASSIGNMENT REPORTS

Mayoral and City Council communications regarding local and regional liaison assignments and committee reports.

9. ADJOURN REGULAR CITY COUNCIL MEETING

The next regular City Council meeting is Tuesday, April 21, 2015 at 7:00 p.m. at City Hall, 10890 San Pablo Avenue, El Cerrito, California.

The City of El Cerrito serves, leads and supports our diverse community by providing exemplary and innovative services, public places and infrastructure, ensuring public safety and creating an economically and environmentally sustainable future.

- Council Meetings can be heard live on FM Radio, KECG – 88.1 and 97.7 FM and viewed live on Cable TV - KCRT-Channel 28 and AT&T Uverse Channel 99. The meetings are rebroadcast on Channel 28 the following Thursday and Monday at 12 noon, except on holidays. Live and On-Demand Webcast of the Council Meetings can be accessed from the City's website <http://www.el-cerrito.org/ind-ex.aspx?NID=114>. Copies of the agenda bills and other written documentation relating to items of business referred to on the agenda are on file and available for public inspection in the Office of the City Clerk, at the El Cerrito Library and posted on the City's website at www.el-cerrito.org prior to the meeting.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk, (510) 215-4305. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title I).
- ***The Deadline for agenda items and communications*** is eight days prior to the next meeting by 12 noon, City Clerk's Office, 10890 San Pablo Avenue, El Cerrito, CA. Tel: 215-4305 Fax: 215-4379, email cmorse@ci.el-cerrito.ca.us
- IF YOU CHALLENGE A DECISION OF THE CITY COUNCIL IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE COUNCIL MEETING. ACTIONS

CHALLENGING CITY COUNCIL DECISIONS SHALL BE SUBJECT TO THE TIME LIMITATIONS CONTAINED IN CODE OF CIVIL PROCEDURE SECTION 1094.6.

- The City Council believes that late night meetings deter public participation, can affect the Council's decision-making ability, and can be a burden to staff. City Council Meetings shall be adjourned by 10:30 p.m., unless extended to a specific time determined by a majority of the Council.



Date: April 7, 2015
To: Honorable Mayor and Members of the City Council
From: Cheryl Morse, City Clerk *CSM*
Subject: Commission Interview

INTERVIEW SCHEDULE

The following candidate is scheduled for an interview this evening:

6:45 p.m. Margo Parisi [HRC 1st choice, Planning 2nd, EQC 3rd]

BACKGROUND

Staff began publicizing Board, Commission and Committee vacancies in mid-September 2014 and posted the Annual Maddy Act Notice in mid-October. Although the City conducts a continuous recruitment, the deadline for submitting applications for the first round of interviews was set at December 8. The City Council convened special meetings on January 6 and February 14. At the conclusion of the February 14 meeting a total of 15 commissioners had been appointed. The Council also conducted an interview for the West Contra Costa Unified School District Bond Oversight Committee on March 17 and endorsed one candidate for re-appointment.

At this time, the following positions remain open: 1) One vacancy exists on the Human Relations Commission (HRC); 2) One vacancy on the Contra Costa Transportation Authority Citizens Advisory Committee (CCTACAC); and 3) One alternate vacancy on the West Contra Costa Unified School District Citizen's Bond Oversight Committee (BOC).

Margo Parisi, is scheduled for interview this evening and has listed the HRC as her first choice. The vacant position on HRC has an unexpired term that ends on March 1, 2018. No applications have been received for the CCTACAC.

Attachments:

1. Parisi Application
2. Interview questions for consideration
3. HRC Roster



**April 7, 2015
Special City Council Meeting**

**Commission Applicant Interviews
Attachment 1 – Candidate Applications**

Hardcopies are available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA

City of El Cerrito
BOARD/COMMISSION INTERVIEW QUESTIONS

1. Will you give us a quick summary of why you chose to apply or how you selected the _____ commission/board?
2. Briefly outline what in your professional background, work experience, education, or volunteer work would be relevant to the commission/board and highlight any special or unique qualifications or qualities you feel would contribute to the commission?
3. Are you aware of any issues that this commission addressed recently? Have you attended any commission or council meetings?
4. Do you have any thoughts or ideas on how this commission might contribute to the quality of life in El Cerrito?
5. In the few minutes remaining do you have any questions for us?



**April 7, 2015
Special City Council Meeting**

**Commission Applicant Interviews
Attachment 3 – HRC Roster**

Hardcopies are available for review at:

Office of the City Clerk
10890 San Pablo Avenue
El Cerrito, CA
(510) 215-4305

and

The El Cerrito Library
6510 Stockton Avenue
El Cerrito, CA

El Cerrito Library Update

Liz Ruhland

Senior Community Library Manager

El Cerrito and Rodeo Libraries





#1

Borrowed Item



James and the Giant Peach

Roald Dahl



Community Partners



Community Partners

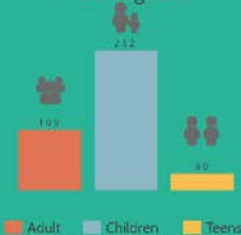
City of El Cerrito
Friends of the El Cerrito Library
Rotary Club of El Cerrito
El Cerrito Community Garden Network
Target Corporation
El Cerrito Art Association

City of El Cerrito
El Cerrito Library
Foundation
Efforts towards a New Library

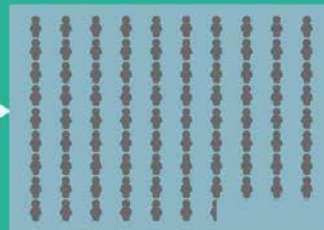
Potential
New
Library

El Cerrito Library Programs

Free Programs



8,656
Attendees

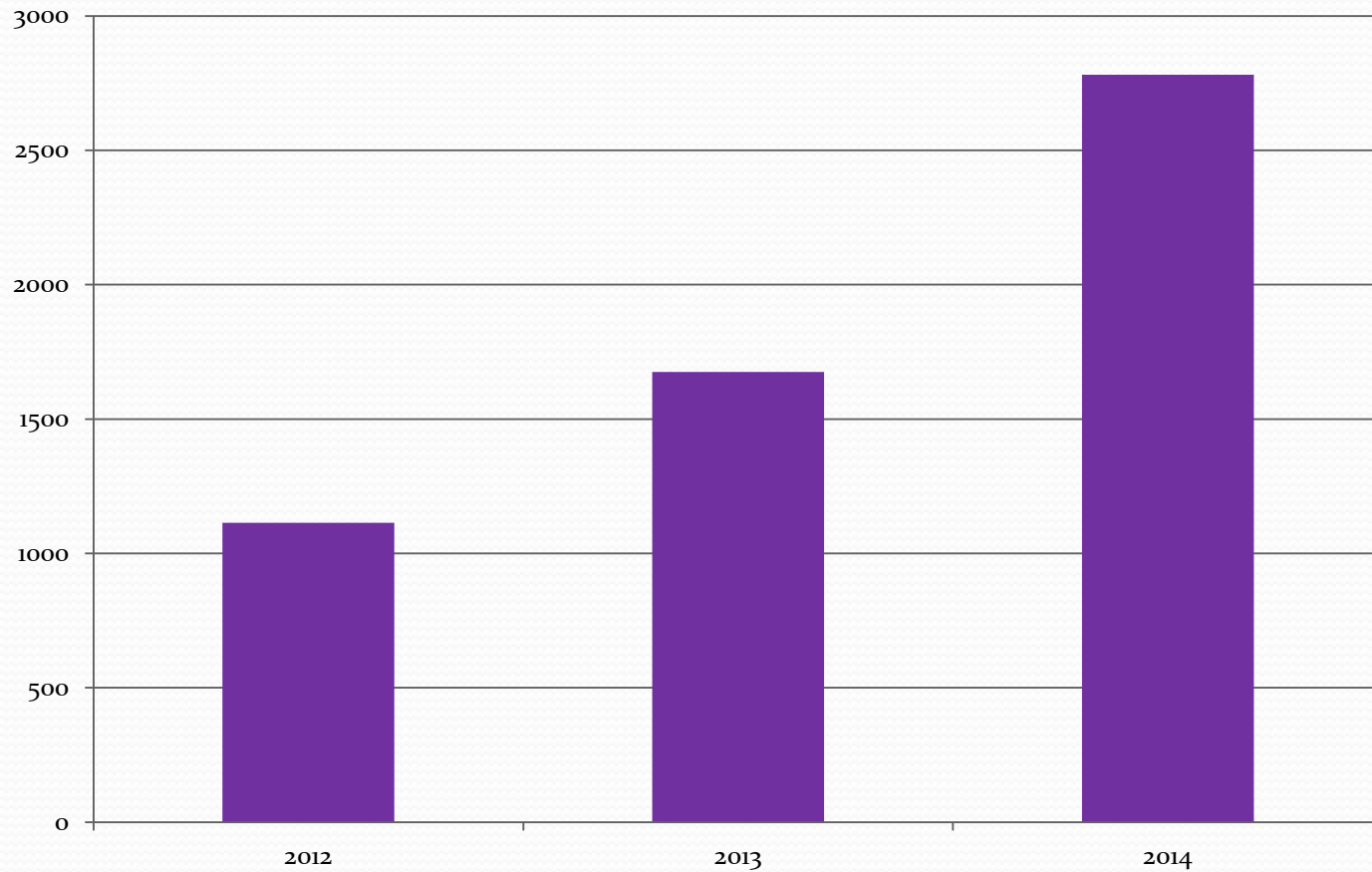


El Cerrito Library
6510 Stockton Ave.
El Cerrito, CA 94530
(510) 526-7512



- Vibrant and crucial volunteer program
- Strong community support
- Enriching children's programs promoting early literacy and supporting STEAM learning
- Cultural and educational programs for adults

Volunteer Hours



Rotary Club of El Cerrito Sip and Savor

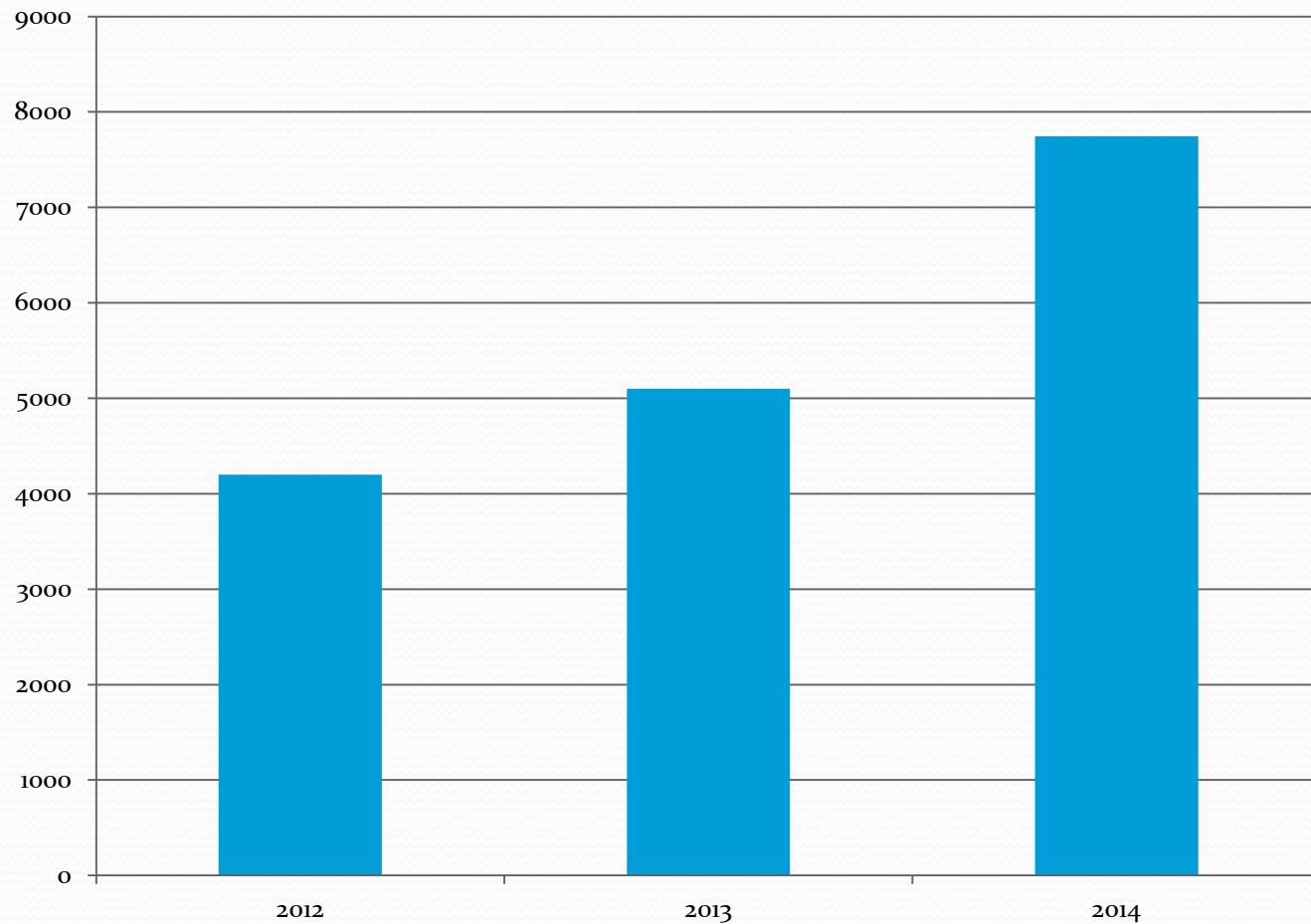




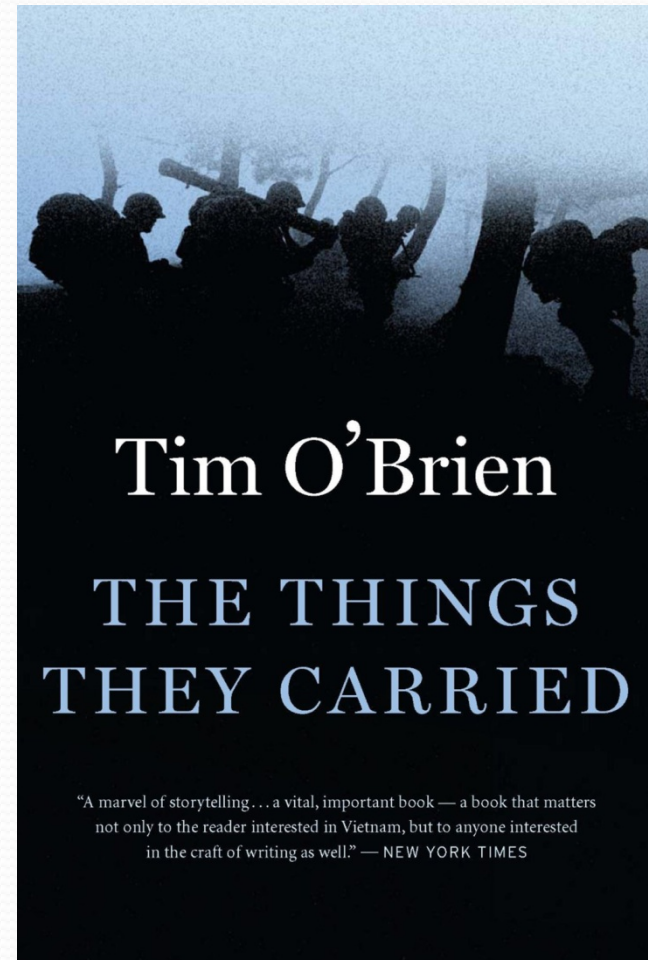




Children's Program Attendance



NEA grant-funded Big Read



Thank you!

lruhland@ccclib.org

EL CERRITO CITY COUNCIL

MINUTES

SPECIAL CITY COUNCIL MEETING

Tuesday, March 17, 2015 – 6:30 p.m.

Hillside Conference Room

REGULAR CITY COUNCIL MEETING

Tuesday, March 17, 2015 – 7:00 p.m.

City Council Chambers

Meeting Location

El Cerrito City Hall

10890 San Pablo Avenue, El Cerrito

Mark Friedman – Mayor

Mayor Pro Tem Greg Lyman
Councilmember Jan Bridges

Councilmember Janet Abelson
Councilmember Gabriel Quinto

6:30 p.m. ROLL CALL

Councilmembers Abelson, Bridges, Lyman, Quinto and Mayor Friedman

CONVENE SPECIAL CITY COUNCIL MEETING

Mayor Friedman convened the Special City Council meeting at 6:31 p.m.

ORAL COMMUNICATIONS FROM THE PUBLIC – *No speakers.*

COMMISSION INTERVIEWS, STATUS AND APPOINTMENTS

Conduct interviews of candidates for city boards and commissions. Interviews may result in an announcement of appointment at the meeting. The City Council may also discuss and determine the scheduling and structure of future interviews.

Action: Interview conducted. The City Council, by unanimous consent, endorsed Orlandus Waters' reappointment as El Cerrito's representative to the West Contra Costa County Unified School District Citizens' Bond Oversight Committee.

ADJOURNED SPECIAL CITY COUNCIL MEETING at 6:57 p.m.

ROLL CALL

Councilmembers Abelson, Bridges, Lyman, Quinto and Mayor Friedman

7:00 p.m. CONVENE REGULAR CITY COUNCIL MEETING

Mayor Friedman convened the Regular City Council meeting at 7:01 p.m.

1. PLEDGE OF ALLEGIANCE TO THE FLAG OR OBSERVATION OF MOMENT OF SILENCE was led by Mayor Pro Tem Lyman.

2. COUNCIL / STAFF COMMUNICATIONS

COUNCIL COMMUNICATIONS

Councilmember Bridges reported on her attendance at the Contra Costa Mayors Conference on March 5, 2015. The Conference received a presentation from Concord Police Chief Swanger and staff regarding the Contra Costa Family Justice Center. Councilmember Bridges also informed the public that the Tree Committee is actively seeking additional members who may be interested in joining the Committee and encouraged those that are interested to submit an application. The Committee meets on the second Monday of each month at 7:00 p.m. in City Hall.

Councilmember Abelson reported that AC Transit is expanding services. The 72R bus line which runs along San Pablo Avenue is now running on weekends. The 72R makes less stops and allows one to arrive at a destination more quickly. AC Transit is also doing other planning and is encouraging public input through its website, actransit.org. Once on the website select the topic “major corridor study.”

Mayor Pro Tem Lyman reported that Pacific Gas & Electric Company (PG&E) has applied for a rate increase to raise \$654,000,000 to install cables and the Company’s own chargers at various vehicle charging stations. Southern California Edison (SCE) is running the wire to the locations and allowing independent operators to install charging stations and obtain payment from vehicle owners. In PG&E’s case all ratepayers are now subsidizing the infrastructure for electric vehicles. Community Choice Aggregation customers will cover \$8.2 million and will see a 1.1% increase in rates as a result of PGE. Marin Clean Energy (MCE) has sent a second notice out to the public to ensure that residents are aware of choices in purchasing electricity. MCE is very excited to have El Cerrito on board.

March 27, 2015 is the deadline for submitting an application to become a member of the Contra Costa Grand Jury. The application is online at www.cc-courts.org/grandjury or call (925) 957-5638. Applications are also available from the City Clerk.

Resources for Community Development (RCD), the operator of the Ohlone Gardens Project, is taking pre-applications for 1-3 bedroom apartments located at 6496 Portola Avenue. Applications can be obtained from <http://rcdhousing.org/our-properties/new-communities>.

STAFF COMMUNICATIONS

Government Finance Officers Association Distinguished Budget Presentation Award / Certificate of Recognition for Budget Preparation

The Distinguished Budget Presentation Award is the highest award in governmental budgeting and is presented to governmental units whose budgets are judged to adhere to program standards.

Scott Hanin, City Manager, reported that the award received from the Government Finance Association of the United States and Canada is the highest budget award and is very competitive.

Mayor Friedman congratulated City Manager Hanin, Finance Director Lisa Malek-Zadeh and the Financial Advisory Board for their part in winning the award.

3. ORAL COMMUNICATIONS FROM THE PUBLIC

Alex DiGiorgio, Community Development Manager, Marin Clean Energy, stated that El Cerrito has shown an unprecedented level of enthusiasm for one hundred percent renewable opt-outs. Mr. DiGiorgio provided a brief enrollment update and announced the dates, times and locations of upcoming community meetings.

4. PRESENTATION

A. Crime Prevention Committee Workplan – *Presentation by Catherine Krueger, Crime Prevention Committee Chair and Eugene Go, Crime Prevention Committee Member.*

Receive a presentation regarding the Crime Prevention Committee’s accomplishments, goals and workplan.

Action: Received presentation.

B. Environmental Quality Committee Workplan – *Presentation by Mark Miner, Environmental Quality Committee Chair.*

Receive a presentation regarding the Environmental Quality Committee’s accomplishments, goals and workplan.

Action: Received presentation.

5. ADOPTION OF THE CONSENT CALENDAR – Item Nos. 5A through 5I

Moved, seconded (Abelson/Lyman) and carried unanimously to approve Consent Calendar Item Nos. 5A through 5H in one motion as indicated below. Item No. 5I was withdrawn from the Consent Calendar at the request of City Manager Hanin and rescheduled to April 7, 2015.

A. Minutes for Approval

Approve the February 14, 2015 Special City Council and February 17, 2015 Regular City Council meeting minutes.

Action: Approved minutes.

B. Prescription Drug Abuse Awareness Month Proclamation

Approve a proclamation recognizing March 2015 as Prescription Drug Abuse Awareness Month as enacted by state law in April 2013, and encouraging all residents to actively participate in prevention programs and activities and safely store and dispose of their medications on a continual basis. The City Council encourages all community members to pledge, “Spread the Word...One Pill Can Kill.”

Action: Approved proclamation.

C. March is American Red Cross Month Proclamation

Approve a proclamation proclaiming March 2015 as American Red Cross Month in the City of El Cerrito and encouraging all residents to support this organization and its noble humanitarian mission.

Action: Approved proclamation.

D. Annual Parcel Assessment for NPDES Program and Drainage Maintenance

Adopt a resolution establishing the annual parcel assessment for the National Pollutant Discharge Elimination System (NPDES) and Drainage Maintenance Program at the current rate of \$38.00 per Equivalent Runoff Unit (ERU), and authorizing the Contra Costa County Flood Control & Water Conservation District to adopt Stormwater Utility Area levies based on said amount.

Action: Adopted Resolution No. 2015–14.

E. Priority Development Area Planning Grant – Cooperative Funding Agreement PDA.8.EC

Adopt a resolution authorizing the City Manager to execute a Cooperative Funding Agreement PDA.8.EC between the Contra Costa Transportation Authority (CCTA) and the City of El Cerrito to fund the Priority Development Area (PDA) planning grant to develop the El Cerrito San Pablo Avenue PDA Implementation Plan.

Action: Adopted Resolution No. 2015–15.

F. West Coast Code Consultants Contract Amendment

Adopt a resolution authorizing the City Manager to amend the professional services agreement between the City of El Cerrito and West Coast Code Consultants in an amount not to exceed \$25,000 bringing the total contract to an amount not to exceed \$50,000 and to extend the term of the agreement through June 30, 2015.

Action: Adopted Resolution No. 2015–16.

G. Environmental Quality Committee Appointment

Approve an Environmental Quality Committee recommendation to appoint Rebecca Milliken, Tracie Mackie and Paloma Pavel to the Environmental Quality Committee, effective April 14, 2015.

Action: Approved recommendation.

H. Committee on Aging Appointment

Approve a Committee on Aging recommendation to appoint Steve Lipson to the Committee on Aging, effective March 17, 2015.

Action: Approved recommendation.

I. Quarterly Investment Report for Period Ending September 30, 2014

Receive and file the City's Quarterly Investment Report for the period ending September 30, 2014.

Action: Withdrawn at the request of the City Manager.

6. PUBLIC HEARING – None

7. POLICY MATTERS

A. Amend Professional Services Agreement with Trust for Public Land to Waive or Reduce the Professional Services Fee

Adopt a resolution amending the Professional Services Agreement with Trust for Public Land for service provided in conjunction with the acquisition of the Madera Hillside Natural Area Property (APN 505-142-014, -012 and -013). Due to information available at the time the agenda bill went to print, there are two resolutions attached with the following two separate options: 1) One resolution waives the \$100,000 professional services fee authorized by Resolution No. 2013–39; 2) The second resolution authorizes the City Manager to enter into an agreement to share 50% of the net proceeds of any future sale of a private lot (APN 505-421-029), up to \$100,000.

Presenter: Melanie Mintz, Community Development Director.

Speakers: Brandon Moriarty, Trust for Public Land Manager of Bay Area Protection Program, stated that the project was a phenomenal success in every way. The Madera property has been saved. The Hillside areas are now united into a mile long single area

within walking distance of tens of thousands of people. This \$600,000 project is going to cost the City only \$125,000 and Measure WW funds representing an eighty percent discount off the cost of the project. Approximately half of the purchase is covered by a National Park Service grant which the Trust for Public Land (TPL) helped secure. Additionally, 275 individuals in the community contributed \$100,000 to the effort. Major credit goes to Gary Hill, Dave Weinstein, Pam Austin and others involved in the fundraising that made this possible through their tireless effort over the past year and a half. Mr. Moriarty gave special acknowledgement to the Zurinsky family, a close friend of the TPL family in New York, who made a generous \$25,000 to the campaign. The lot given to TPL by the owners of the Madera property allowed TPL to waive its fee. The project was complex, time consuming and costly. Mr. Moriarty thanked the City Council for the opportunity to join in partnership and congratulated the City Council on its new park.

Gary Hill, El Cerrito, stated that he helped Mr. Weinstein head up the Hillside Open Space fundraising campaign. Purchasing the property would never have happened without TPL who attended all the campaign committee meetings and provided expert advice. TPL's professionalism and passion for open space inspired the committee members to keep going. Purchase of the property resulted from a unique collaboration of talented and resourceful individuals, professionals, conservationists, outdoor enthusiasts, Friends of Five Creeks, mountain bikers and others who had vision, determination and optimism. Mr. Hill also thanked the City Council and city staff and expressed special appreciation for Councilmember Lyman who met with Mr. Hill in 2013 and initially saw the potential for purchasing the property.

Mary Barkey, El Cerrito, read a statement on behalf of Dave Weinstein, who thanked the City Council for working so closely with the community to preserve and expand open space in El Cerrito. There are other endangered parcels that could also be made part of the Hillside Natural area. Councilmember Bridges was thanked for challenging the open space campaign to double its fundraising goal. The fundraising campaign met its goal thereby preserving Measure WW funds for other uses in the City. The support from residents and business was strong. Ms. Barkey said that Mr. Weinstein wished he could thank very donor and noted the strong support of East Bay Sanitary Company, TPL, the Zurinsky family, Marty and Chris Connor, Rotary Club, Gary Hill and the Mountain Bike group, Susan Schwartz and Friends of Five Creeks, volunteers who made calls and the musicians and environmental organizations who donated their time at the Hillside Music Festival. The Open Space fundraising campaign gave birth to two festivals – Hillside Festival and Music for Madera Open Space.

Carol Langhauser, El Cerrito, thanked Jenny Hammer for pursuing the “stairs to nowhere.” Ms. Hammer researched property ownership in Martinez, got ahold of TPL and got the whole ball rolling.

Mark Miner, El Cerrito, thanked Councilmember Bridges for challenging the fundraising committee to raise \$100,000 and also thanked the City's volunteers who cut weeds in a very controlled way to encourage native plants to establish deep roots.

Al Miller, El Cerrito, thanked TPL as well as the City Council and its predecessors for having the political courage, confidence and vision in the project and the residents of El Cerrito and city staff for putting the program together.

Ann Lehman, El Cerrito, expressed appreciation for all those who raised funds and contributed to the open space campaign. Ms. Lehman congratulated the City of El Cerrito for its citizens who spoke so loudly about hiking, trails, beauty and non-development and also thanked the City Council for listening to its citizens and acknowledging their wishes.

Ralph Boniello, El Cerrito, thanked the City for collaborating with TPL and the community organizers and also thanked the open space campaign, particularly Gary Hill, Dave Weinstein, Pam Austin, Vicky Nolan and everyone who worked and contributed to the campaign. Mr. Boniello thanked TPL for it has done with administrating the purchase and getting the grant funding. Mr. Boniello said it has been exciting to see the community come together to make the open space addition happen and see the interest in stewardship continue. Most stewardship endeavors are accomplished through the efforts of community volunteers, including Friends of Five Creeks and El Cerrito Trail Trekkers. There is still much stewardship work to be done in the Hillside Natural Area and it is more than community volunteers can do by themselves. Management plans for the Hillside Area commissioned by the City in the past sit on the shelf waiting to be done. Mr. Boniello stated that he hopes the plans will be implemented because the community cares about the Hillside Natural Area and open space in general.

Susan Schwartz, Friends of Five Creeks, stated that she seconded everything that had been said, particularly Mr. Boniello's statement regarding the need for stewardship. Ms. Schwartz urged the City Council to enjoy the new property and all of the wildflowers that are in bloom. She also referred the public to www.fivecreeks.org for more information.

Pam Austin, El Cerrito, stated that it was a great pleasure and opportunity to work with neighbors and community members as treasurer of the open space campaign. Ms. Austin noted that everyone has full time jobs and did the fundraising in their spare time. Most of the donations came from people who live in El Cerrito and in nearby communities. Ms. Austin thanked the City Council, staff and TPL for all of their support, encouraged other people to get involved in this type of effort and stated that she looks forward to the next opportunity to contribute to El Cerrito.

Action: Moved, seconded (Lyman/Bridges) and carried unanimously to adopt Resolution No. 2015-17 amending agreement with TPL waiving the \$100,000 professional services fee authorized by Resolution No. 2013-39.

B. Property Assessed Clean Energy Financing Program (PACE)

Staff requests the following actions: 1) Adopt a resolution authorizing the City of El Cerrito to become a member of the California Statewide Communities Development Authority Joint Powers Authority (CSCDA), subject to the execution of an amended and restated joint exercise of powers agreement with the CSCDA; 2) Adopt a resolution authorizing the City to join the CaliforniaFIRST Property Assessed Clean Energy (PACE) Program, provided through the CSCDA Joint Powers Authority, subject to the execution of an agreement for the CaliforniaFIRST program to indemnify the City; 3) Adopt a resolution authorizing the City to join the Open PACE Program, provided through the CSCDA Joint Powers Authority; 4) Adopt a resolution authorizing the City to become a member of the Western Riverside Council of Governments Joint Powers Authority (WRCOG) and participate in the California HERO program, subject to the execution of an agreement for the California HERO Program to indemnify the City; and 5) Adopt a resolution authorizing the City to become a member of the California Enterprise and Development Authority Joint Powers Authority (CEDA) and participate in the Figtree PACE program. *Exempt from CEQA.*

Presenter: Emily Alter, Community Development Analyst/Consultant. Ms. Alter noted that Exhibits A and B to Attachment 9, the resolution approving associate membership by the City in the California Enterprise Development Authority, among other actions, was before the Council on the dais this evening as supplemental documents.

Speakers: Al Miller, El Cerrito, offered a suggestion based on his experience with Stege Sanitary District, that the City might consider having businesses doing work associated with the PACE Program register with the City as an extra service for city residents.

Actions: 1) Moved, seconded (Abelson/Bridges) and carried unanimously to adopt Resolution No. 2015–18 authorizing the City of El Cerrito to become a member of the California Statewide Communities Development Authority Joint Powers Authority (CSCDA), subject to the execution of an amended and restated joint exercise of powers agreement with the CSCDA.

2) Moved, seconded (Lyman/Quinto) and carried unanimously to adopt Resolution No. 2015–19 authorizing the City to join the CaliforniaFIRST Program; authorizing the California Statewide Communities Development Authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the incorporated territory of the City; and authorizing related actions.

3) Moved, seconded (Abelson/Bridges) and carried unanimously to adopt Resolution No. 2015–20 authorizing the City to join the Open PACE Program, provided through the CSCDA Joint Powers Authority.

4) Moved, seconded (Bridges/Abelson) and carried unanimously to adopt Resolution No. 2015–21 authorizing the City to become a member of the Western Riverside Council of Governments Joint Powers Authority (WRCOG) and participate in the California HERO program, subject to the execution of an agreement for the California HERO Program to indemnify the City.

5) Moved, seconded (Lyman/Bridges) and carried unanimously to adopt Resolution No. 2015–22 approving associate membership by the City in the California Enterprise Development Authority; Authorizing and directing the execution of an associate membership agreement relating to associate membership of the City in the Authority; Authorizing the City to join the Figtree PACE Program; Authorizing the California Enterprise Development Authority to conduct contractual assessment proceedings and levy contractual assessments within the territory of the City of El Cerrito; and authorizing related actions.

C. Mid Year Budget Update

Staff requests the following: 1) Receive an update on year-end results for Fiscal Year 2013-14 that ended on June 30, 2014; 2) Receive an update on city revenues and expenditures for the first seven months of the fiscal year through January 2015; and 3) Adopt a resolution authorizing adjustments to the Fiscal Year 2014-2015 budget.

Presenter: Lisa Malek-Zadeh, Finance Director.

Action: Moved, seconded (Lyman/Bridges) and carried unanimously to adopt Resolution No. 2015–23 as revised.

8. COUNCIL LOCAL AND REGIONAL LIAISON ASSIGNMENT REPORTS

Mayoral and City Council communications regarding local and regional liaison assignments and committee reports.

Mayor Pro Tem Lyman reported that he will be representing El Cerrito at the next West County Integrated Waste Management Authority Board (IWMA) meeting. The IWMA will be discussing the distribution of recycling revenues and the rate reserve fund. The reserve was funded by the sale of recyclables from the Integrated Resource Recovery Facility (IRRF). From 2002 to 2013 there was approximately \$36 million of recyclables that came to

RecycleMore during that period of time. About \$33 million was returned to residents in the area as a rate reduction however El Cerrito did not benefit from that rate reduction. Some of the \$36 million was generated from out of area sales. About 26% was generated as a result of El Cerrito participating in the Joint Powers Authority and El Cerrito should be getting a percentage of its portion of the 26% of the \$36 million. Mayor Pro Tem Lyman wrote a letter to the IWMA Board and Executive Director on the City's behalf expressing El Cerrito's hope that the discussions that will occur on March 19, 2015 will take into consideration that El Cerrito has not benefitted from any rate reductions for the last 13 years and that the City looks forward to having the other jurisdictions consider this as a matter of equity as El Cerrito's ratepayers paid for the construction of the IRRF including having it in El Cerrito's rate structure for thirty years and the fact that the facility generated revenue. El Cerrito residents should benefit from the out of area sales. The City's consultant provided an analysis that states that the amount is between \$800,000 and \$1.4 million.

Mayor Friedman reported that he met with the President of the East Bay Municipal Utilities District Board of Directors Frank Mellon and Director Andy Katz who provided an update on the drought and implications for El Cerrito residents.

9. ADJOURNED REGULAR CITY COUNCIL MEETING at 8:45 p.m.

SUPPLEMENTAL REPORTS AND COMMUNICATIONS

Item No. 7(B) Property Assessed Clean Energy Financing Program (PACE)

1. Attachment 9, Exhibit A to Resolution regarding joining CEDA and Opt-In Figtree Program – *Submitted by Emily Alter, Community Development Analyst.*
2. Attachment 9, Exhibit B to Resolution regarding joining CEDA and Opt-In Figtree Program – *Submitted by Emily Alter, Community Development Analyst.*

Item No. 7(C) Mid Year Budget Update

3. Revised Resolution – *Submitted by Lisa Malek-Zadeh, Finance Director.*
4. Powerpoint Presentation – *Submitted by Lisa Malek-Zadeh, Finance Director.*

Other:

5. Brochure "Some wildflowers of the El Cerrito Hillside Natural Area" – *Submitted by Susan Schwartz, Friends of Five Creeks.*

CITY COUNCIL OF THE CITY OF EL CERRITO EARTH DAY PROCLAMATION

WHEREAS, the first Earth Day was proclaimed in 1970 in order to foster public awareness of the need to protect the environment and conserve resources; and

WHEREAS, the City of El Cerrito has celebrated Earth Day every year in keeping with this spirit of the initial Earth Day; and

WHEREAS, the annual celebration of Earth Day in the City of El Cerrito seeks to involve all of its citizens in improving their local environment and becoming more aware of their global environment; and

WHEREAS, in furtherance of this objective the City is planning a variety of activities in which residents and businesses will have an opportunity to donate their time and money including: cleaning up and restoring habitats in City parks, facilities, greenways, creeks, and schools; picking up litter along streets and in commercial areas; taking steps to reduce water and energy use in public spaces and at home; and sharing a community lunch and celebrating becoming more “green.”

NOW THEREFORE, the City Council of the City of El Cerrito hereby proclaims April 18, 2015 as EARTH DAY in the City of El Cerrito and encourages all residents and businesses to help make El Cerrito a greener, healthier, more sustainable place for all.

Dated: April 7, 2015

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(C)

Date: April 7, 2015
To: El Cerrito City Council
From: Yvetteh Ortiz, Public Works Director/City Engineer
Subject: Calendar Years 2012 and 2013 Growth Management Program
Compliance Checklist

ACTION REQUESTED

Adopt a resolution approving the Calendar Years 2012 and 2013 Growth Management Program (GMP) Compliance Checklist for allocation of Fiscal Years 2013-14 and 2014-15 Measure J, Local Street Maintenance and Improvement Funds by the Contra Costa Transportation Authority (CCTA).

DISCUSSION

In 1988, voters in Contra Costa County approved Measure C imposing a half-cent sales tax to generate revenue for transportation improvement projects over 20 years. In 2004, the voters approved Measure J extending the sales tax for another 25 years. A portion of the sales tax funds, referred to as the “18 Percent Local Street Maintenance and Improvement (LSM) program” funds, is allocated by the CCTA to cities on a formula basis. To receive these funds and to be eligible for funds from the Transportation for Livable Communities (CC-TLC) program, Measure J requires each jurisdiction in Contra Costa to comply with all the components of its Growth Management Program (GMP). The CCTA assesses compliance with the GMP through the review and approval of a jurisdiction’s GMP Compliance Checklist. Each jurisdiction must complete and approve the checklist.

On April 2, 2013, the City Council adopted Resolution No. 2013-14 approving the Calendar Years 2010 and 2011 GMP Compliance Checklist for allocation of Fiscal Years 2011-12 and 2012-13 Measure J Funds. The current GMP Compliance Checklist, attached as Exhibit A, is for the reporting period of Calendar Years 2012 and 2013, and allocation period of Fiscal Years 2013-14 and 2014-15. This GMP Compliance Checklist must be submitted to the CCTA prior to June 30, 2015.

The Measure J GMP currently requires compliance in the following areas:

- Implementation of 2009 West County Action Plan for Routes of Regional Significance
- Continued Development Mitigation Programs
- Housing Options
- Traffic Impact Studies

- Multi-Jurisdictional Planning
- Minimum Five-Year Capital Improvement Program
- Transportation Systems Management (TSM) Ordinance
- Growth Management Element for General Plan
- Urban Limit Line

Since the last reporting period, there have been no changes and/or required actions in regards to traffic impact studies, the Growth Management Element, TSM Ordinance, the Growth Management Element or Urban Limit Line. The City has satisfied the requirements of Measure J in all of these other areas. More specifically, during this reporting period, the City actively participated in the West Contra Costa Transportation Advisory Committee (WCCTAC) and the implementation of the West County Action Plan for Routes of Regional Significance. The City also continued to implement the Subregional Transportation Mitigation Program as part of its adopted Master Fee Schedule and maintained an adopted ten-year Capital Improvement Program. Furthermore, the City made progress in achieving the objectives of the Housing Element and has a Housing Element that was certified by the State Department of Housing and Community Development (HCD) in early 2012. Finally, due to the passage of the City's own half-cent sales tax (Measure A) in 2008, the City provided funding of street improvement projects, specifically pavement resurfacing, using non-Measure J funds thus exceeding the minimum funding required by Measure J.

The City Council is required to approve the GMP Compliance Checklist for submittal to the CCTA. The GMP Compliance Checklist will first be reviewed by the CCTA's Citizens Advisory Committee and then the Planning Committee. After review and approval by these two committees, the GMP Compliance Checklist is reviewed and approved by the CCTA Board.

STRATEGIC PLAN CONSIDERATIONS

The City's compliance with the various components of the Measure J GMP is consistent with El Cerrito Strategic Plan Goal B – *Achieve long-term financial sustainability*. The GMP is designed to help Contra Costa County plan for and accommodate the continued increases in population, households, and jobs that are expected to occur through the year 2035. One of the key principles underlying the GMP is to ensure that future residential, business, and commercial development pay for the transportation facilities required to meet the demands resulting from that growth, while sales tax revenues be used to alleviate existing congestion. This provides a source of funding for required transportation improvements on both a regional and subregional level.

FINANCIAL CONSIDERATIONS

If the CCTA finds the City in compliance with requirements of Measure J for Calendar Years 2012 and 2013, the CCTA will allocate \$406,052 in Fiscal Year 2013-14 funds and a similar amount in Fiscal Year 2014-15 funds. The amounts are subject to change primarily based on actual sales tax receipts through June 30, 2015. The payment of

Agenda Item No. 5(C)

Fiscal Year 2014-15 funds will occur automatically on the one-year anniversary of the Fiscal Year 2013-14 payment date.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Resolution
2. Exhibit A - GMP Compliance Checklist

RESOLUTION 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO APPROVING THE CALENDAR YEARS 2012 AND 2013 GROWTH MANAGEMENT PROGRAM (GMP) COMPLIANCE CHECKLIST FOR ALLOCATION OF FISCAL YEARS 2013-14 AND 2014-15 MEASURE J, LOCAL STREET MAINTENANCE AND IMPROVEMENT FUNDS BY THE CONTRA COSTA TRANSPORTATION AUTHORITY (CCTA)

WHEREAS, in 1988 Contra Costa County voters approved Measure C imposing a half-cent sales tax to generate revenue for transportation improvement projects over 20 years and approved Measure J extending the sales tax for another 25 years; and

WHEREAS, to receive 18 Percent Local Street Maintenance and Improvement (LSM) program funds and to be eligible for funds from the Transportation for Livable Communities (CC-TLC) program, Measure J requires each jurisdiction in Contra Costa to comply with all the components of its Growth Management Program (GMP); and

WHEREAS, the Contra Costa Transportation Authority requires that local jurisdictions complete a biennial Growth Management Program Compliance Checklist ("Compliance Checklist") to demonstrate compliance with Measure J; and

WHEREAS, the City has satisfied all requirements necessary to be in compliance with Measure J including those involving implementation of 2009 West County Action Plan for Routes of Regional Significance, continued development mitigation programs; housing options; traffic impact studies; multi-jurisdictional planning; minimum five-year Capital Improvement Program; Transportation Systems Management (TSM) Ordinance; Growth Management Element for General Plan; and Urban Limit Line.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito finds the actions of the City to be in conformance with the provisions of Measure J and hereby approves the Calendar Years 2012 and 2013 GMP Compliance Checklist, attached and incorporated herein by reference as Exhibit A, for allocation of Fiscal Years 2013-14 and 2014-15 funds.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on April 7, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on April XX, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor

Measure J Growth Management Program

Compliance Checklist

Reporting Jurisdiction: City of El Cerrito
For Fiscal Years 2013-14 and 2014-15
Reporting Period: Calendar Years 2012 & 2013

1. Action Plans	YES	NO	N/A
a. Is the jurisdiction implementing the actions called for in the applicable Action Plan for all designated Routes of Regional Significance within the jurisdiction?	☒	☐	☐
b. Has the jurisdiction implemented the following procedures as outlined in the <i>Implementation Guide</i> and the applicable Action Plan for Routes of Regional Significance?			
i. Circulation of environmental documents,	☐	☐	☒
ii. Analysis of the impacts of proposed General Plan amendments and recommendation of changes to Action Plans, and	☐	☐	☒
iii. Conditioning the approval of projects consistent with Action Plan policies?	☐	☐	☒
c. Has the jurisdiction followed the procedures for Regional Transportation Planning Committee (RTPC) review of General Plan Amendments as called for in the <i>Implementation Guide</i> ?	☐	☐	☒
2. Transportation Mitigation Program	YES	NO	
a. Has the jurisdiction adopted and implemented a local development mitigation program to ensure that new development pays its fair share of the impact mitigation costs associated with that development?	☒	☐	

2. Transportation Mitigation Program	YES	NO
b. Has the jurisdiction adopted and implemented the regional transportation mitigation program, developed and adopted by the applicable Regional Transportation Planning Committee, including any regional traffic mitigation fees, assessments, or other mitigation as appropriate?	☒	☐
3. Housing Options and Job Opportunities	YES	NO
a. Has the jurisdiction prepared and submitted a report to the Authority demonstrating reasonable progress in providing housing opportunities for all income levels under its Housing Element? The report can demonstrate progress by: (1) comparing the number of housing units approved, constructed or occupied within the jurisdiction over the preceding five years with the number of units needed on average each year to meet the housing objectives established in its Housing Element; or (2) illustrating how the jurisdiction has adequately planned to meet the existing and projected housing needs through the adoption of land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development; or (3) illustrating how its General Plan and zoning regulations facilitate improvement or development of sufficient housing to meet the Element's objectives.	☒	☐
b. Does the jurisdiction's General Plan—or other adopted policy document or report—consider the impacts that its land use and development policies have on the local, regional and countywide transportation system, including the level of transportation capacity that can reasonably be provided?	☒	☐
c. Has the jurisdiction incorporated policies and standards into its development approval process that support transit, bicycle and pedestrian access in new developments?	☒	☐

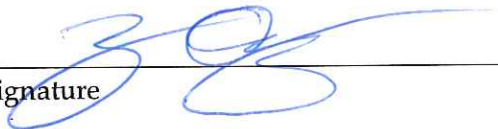
4. Traffic Impact Studies	YES	NO	N/A
a. Using the Authority's <i>Technical Procedures</i> , have traffic impact studies been conducted as part of development review for all projects estimated to generate more than 100 net new peak-hour vehicle trips? (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply).	☐	☐	☒
b. If the answer to 4.a. above is "yes", did the local jurisdiction notify affected parties and circulate the traffic impact study during the environmental review process?	☐	☐	☒
5. Participation in Cooperative, Multi-Jurisdictional Planning	YES	NO	
a. During the reporting period, has the jurisdiction's Council/Board representative regularly participated in meetings of the appropriate RTPC, and have the jurisdiction's local representatives to the RTPC regularly reported on the activities of the Regional Committee to the jurisdiction's council or board? (Note: Each RTPC should have a policy that defines what constitutes regular attendance of Council/Board members at RTPC meetings.)	☒		☐
b. Has the local jurisdiction worked with the RTPC to develop and implement the Action Plans, including identification of Routes of Regional Significance, establishing Multimodal Transportation Service Objectives (MTSOs) for those routes, and defining actions for achieving the MTSOs?	☒		☐
c. Has the local jurisdiction applied the Authority's travel demand model and <i>Technical Procedures</i> to the analysis of General Plan Amendments (GPAs) and developments exceeding specified thresholds for their effect on the regional transportation system, including on Action Plan MTSOs?	☒		☐

5. Participation in Cooperative, Multi-Jurisdictional Planning	YES	NO
d. As needed, has the jurisdiction made available, as input into the countywide transportation computer model, data on proposed improvements to the jurisdiction's transportation system, including roadways, pedestrian circulation, bikeways and trails; planned and improved development within the jurisdiction; and traffic patterns?	☒	☐
6. Five-Year Capital Improvement Program	YES	NO
Does the jurisdiction have an adopted five-year capital improvement program (CIP) that includes approved projects and an analysis of project costs as well as a financial plan for providing the improvements? (The transportation component of the plan must be forwarded to the Authority for incorporation into the Authority's database of transportation projects)	☒	☐
7. Transportation Systems Management Program	YES	NO
Has the jurisdiction adopted a transportation systems management ordinance or resolution that incorporates required policies consistent with the updated model ordinance prepared by the Authority for use by local agencies or qualified for adoption of alternative mitigation measures because it has a small employment base?	☒	☐
8. Maintenance of Effort (MoE)	YES	NO
Has the jurisdiction met the MoE requirements of Measure J as stated in Section 6 of the Contra Costa Transportation Improvement and Growth Management Ordinance (as amended)? (See the Checklist Instructions for a listing of MoE requirements by local jurisdiction.)	☒	☐

9. Posting of Signs	YES	NO	N/A
Has the jurisdiction posted signs meeting Authority specifications for all projects exceeding \$250,000 that are funded, in whole or in part, with Measure C or Measure J funds?	☒	☐	☐
10. Adoption of the Measure J Growth Management Element	YES	NO	N/A
Has the local jurisdiction adopted a final GME for its General Plan that substantially complies with the intent of the Authority's adopted Measure J Model GME?	☒	☐	☐
11. Adoption of a Voter-Approved Urban Limit Line	YES	NO	N/A
a. Has the local jurisdiction adopted and continually complied with an applicable voter-approved Urban Limit Line as outlined in the Authority's annual ULL Policy Advisory Letter?	☒	☐	☐
b. If the jurisdiction has modified its voter-approved ULL or approved a major subdivision or General Plan Amendment outside the ULL, has the jurisdiction made a finding of consistency with the Measure J provisions on ULLs and criteria in the ULL Policy Advisory Letter after holding a noticed public hearing and making the proposed finding publically available?	☐	☐	☒
12. Other Considerations	YES	NO	N/A
If the jurisdiction believes that the requirements of Measure J have been satisfied in a way not indicated on this checklist, has an explanation been attached below?	☐	☐	☒

13. Review and Approval of Checklist

This checklist was prepared by:


Signature

3/31/15
Date

Yvetteh Ortiz, Public Works Director
Name & Title (print)

(510) 215-4382
Phone

yortiz@ci.el-cerrito.ca.us
Email

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

Certified Signature (Mayor or Chair)

Date

Name & Title (print)

Attest Signature (City/Town/County
Clerk)

Date

Name (print)

Supplementary Information (Required)

1. Action Plans

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

The City of El Cerrito has taken various actions to implement the 2009 West County Action Plan for Routes of Regional Significance. Refer to **Attachment 1**.

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

No General Plan Amendments were approved during this reporting period.

Provide a summary list of projects approved during the reporting period and the conditions required for consistency with the Action Plan.

No projects were approved that required action under the West County Action Plan.

2. Transportation Mitigation Program

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

The City adopted a revised Subregional Transportation Mitigation Program ordinance

in 2006 and the corresponding fees are part of the City's adopted Master Fee Schedule.

3. Housing Options and Job Opportunities

- a. *Please attach a report demonstrating reasonable progress in providing housing opportunities for all income levels.*

Refer to **Attachment 2**.

- c. *Please attach the jurisdiction's adopted policies and standards that ensure consideration of and support for walking, bicycling, and transit access during the review of proposed development.*

4. Traffic Impact Studies

Please list all traffic impact studies that have been conducted as part of the development review of any project that generated more than 100 net new peak hour vehicle trips. (Note: Lower traffic generation thresholds established through the RTPC's Action Plan may apply). Note whether the study was consistent with the Authority's Technical Procedures and whether notification and circulation was undertaken during the environmental review process.

No projects were approved that required action under the West County Action Plan.

5. Participation in Cooperative, Multi-Jurisdictional Planning

No attachments necessary.

6. Five-Year Capital Improvement Program

Please attach the transportation component of the most recent CIP version, if the Authority does not already have it. Otherwise, list the resolution number and date of adoption of the most recent five-year CIP.

Refer to **Attachment 3**. The latest CIP adopted by El Cerrito City Council during the CY 2012 and 2013 period was under Resolution 2013-33, dated June 18, 2013.

7. Transportation Systems Management Program

Please attach a copy of the jurisdiction's TSM ordinance, or list the date of ordinance or resolution adoption and its number.

Refer to **Attachment 4** for City of El Cerrito Ordinance 98-2 dated May 4, 1998.

8. Maintenance of Effort (MoE)

Please indicate the jurisdiction's MoE requirement and MoE expenditures for the past two fiscal years (FY 2011-12 and FY 2012-13). See the Instructions to identify the MoE requirements.

The MoE Requirement for the City of El Cerrito, which is based on average annual amount of transportation expenditures during the base period of Fiscal Year 1987–88 through Fiscal Year 1989–90, is \$173,871.

El Cerrito's MoE expenditures for the reporting period are as follows:

- \$453,310 in FY11-12
- \$288,494 in FY12-13

9. Posting of Signs

Provide a list of all projects exceeding \$250,000 within the jurisdiction, noting which ones are or were signed according to Authority specifications.

In 2012 and 2013, the City had the following projects under construction that were partially funded with Measure J funds:

Potrero Ave – 55th to 56th Streets Safety Improvements, C3045:

Total Project Budget - \$649,900

Measure C/J Return to Source Funding - \$31,600

Construction Began - February 2013

\$649,900.

Central Avenue & Liberty Street Streetscape Improvements, C3063:

Total Project Budget - \$1,280,000

Measure J TLC Funding - \$180,000

Construction Began - September 2013

Both projects were signed according to the Authority's specifications.

10. Adoption of the Measure J Growth Management Element

Please attach the adopted Final Measure J Growth Management Element to the local jurisdiction's General Plan. There have been no updates to the previously submitted Element.

11. Adoption of a voter-approved Urban Limit Line

The local jurisdiction's adopted ULL is on file at the Authority offices. Please specify any actions that were taken during the reporting period with regard to changes or modifications to the voter-approved ULL, which should include a resolution making a finding of consistency with Measure J and a copy of the related public hearing notice.

No actions were taken during this reporting period with regard to the voter-approved

ULL.

12. Other Considerations

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

None.

Attachment 1 – West County Action Plan Implementation

City of El Cerrito Measure J Growth Management Program Checklist for FY 2013-14 and 2014-15 Reporting Period CY 2012 and 2013

The City of El Cerrito has taken the actions summarized below to implement the 2009 West County Action Plan for Routes of Regional Significance.

West County, Area-wide Action 2.i - Maintain pavement management systems/schedules to manage and monitor pavement needs

City Implementation: In 2008, El Cerrito residents passed Measure A, "El Cerrito Pothole Repair, Local Street Improvement and Maintenance Measure", which is a half-cent sales tax to provide dedicated funding for a comprehensive street pavement repair and maintenance program for City streets. Prior to 2008, the City faced a backlog of street maintenance and repairs. The Measure A accelerated work plan was a multi-year, intensive program designed to improve El Cerrito's street system and to complete the repairs in the most efficient and quickest way possible. The Measure A accelerated work plan involved repairing or resurfacing at least 70% of local streets in El Cerrito within four years. In 2012 and 2013, the City transitioned to an on-going street maintenance and rehabilitation program to ensure the streets remain in good pavement condition and to address a handful of streets that remain in the poor category.

The City uses the standard Pavement Condition Index (PCI) to rate streets on a 100-point scale, with failed streets rated at 0 and excellent streets at 100. A goal of the Measure A program was to raise the City's average PCI rating from about 52 in 2007 to about 70 by 2012. This goal was surpassed in 2010 when the City achieved a score of 85. As of 2013, the City of El Cerrito is among the top three cities in Bay Area for pavement conditions.

In 2013, the City awarded a construction contract for the 2013/14 Street Improvement Project to repair seventeen (17) street segments with moderate to severely distressed pavement. The project leveraged \$479,000 in Measure A funds to obtain \$354,000 State-Local Partnership Program (SLPP) grant funds.

West County, Area-wide Action 5.ii - Continue focus on ADA compliance for pedestrians (e.g., improvements for the visually impaired)

City Implementation: The City has an annual Access Improvement Program to implement ADA improvements in the public right-of-way per the City's 2009 ADA Transition Plan. In 2012 and 2013, the City completed construction and/or began construction on various projects that included installation of curb ramps and repair or installation of sidewalk to improve accessibility including the following projects:

- Fairmount Avenue & Ashbury Avenue Intersection Improvements Project, which was largely funded by a federal Highway Safety Improvement Program, included installation of curb ramps and audible pedestrian signals along with other safety improvements.
- Arlington Boulevard Safe Routes to School and Access Improvements Project, which was funded by a federal Safe Routes to School Program, included installation of curb bulb-outs and ramps.

- 2013 Street Access Improvements Project, which was funded by Measure J Return to Source funds, included installation of curb ramps and widening of sidewalk to remove mid-block obstructions.
- Potrero Avenue between E. 55th and E. 56th Streets Safety Improvements, which was largely funded by a federal Highway Safety Improvement Program and supplemented with some Measure J Return to Source funds, included the installation of curb ramps, new signalized crosswalks and reduced pedestrian crossing distances.
- Moeser & Ashbury Pedestrian and Bicycle Corridor Improvements Project, which was largely funded by a federal Transportation Enhancement grant and supplemented with City Measure A funds, included the installation of curb bulb-outs, curbs ramps and new sidewalk segments on important pedestrian corridors.
- Central Avenue and Liberty Avenue Streetscape Improvements Project, which was largely funded by a federal Transportation for Livable Communities (TLC) Grant and supplemented with a Measure J TLC grant and City Measure A funds, included the installation of curb bulb-outs, curbs ramps and repair of sidewalk.

West County, Area-wide Action 5.iii - Work with CCTA and MTC to seek funding to install crosswalks, sidewalks, curb cuts, islands or "holding areas," bus shelters, and median improvements where absent or substandard to close gaps in pedestrian sidewalk/pathway system

City Implementation: In 2012 and 2013, the City secured and/or developed the design of the following grant-funded projects to install improvements, such as improved crosswalks, sidewalks, curb ramps, pedestrian refuge islands:

- Completed design for the Ohlone Greenway Major Street Crossing Safety Improvements, which was largely funded by a federal Highway Safety Improvement Program and supplement by Measure J Return to Source funds.
- Applied for and was awarded a federal Highway Safety Improvement Program grant in the amount of \$237,800 for the Arlington Boulevard Curve at Brewster Drive Improvement Project
- Applied for and was awarded a \$3.4 million federal One Bay Area Grant (OBAG) grant to design and construct the Ohlone Greenway BART Station Access, Safety and Placemaking Improvement Project

West County Actions:

- **I-80 Key Objective A & Action 2.ii - Utilize the I-80 ICM project to enhance the current Transportation Management System along the I-80 Corridor by using State of the Practice solutions to build an integrated, balanced, responsive and equitable system that will monitor and maintain optimum traffic flow along the network to regulate speed, reduce delays, and reduce incidents to improve the safety and mobility for all users;**
- **San Pablo Avenue Action 1.i - Study traffic improvement and management options to discourage diversion from I-80 and encourage diverted traffic to return to I-80 on the next downstream feeder road as part of the I-80 ICM project; and**
- **Central Avenue Action 1.i -Seek grant funding to develop and implement a signal coordination plan for Central Avenue between the intersections of San Pablo Avenue and I-580**

City Implementation: In 2012 and 2013, the City continued participation in the construction and implementation efforts for the I-80 Integrated Corridor Mobility (ICM). The City entered into the I-80 Integrated Corridor Mobility Project, Memorandum of Understanding (MOU) between all project stakeholders to support the implementation of active traffic management measures including ramp metering and lane use control on the freeway and trailblazer signs, signal

coordination and intersection operational improvements along and near San Pablo Avenue and Central Avenue to improve overall corridor mobility and minimize impacts on local streets. In addition, City staff also continued to be actively involved in the development of the Cooperative Operations & Maintenance Agreement and the construction of the San Pablo Corridor, Arterial and Transit Improvements Project, which is one of several projects under the I-80 ICM.

West County, I-80 Key Objective B & Action B.i; Central Avenue Key Objective A & Action A.i - Partner with participating agencies to complete design, funding, and construction of I-80 interchange improvements with Central Avenue

City Implementation: CCTA initiated work on a Project Study Report in late 2006 to analyze access improvements from/to I-80 at Central Avenue. Sixteen alternatives were examined but were later dropped due to public input, limited benefits, significant community impacts and high cost. Instead, two smaller projects were recommended that would provide near term congestion relief and improved traffic operations: A near-term "Operational Modifications Project" and a longer-term "Local Roads Realignment Project". In 2012 and 2013, the City of El Cerrito continued to partner with the CCTA and City of Richmond to complete public outreach and engineering and environmental studies and environmental clearance for the near-term "Operational Modifications Project". This project is aimed at eliminating the blockage of through traffic along westbound Central Avenue caused by vehicles turning left onto I-80 westbound (toward SF). During weekend peak hours (11 am – 3 pm) and through the use of mainly electronic signs, the project will redirect this traffic turning left from westbound Central Avenue to use the I-580 eastbound on-ramp at Rydin Road. The project will also replace the all-way STOP signs at the I-580 ramps with coordinated traffic signals.

West County, Area-wide Action 4.i - Provide and maintain bus stops with lighting, shelters, telephones, trash/recycling receptacles, bus pads, information kiosks with advanced traveler information systems (ATIS) capabilities, and directional/transit signage;

City Implementation: In 2012 and 2013, the City continued to maintain various streetscape improvements constructed as part of the San Pablo Avenue Streetscape and Rain Gardens Project completed in 2011. The goal of the project was to identify El Cerrito as a distinct place along the Avenue, enhance the economic vitality of the area, and create a safer, more accessible, and attractive walking and bicycling environment. The project included new medians south of Central Avenue, eight new crosswalks, various pedestrian safety and access improvements (curb ramps, audible signals, countdown pedestrian crossing signals, and in-pavement flashing crosswalks in some locations), historic-cultural sidewalk pavers, upgraded landscaping, new street furnishings including benches and bike racks, additional street trees, upgraded bus stops with new lighting, benches and trash/recycling bins, and demonstration rain gardens.

West County Actions:

- **I-80 Key Objective C and Action C.i - Plan and implement Transit Oriented Development (TOD) at El Cerrito del Norte and El Cerrito Plaza BART stations;**
- **San Pablo Avenue Key Objective A - Improve pedestrian and bicycle access with related safety enhancements along the corridor; and**
- **San Pablo Avenue Key Objective C - Complete San Pablo Avenue Specific Plan in the cities of Richmond and El Cerrito; and**
- **San Pablo Avenue Key Objective D - As a designated ABAG FOCUS Priority Development Area, monitor development and implement projects on or near the San Pablo Avenue, BART stations, and other transit hubs to facilitate transit-oriented development**

City Implementation: In 2012 and 2013, the City continued its efforts on the San Pablo Avenue Specific Plan, which is intended to prioritize the del Norte and Plaza BART Areas as two key nodes for higher-intensity, transit-oriented development. More specifically in 2013, the City initiated a coordinated effort to complete and integrate the San Pablo Avenue Specific Plan, Complete Streets Plan, and Programmatic Environmental Impact Report. In addition, the City also began development of a Multi-Modal Capital Improvement Program (CIP) within a ½ mile of both BART stations. The Complete Streets Plan and Multi-Modal CIP are funded by Measure J TLC and Measure J TOD Access Improvements at El Cerrito Plaza and del Norte BART Stations Project, respectively. The 2013 efforts put particular emphasis on maximizing TOD opportunities at the two BART stations, collecting updated information including current traffic counts, and doing analyses and identifying appropriate mitigation measures based upon the new proposed development numbers and in consideration of changed regulatory requirements and new multi-modal performance measures. More specifically, combining these three efforts would potentially allow the City to increase proposed densities to levels that are needed to achieve City, Regional and State goals and policies related to increased transit access and walkability; greenhouse gas emissions reductions as required and proposed by AB32 (California's Global Warming Solutions Act of 2006), SB375 (Sustainable Communities and Climate Protection Act of 2008), and the City's own Climate Action Plan; and consideration of economic feasibility for real estate development.

Finally, the ability for the City to adopt integrated performance measure that supports current and future multimodal mobility needs is not only supportive of the City's goals for reducing vehicle-miles traveled and achieving a balanced transportation system, but makes pursuing TOD a more economically feasible path. In reviewing and taking a fresh look at the 2009 Specific Plan, and in recognition of increased development and City Council interest in TOD as both an environmental and economic development strategy, City staff identified other strategies to assure that the Plan's products best situate the City to be ready and competitive to attract high-quality development. One of those strategies is to have the multi-modal CIP for future transportation improvements. Completion of the multimodal CIP will also put the City and BART in a competitive and ready position to begin applying for capital funds to build public access improvement projects to realize both near-term benefits as well as to prepare for successful TOD.

West County, Cutting Boulevard Action 1.i - Continue study of improvements at intersection of Cutting Boulevard and San Pablo Avenue and adjacent intersection

City Implementation: See actions above pertaining to the San Pablo Avenue Specific Plan and Complete Plan, which includes Cutting Boulevard. In addition, in 2013, as part of the I-80 ICM efforts to improve bus access to the del Norte BART Station, modifications to Cutting Blvd between San Pablo Avenue and the del Norte BART Station were implemented. A bus contra-flow lane was established to allow buses to travel eastbound on Cutting instead of having to travel through the more congested intersection of San Pablo/Hill St/Eastshore thereby improving transit operations and efficiency.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of El Cerrito
Reporting Period 1/1/2013 - 12/31/2013

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶			0	10							
(10) Total by income Table A/A3 ▶ ▶						10					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of El Cerrito
Reporting Period 1/1/2013 - 12/31/2013

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

**Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	1			9		10	10

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of El Cerrito

Reporting Period 2007-2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed Restricted	93			28						28	65
	Non-deed restricted											
Low	Deed Restricted	59	9								9	50
	Non-deed restricted											
Moderate	Deed Restricted	80	10		28						38	42
	Non-deed restricted											
Above Moderate		199	147	6	9	7	2	5	10		186	13
Total RHNA by COG. Enter allocation number:		431									261	170
Total Units ▶ ▶ ▶			166	6	65	7	2	5	10			
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: El Cerrito
Reporting Period: 2013

Table C
Program Implementation Status - Certified HE 2012

Program Description (By Housing Element Program Names)		
Name of Program	Deadline in HE	Status of Implementation
Program 1.1 - Continue to implement the Residential Rental Inspection Program	Ongoing	New cycle started in 2013
Program 1.2 - Continue to investigate complaints and take action about rental housing code violations	Ongoing	Ongoing
Program 1.3 - Continue to encourage the rehabilitation of existing housing units by providing program information	2010	Information available to the public at the front counter
Program 1.4 - Continue to permit new housing units & rehabilitation in mixed use & commercial zoning districts	Ongoing	Allowed for by Zoning Ordinance
Program 1.5 - Continue to regulate condominium conversions	Ongoing	Mandated by Zoning Ordinance
Program 1.6 - Continue to regularly monitor assisted housing units to help preserve existing stock of affordable housing	Annual	Annual monitoring completed in 2013
Program 1.7 - Continue to enforce notification requirements on BMR and Section units	Ongoing	Mandated by Zoning Ordinance
Program 1.8 - Annual review of the City Capital Improvements Program (CIP)	Annual	The Planning Commission reviewed and certified the CIP in 2013.
Program 2.1 - Retain existing residential zoning and discourage non-residential uses	Ongoing	Mandated by Zoning Ordinance
Program 3.1 - Consider enacting additional incentive programs to encourage retrofit of seismically unsafe buildings	Ongoing	Ongoing
Program 3.2 - Explore possible funding sources to minimize financial impact of retrofits on low/mod income residents	Ongoing	Ongoing
Program 4.1 - Conduct an annual evaluation of the City's inventory of available sites	Annual	To be completed by end of 2014
Program 5.1 - Maintain General Plan designations for mixed use and high density housing	Ongoing	Ongoing
Program 6.1 - Continue to fast track processing for second units meeting established City standards	Ongoing	Allowed for by Zoning Ordinance
Program 6.2 - Consider the establishment of a "pre-approved" second unit program.	2012-2013	Evaluating Santa Cruz second unit program
Program 7.1 - Continue to implement City regulations that allow manufactured and prefab housing in residential districts	Ongoing	Allowed for by Zoning Ordinance
Program 8.1 - Continue to identify underutilized properties where transit oriented development can occur.	Ongoing	Ongoing
Program 9.1 - Use existing zoning regulations to allow innovative approaches to increasing affordable housing.	Ongoing	Allowed for by Zoning Ordinance
Program 10.1 - Revise the Zoning Ordinance to include housing size diversity standards	2012	To be analyzed with annual ZO update in 2014
Program 11.1 - Continue to enforce the Zoning Ordinance which provides incentives for affordable housing	Ongoing	Mandated by Zoning Ordinance
Program 11.2 - Continue to inform developers about and allow density bonuses	Ongoing	Ongoing

Table C
Program Implementation Status - Certified HE 2012

Program Description (By Housing Element Program Names)		
Name of Program	Deadline in HE	Status of Implementation
Program 12.1 - During the annual Master Fee Schedule revision, evaluate development fees.	Annual	Fees were updated with Master Fee Schedule as part of 2013 Budget
Program 13.1 - Streamline the application process by continuing to offer interdepartmental team meetings for applicants	Ongoing	Ongoing
Program 14.1 - Continue to enforce the Zoning Ordinance and encourage Transit Oriented development	Ongoing	Ongoing
Program 15.1 - Assist developers in obtaining state and federal funding available to develop affordable housing	Ongoing	Ongoing
Program 15.2 - Continue to enforce Federal and State Accessibility and Adaptability standards	Ongoing	Required by Building Code
Program 15.3 - Continue to fast track inspection processes for large family and special needs housing.	Ongoing	Ongoing
Program 15.4 - Continue to encourage and support development of senior housing	Ongoing	Ongoing
Program 15.5 - Facilitate the provision of housing that supports 'aging in place' for the City's senior population	Ongoing	The Planning Commission approved 56 units of "age in place" senior housing in December 2013.
Program 15.6 - Update the Zoning Ordinance to include a definition of transitional and support housing	2012	To be completed with annual ZO update in 2014
Program 16.1 - Assist in the development of extremely low-, very low-, low- and moderate income housing	Ongoing	Ongoing
Program 16.2 - Study the feasibility of an inclusionary housing ordinance	2012	Under development
Program 16.3 - Encourage developers to leverage limited Housing Funds with other assistance	Ongoing	Ongoing
Program 17.1 - Continue to allow emergency and transitional housing as a permitted use within the CC zone	Ongoing	Mandated by Zoning Ordinance
Program 17.2 - Consult with other agencies to maintain 2007-2014 demand estimate for emergency housing	Ongoing	Ongoing
Program 17.3 - Coordinate with the County and cities to develop the annual 5-year consolidated plan	Ongoing	Ongoing
Program 18.1 - Look for opportunities with non-profits and other cities to expand the City's supply of affordable housing	Ongoing	56 units of affordable housing were approved in 2013
Program 19.1 - Continue to provide non-discrimination clauses in rental agreements and deed restrictions	Ongoing	Ongoing
Program 19.2 - Reasonable Accommodation procedures	Ongoing	Required by Building Code
Program 19.3 - Continue the City's participation in the Contra Costa Urban County CDBG Consortium.	Ongoing	Ongoing
Program 19.4 - Continue to allow emergency, transitional and supportive housing as a permitted use within the CC zone	Ongoing	Mandated by Zoning Ordinance
Program 20.1 - Develop an energy conservation strategy	2011	The City adopted a Climate Action Plan in 2013
Program 21.1 - Continue to enforce the State Energy Conservation Standards	Ongoing	Mandated by Building Code
Program 22.1 - Develop policies consistent with AB32 and SB375 to establish common thresholds for green buildings	2011	The City adopted a Climate Action Plan in 2013 with goals for such projects.
Program 23.1 - Continue to provide for increased density, reduced parking and design and development standards	Ongoing	Allowed for by Zoning Ordinance

RESOLUTION 2013-33

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO ADOPTING THE ANNUAL BUDGET REPRESENTING SPENDING AUTHORITY FROM ALL FUNDS OF THE CITY OF EL CERRITO FOR FISCAL YEAR 2013-14

WHEREAS, City staff have prepared, transmitted, and presented the proposed FY 2013-14 Budget to the City Council of the City of El Cerrito for its consideration, and it has been reviewed and analyzed in public review sessions; and

WHEREAS, the City prepares and adopts a budget with the intent of providing a planned program for City services and a financial system to carry out the program of services; and

WHEREAS, the proposed budget represents anticipated revenues and proposed expenditures, including interfund transfers, from all funds of the City of El Cerrito; and

WHEREAS, proposed spending authority from tax proceeds are within the City's Fiscal Year 2013-14 Gann Appropriations Limit, as defined the California State Constitution Article XIII B;

WHEREAS, pursuant to California Health and Safety Code §33334.3(d), the City is required to make findings regarding the proposed administrative expense for the City Low & Moderate Housing Fund; and

WHEREAS, the City's proposed budget for Fiscal Year 2013-14 includes appropriations for administrative expenses in the Low & Moderate Housing Fund; and

WHEREAS, the proposed administrative expenses in the Low & Moderate Housing Fund are necessary for the production, improvement or preservation of affordable housing in the El Cerrito Redevelopment Project Area.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of El Cerrito hereby adopts the Fiscal Year 2013-14 Budget with spending limits across funds as follows:

General Fund	\$28,453,592
Gax Tax Fund	\$1,253,937
NPDES Fund	\$454,725
Landscape and Lighting	\$1,314,327
Measure J Return to Source	\$518,741
Measure J Storm Drain	\$951,402
Measure A Parcel Tax	\$624,970
Asset Seizure	\$0
Vehicle Abatement	\$11,000
Park In Lieu Fund	\$0
Street Improvement Fund	\$3,015,684
Art in Public Places	\$0
Federal, State and Local Grants	\$914,783
City LMI Housing	\$140,838
Capital Improvements	\$3,478,220
Storm Drain Debt Service	\$521,530

Integrated Waste Management	\$2,174,295
Vehicle/Equipment Replacement	\$168,532
Employee Pension Trust Fund	\$112,500
Finance Authority- Measure A	\$365,308
Finance Authority- City Hall	\$596,308
Finance Authority -Street Improvement	\$736,780
TOTAL	\$45,807,472

BE IT FURTHER RESOLVED that:

1. The City Council of the City of El Cerrito finds that the above recitals are accurate.
2. In compliance with Health and Safety Code Section §33334.3(d), the City Council of the City of El Cerrito hereby finds that the proposed administrative expenses for the Low & Moderate Income Housing Fund are necessary for the production, improvement or preservation of affordable housing.

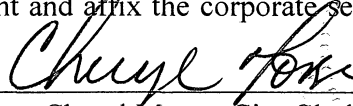
BE IT FURTHER RESOLVED that the City Council of the City of El Cerrito hereby authorizes the City Manager or his/her designee to:

3. Create such appropriations into such new accounts as may be appropriate for proper accounting in the City's financial system and to make any necessary non-material changes to finalize the budget document.
4. Apply correct accounting rules for the proper classification of interfund transactions, including transfers between funds, or other financial transactions, as may be necessary to address bond or loan covenants, or any other requirements imposed by formal, legal agreements between the City any other parties, as previously entered into by the City.
5. Approve payment of goods and services received by the City in accordance with the City's approved budgets, programs, and policies, subject to a limitation of \$25,000 for any single vendor in any one fiscal year, beyond which amount the City Council retains authority to approve payment with the exception of those items falling under other statutory authority (e.g., public works, State purchasing).
6. Shift expenditure authority within funds among departments, as may be necessary to meet the City's operational needs.

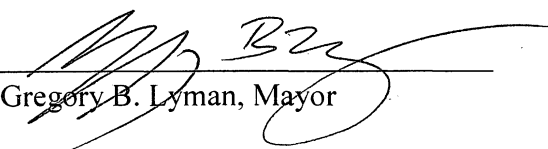
I CERTIFY that at the regular meeting on June 18, 2013, the El Cerrito City Council passed this resolution by the following vote:

AYES: Councilmembers Abelson, Benassini, Bridges, Friedman and Mayor Lyman
 NOES: None
 ABSENT: None

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on June 27, 2013.


 Cheryl Morse, City Clerk

APPROVED:


 Gregory B. Lyman, Mayor

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Ohlone Grnwy Natural Area & Rain Gardens	Proponent:	Community Development Department
Project Number:	C3067	Project Mgr:	Community Development & Public Works
Funding Sources:	Grants	User Dept:	General Public
	A	Location:	Ohlone Greenway, south of Fairmount

Fiscal Year	Capital Costs			Other Costs		
	Prop 84 Urban Greening			Operating	Energy	Misc
Prior Years	180,000	-	-	-	-	-
2013-14	720,000	-	-	-	-	-
2014-15	-	-	-	-	-	-
2015-16	-	-	-	-	-	-
2016-17	-	-	-	-	-	-
2017-18	-	-	-	-	-	-
2018-19	-	-	-	-	-	-
2019-20	-	-	-	-	-	-
2020-21	-	-	-	-	-	-
2021-22	-	-	-	-	-	-
2022-23	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-
Subtotal	900,000	-	-	-	-	-

Total Capital Costs: 900,000

Total Other Costs: -

TOTAL ALL COSTS: 900,000

Statement of Need, Service Level, and Issue:

Project Description: The project would add green elements to this Ohlone Greenway between the City of Albany and Fairmount Avenue by treating urban stormwater runoff; creating an informal exploration, natureplay and plaza area; improving walkability; utilizing and demonstrating low maintenance, low water using, native landscaping; improving riparian habitat and diversity; and fostering connection to nature along the Ohlone Greenway.

General Plan Objective: The project implements elements and design goals within both the General Plan and the Ohlone Greenway Master Plan.

Need/Service Level: The Ohlone Greenway Master Plan developed with extensive community input indicated a desire to create more attractive and usable "nodes" along the Greenway as well as to enhance ecological areas and incorporate community gathering areas.

Pertinent Issues: The City received a Proposition 84/Urban Greening grant for this project. The project received letters of support from the City of Albany, BART, Albany Middle School, Friends of Five Creeks and the Contra Costa Public Health Department as it fosters a more active community. The project was also presented to the Parks and Recreation Commission. Construction was coordinated with the BART Earthquake Safety Retrofit program.

Status: The City was awarded funding in January 2011 and hired a design consultant in February 2012. The project is expected to begin construction in Summer 2013.

Cost Estimate:	Admin.	6,000	Design:	136,342	Constr Mgt:	25,000
	Equipment:	-	Constr:	630,440	Other:	19,000
	Contingency:	83,218			TOTAL:	\$ 900,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Ohlone Greenway Improvements between Hill and Blake	Proponent:	Public Works Dept.
Project Number:	C3069	Project Mgr:	Public Works - Engineering Division
Funding Sources:	Park-in-Lieu Fund 210	User Dept:	General Public
		Location:	Ohlone Greenway

Fiscal Year	Capital Costs				Other Costs		
	Park-in-Lieu Fund				Operating	Energy	Misc
Prior Years	50,000	-	-	-	-	-	-
2013-14	50,000	-	-	-	-	-	-
2014-15	387,000	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	487,000	-	-	-	-	-	-

TOTAL ALL COSTS:	<u>487,000</u>	Total Capital Costs:	<u>487,000</u>	Total Other Costs:	<u>-</u>
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Statement of Need, Service Level, and Issue:

Project Description: Improve the Ohlone Greenway consistent with the Greenway Master Plan includes landscaping, lighting, and street crossing improvements.

General Plan Objective: The project implements elements and design goals within both the General Plan and the Ohlone Greenway Master Plan.

Need/Service Level: The Ohlone Greenway Master Plan developed with extensive community input indicated a desire to create more attractive and usable "nodes" along the Greenway as well as to enhance ecological areas and incorporate community gathering areas.

Pertinent Issues: Funding was provided by Safeway as their Park-in-Lieu contribution. Another Safeway-funded project is the Hill Street Improvements, and Safeway has allowed that some portion of the Park-in-Lieu funds can be diverted to the Hill Street Project at the City's discretion. All improvements will be coordinated with Safeway development improvements and work on Greenway as part of the BART Seismic Retrofit Project.

Status: The first element will be a pedestrian path along the Safeway frontage to carry pedestrians from the BART crosswalk at Hill St up to the store's entrance. This will be designed in a manner such that it can ultimately connect to the BART path with full ADA accessibility near the Safeway outdoor cafe area. Design and construction of the full area is being coordinated with the BART Retrofit Project and other area improvements.

Cost Estimate:	Admin.	6,400	Design:	48,000	Constr Mgt:	48,000
	Equipment:		Constr:	320,000	Other:	
	Contingency:	64,600			TOTAL:	\$ 487,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Ohlone Greenway Master Plan Imp	Proponent:	Public Works/Community Sustainability
Project Number:	tbd	Project Mgr:	Public Works - Engineering Division
Funding Sources:	Park-in-Lieu Fund (210)	User Dept:	General Public
	RDA Capital (2003 Bonds) (811), unidentified	Location:	Ohlone Greenway
	811, 210, A, B		

Fiscal Year	Capital Costs				Other Costs		
	Park-in-Lieu Fund	RDA Capital ('03 Bonds)	BART	Unidentified	Operating	Energy	Misc
Prior Years	20,500	127,500	603,292	-	-	-	-
2013-14	-	-	-	-	-	-	-
2014-15	-	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	200,000	-	-	2,644,708	-	-	-
Subtotal	220,500	127,500	603,292	2,644,708	-	-	-
Total Capital Costs:				3,596,000	Total Other Costs:		
TOTAL ALL COSTS:				\$3,596,000			

Statement of Need, Service Level, and Issue:

Project Description:	The project is divided into three phases: Master Plan; BART-related upgrades; and future improvements. The master plan is now complete and adopted, and the BART-related upgrades have been designed and are slated for construction in 2011 - 2014. Future improvements are outlined in the master plan, most are not funded at this point.					
General Plan Objective:	Comm Design: Utilize the Greenway as one of the features that provides a more distinct identity for El Cerrito through enhancement of its landscape features, signage, maps and other features. (CD 3.9): Ohlone Greenway- Enhance the usability and aesthetic appeal of the Ohlone greenway by integrating it into the fabric of the City. (CD 3.10): Greenway Spur Trails- Develop greenway spur trails for creekside access. (CD3): A City with attractive landscaping of public and private properties, open space, and public gathering places.					
Need:	Three primary conditions give rise to the need for this project. 1) The need for improving the facility to meet current and future users' needs and standards, as well as to improve the design and feel of the facility to fully actualize its potential to contribute to the surrounding areas; 2) To coordinate and optimize the opportunity provided by the BART Earthquake Safety Program and disruptive trail closure; 3) To create a consistent and appealing design to coordinate future improvements with public or private projects.					
Service Level:	The Ohlone is considered by regional bicycle organizations as a backbone to the non-motorized transportation system in the region. 2007 counts found weekday use averaging 627 pedestrians/bicyclists per day, and according to a citywide survey completed in 2003, the Greenway is the 6th most used recreational facility. 2/3 of residents in a 2007 Citywide survey indicated they use the Greenway regularly or often.					
Pertinent Issue:	Through extensive negotiations with BART, Phase 1A of the Master Plan, for the most part, has been included in the design for the BART Earthquake Safety Program. In order for BART to use City property along the Ohlone Greenway for construction purposes, BART purchased temporary construction easements from the City in July 2009 via the execution of an Acquisition Agreement. The City granted BART a Right of Entry to City property and, in lieu of payment to the City for the Right of Entry value in the amount of \$603,292, BART offered to construct improvements beyond the equivalent value of BART's required restoration work. The Ohlone Greenway Master Plan is helping staff in searching for additional outside funding, including an Urban Greening Grant for the section between Fairmount Avenue and Brighton Avenue in Albany.					
Status:	BART-related improvements are designed and scheduled for construction for construction in 2011-2014. City staff will review the construction of these improvements. Other related projects are the Ohlone Natural Area south of Fairmount Avenue (funded through a Prop 84 grant) and the Hill-to-Blake section (funded pursuant to the Safeway development agreement). Future improvements are awaiting funding.					
Capital Cost Estimate:	Admin:	\$43,000	Design:	\$258,000	Constr Mgt:	\$215,000
	Equipment:	\$500,000	Constr:	\$2,150,000	Other:	\$0
	Contingency:	\$430,000			TOTAL:	\$3,596,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Ohlone Greenway Signage Program	Proponent:	Public Works Department
Project Number:	tbd	Project Mgr:	Public Works - Engineering Division
Funding Sources:	Unidentified A, B	User Dept:	General Public
		Location:	Ohlone Greenway

Fiscal Year	Capital Costs				Other Costs		
	Meas J TLC Grant	Unidentified			Operating	Energy	Misc
Prior Years	-	-	-	-	-	-	-
2013-14	-	-	-	-	-	-	-
2014-15	118,200	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	200,000	-	-	-	-	-
Subtotal	118,200	200,000	-	-	-	-	-

Total Capital Costs: 318,200

Total Other Costs: -

TOTAL ALL COSTS: 318,200

Statement of Need, Service Level, and Issue:

Project Description: Install signage along the Ohlone Greenway that conforms to the prototype developed with the Baxter Creek Gateway Park, Ohlone Greenway Master Plan and West County Transit Enhancement & Wayfinding Plan

Need/Service Level: A comprehensive signage program will provide better wayfinding, provide distances for cyclers and walkers, and bring a unique and uniform appearance to the Ohlone Greenway. Current signage is sporadic and not consistent in its look.

Pertinent Issues: The City participated on a WCCTAC-led Transit Wayfinding Sign Project funded by Regional Measure 2/Safe Routes to Transit. The project developed a concept design for signs to direct pedestrians and bicyclists to and from major transit facilities and major sites in West County and Albany and includes the Ohlone Greenway.

Status: Planning including coordination with WCCTAC. Could be a candidate for Measure WW funding or future Safe Routes to Transit funding. The City applied for and was awarded Measure J TLC grant for sign installation. Additional funding will be sought as opportunities arise.

Capital Cost Estimate:	Admin.	40,000	Design:	20,000	Constr Mgt:	20,000
	Equipment:		Constr:	200,000	Other:	-
	Contingency:	38,200			TOTAL:	\$318,200

City of El Cerrito

CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: Street Improvement Program
Project Number: C3027/C3072/C3073
Funding Sources: Measure J Return-to-Source (204)
 Grants (STP, Prop 1B, OBAG, SLPP)
 Sales Tax - Street Impr (211)
 204, 211, A

Proponent: Public Works Department
Project Mgr: Public Works - Engineering Division
User Dept: General Public
Location: City-wide

Fiscal Year	Project Budget/Capital Costs						Other Costs	
	Measure A Sales Tax	Grants	General Fund				Revenues	Cost Savings
Prior Years	13,180,023	2,066,670	-	-	-	-	-	-
2013-14	939,000	934,000	-	-	-	-	-	-
2014-15	550,000	-	-	-	-	-	-	-
2015-16	550,000	-	-	-	-	-	-	-
2016-17	561,000	-	-	-	-	-	-	-
2017-18	572,220	-	-	-	-	-	-	-
2018-19	583,664	-	-	-	-	-	-	-
2019-20	595,338	-	-	-	-	-	-	-
2020-21	607,244	-	-	-	-	-	-	-
2021-22	619,389	-	-	-	-	-	-	-
2022-23	631,777	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-	-
Subtotal	19,389,656	3,000,670	-	-	-	-	-	-
Total Capital Costs:						22,390,326	Total Other Costs:	-

TOTAL ALL COSTS: **\$22,390,326**

Statement of Need, Service Level, and Issue:

Project Desc: Project includes the design of a variety of roadway treatments including slurry seal, micropave, cape seal, asphalt overlay of various thicknesses, and repairs of failed sections. The scope will also include installation of curb ramps in compliance with the ADA for all streets that receive an overlay treatment, curb, gutter, and sidewalk upgrades as needed, upgrades to traffic control systems that pertain to pavement work (striping, crosswalks, bike facilities, and associated signage), and upgrades to road-related storm drainage facilities. The project will involve multiple specialty contracts such as seal coats, asphalt overlay, roadway repairs and concrete. This project will also fund the bi-annual Pavement Management Program update.

Need: The Measure A Street Improvement Program 2008 - 2010 invested approximately \$15 million into street improvements bringing the Pavement Condition Index up from 52 to 85. The Measure A Sales Tax continues to fund this program to maintain the street system serviceable condition.

Service Level: See above

Pertinent Issue: The primary issue has been that of funding. With the passage by voters in February 2008 of Measure A (Street Improvement Sales Tax), it is anticipated that there will be sufficient funding to maintain the overall system condition in the good category.

Status: The accelerated program was completed in 2010, and the annual project will perform scheduled capital maintenance and any needed rehabilitation.

Capital Cost Estimate:	Admin:	\$447,807	Design	\$1,119,516	Constr Mgt:	\$1,567,323
	Equipment:	\$0	Construction	\$16,792,744	Other:	\$223,903
	Contingency:	\$2,239,033			TOTAL:	\$22,390,326

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Access Modifications - Streets	Proponent:	Public Works
Project Number:	C3024	Project Mgr:	PW Engineering Division
Funding Sources:	Measure C/J 204	User Dept:	General Public
		Location:	Citywide

	Capital Costs				Other Costs			
Fiscal Year	Measure C/J (204)	Unidentified			Operating	Energy	Misc	
Prior Years	ongoing	-	-	-	-	-	-	
2013-14	139,590	-	-	-	-	-	-	
2014-15	35,000	-	-	-	-	-	-	
2015-16	35,000	-	-	-	-	-	-	
2016-17	35,000	-	-	-	-	-	-	
2017-18	35,700	-	-	-	-	-	-	
2018-19	36,500	-	-	-	-	-	-	
2019-20	37,300	-	-	-	-	-	-	
2020-21	38,100	-	-	-	-	-	-	
2021-22	38,900	-	-	-	-	-	-	
2022-23	39,700	-	-	-	-	-	-	
Unidentified	5,500,000	-	-	-	-	-	-	
Subtotal	5,970,790	-	-	-	-	-	-	
		Total Capital Costs:			5,970,790	Total Other Costs:		-
TOTAL ALL COSTS:	\$5,970,790							

Statement of Need, Service Level, and Issue:

Project Description: This project will implement the streets portion of the City's American with Disabilities Act (ADA) Transition Plan Update, which was adopted in September 2009. Specific locations and scopes of work will be determined annually in conformance with the Plan Update and based on guidance from ADA Advisory Group. This program is in addition to the curb ramp work required by street repaving program, however the access program may be contracted jointly with the Street Resurfacing Program.

Need: The ADA requires that public facilities are accessible to people with disabilities. The City's ADA Transition Plan identifies deficiencies on major pedestrian routes in the public right-of-way, and recommends a strategy for eliminating these obstructions. The Plan prioritizes improvements to major pedestrian routes in the public right-of-way. Within the public streets, there are numerous obstructions to access for disabled persons. This capital program is an integral part of a compliance strategy for tackling this massive deficiency in the most practical manner. These actions require that requests from persons with disabilities be prioritized based on guidance from the ADA Advisory Group.

Service Level: This program will work toward bringing the pedestrian routes in the public right-of-way into compliance and making the City's programs accessible.

Pertinent Issue: In 2010, 18 curb ramps were constructed at four key intersections discussed with the ADA Advisory Group. The funding used was from FY2009-10 and FY2010-11. We expect to construct approximately 25 to 30 curb ramps in Fall 2013 using funding from three fiscal years.

Status: This is an ongoing program.

Capital Cost Estimate:	Admin:	\$119,416	Design:	\$597,079	Constr Mgt:	\$477,663
	Equipment:	\$0	Constr:	\$3,881,014	Other:	\$0
	Contingency:	\$895,619			TOTAL:	\$5,970,790

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Ohlone Greenway Major Street Crossings Imp	Proponent:	Public Works and Police Departments
Project Number:	C3046	Project Mgr:	Public Works - Engineering Division
Funding Sources:	HSIP Grant, Measure J/C Fund 204, A	User Dept:	General Public
		Location:	Ohlone Greenway + BART Stations

Fiscal Year	Capital Costs				Other Costs		
	HSIP Grant (secure)	Measure J/C (CCTA)			Operating	Energy	Misc
Prior Years	45,658	5,073	-	-	-	-	-
2013-14	483,632	53,737	-	-	-	-	-
2014-15			-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	529,290	58,810	-	-	-	-	-
Total Capital Costs:				588,100	Total Other Costs:		
TOTAL ALL COSTS				\$ 588,100			

Statement of Need, Service Level, Schedule and Issue:

Project Description:	Improvements are proposed at nine (9) uncontrolled marked crosswalks on the Ohlone Greenway and next to BART Stations on seven arterial streets as follows: Fairmount Ave (1), Central Ave (2), Stockton Ave (1), Moeser Ln (1), Potrero Ave (1), Hill St (2), and Cutting Blvd (1). The proposed improvements include installation of in-pavement flashing lights, controller and passive detection devices, LED enhanced crosswalk signs and posts, solar power equipment or alternative power source equipment, and new traffic striping and pavement markings.
General Plan Goal:	Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.
Need/Service Level:	The need for safety improvements at uncontrolled crossing along Ohlone Greenway has been focused on for some time. It has been observed that the Greenway path is shadowed where the path intersects with our busy streets. The project consists of crosswalk safety improvements involving the installation of in-pavement flashing lights to warn drivers of the presence of pedestrians and bicyclists crossing the arterial roadways. All three groups of the general public will benefit; pedestrians, bicyclists, and motorists.
Pertinent Issue:	The HSIP grant will also allow for the acquisition of collision analysis software to help City staff identify other locations in the City with the greatest safety needs. The construction of the project must be coordinated with the seismic retrofit of the BART Stations and Elevated Structure along the Ohlone Greenway, which is anticipated to occur between 2011 and 2014.
Status:	Construction of the project is anticipated to begin in Summer 2013 and coordinated with the BART Seismic Retrofit Project.

Capital Cost Estimate:	Admin:	7,500	Design:	56,500	Constr Mgt:	43,000	
	Equipment:		Constr:	430,100	Other:		
	Contingency:	51,000	Land:		TOTAL:	\$ 588,100	

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name: Moeser & Ashbury Aves Ped/Bike Corridor Improvements
Project Number: C3061
Funding Sources: STIP-TE, Sales Tax - Street Impr (211) 211, A

Proponent: Public Works
Project Mgr: PW - Engineering Division
User Dept: General Public
Location: Moeser and Ashbury Avenues

Fiscal Year	Capital Costs				Other Costs		
	STIP-TE	Measure A			Operating	Energy	Misc
Prior Years	120,000	108,000	-	-	-	-	-
2013-14	722,000	-	-	-	-	-	-
2014-15	-	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21		-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23		-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	842,000	108,000	-	-	-	-	-
Total Capital Costs:				950,000	Total Other Costs: -		
TOTAL ALL COSTS:	\$950,000						

Statement of Need, Service Level, and Issue:

Project Description: The project includes closing sidewalk gaps along both Moeser and Ashbury Avenues, installing pedestrian safety and traffic calming measures along Ashbury Avenue, and installing Class II or III bicycle facilities along Ashbury Avenue and partially along Moeser Lane.

General Plan Objective: Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.

Need: Ashbury Avenue and Moeser Lane are major pedestrian routes, bicycle routes, and access routes for persons with disabilities in the City of El Cerrito. The Circulation Plan for Bicyclists and Pedestrians and ADA Transition Plan, both adopted by El Cerrito City Council, place high priorities on these two corridors. Access and safety improvements are needed. The project will make improvements by closing the gaps in sidewalks as prioritized in the Circulation Plan including the provisions of curb ramps as prioritized in the ADA Transition Plan, installing pedestrian facilities such as raised crosswalks and curb bulb-outs, installing bicycle facilities such as lanes and shared pavement markings, and calming traffic using pedestrian-refuge islands.

Service Level: Combined these two corridors provide access to the following facilities: Community Center, Contra Costa Civic Theater, Cerrito Vista Park, Portola Middle School, Prospect Sierra School, El Cerrito High School, Harding Elementary School and Albany High School. Students, parents, and others frequently walk between the facilities on the south end of Ashbury Avenue and the east and west ends of Moeser Lane to the Community Center located at the intersection of Ashbury Avenue and Moeser Lane. The installation of the proposed pedestrian and bicycle improvements will help complete two important corridors in the City of El Cerrito by providing facilities to serve everyone, including the young and old, motorist and bicyclist, and walker and

Pertinent Issue: Project met key funding deadlines in 2012.

Status: Construction began in May 2013 and is anticipated to be completed in Summer 2013.

Capital Cost Estimate:	Admin:	Design:	30,000	Constr Mgt:	120,000	
	Equipment:	-	Constr:	720,000	Other:	-
	Contingency:	80,000		TOTAL:	\$950,000	

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Central & Liberty Streetscape Improvements	Proponent:	Public Works
Project Number:	C3063	Project Mgr:	PW - Engineering Division
Funding Sources:	TLC Grants (Fed CMAQ, Measure J), Sales Tax - Strt Imp (Meas A) 211, A	User Dept:	General Public
		Location:	various

Fiscal Year	Capital Costs				Other Costs		
	Fed CMAQ	Measure J TLC	Measure A (211)		Operating	Energy	Misc
Prior Years	121,125	30,281	38,594	-	-	-	-
2013-14	694,875	173,719	221,406	-	-	-	-
2014-15	-	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	816,000	204,000	260,000	-	-	-	-
TOTAL ALL COSTS:	\$1,280,000			1,280,000			-

Statement of Need, Service Level, and Issue:

Project Description:	The project consists of streetscape improvements within and around the El Cerrito Plaza BART Station on Central Avenue and Liberty Street. The scope of the project improvements includes sidewalk replacement, pedestrian level lighting, crosswalks improvements (curb bulb-outs, and enhanced signing & striping), bike route signing & striping, street trees and street furniture. The goal of the project is to improve walking and biking routes to transit, support development, and enhance the sense of place and quality of life in the El Cerrito Plaza BART Station Area.
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General Plan Objective: Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle; and Goal T3: A transportation system, including safe and adequate streets, signals, sidewalks, pathways, curbs, gutters, street trees, signage, and streetlights, that maintains and improves the livability of the City.

Need:	This project has arisen out of various efforts in the City of El Cerrito. Through the General Plan policies, Circulation Plan, and Draft San Pablo Specific Plan, the City has identified the El Cerrito Plaza area as a high-activity node and has identified the need for streetscape improvements to enhance pedestrian and bicycle facilities to businesses and transit. Central Avenue and Fairmount Avenue play a key role in the Plaza Area as the primary east-west corridors for travel. Liberty Street, bordering the main BART parking lot, connects these corridors and leads directly into the Plaza shopping center.
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Service Level:	The Draft San Pablo Avenue Specific Plan describes the Plaza Area as serving many functions: a gateway to El Cerrito from points south, contains a BART Station, features a regional shopping center, has a historical building currently hosting the Cerrito Theatre, and encompasses the "Main Street" feel of Fairmount Avenue. The area also hosts many local shops, restaurants, multi-family and single-family residences, and AC Transit bus lines. The Plaza Area is envisioned as the "downtown" for El Cerrito with in-fill & transit-oriented neighborhoods. The Plan calls for streetscape improvements that encourage walking, biking, and transit use. The project will improve streets for users of all modes. For pedestrians, bicyclists and transit users, the addition of the proposed improvements will create a friendlier and safer environment.
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Pertinent Issue:	In 2010, City staff applied for and was awarded a CMA Block Grant - TLC Program grant by the CCTA for 80% of the project costs. WCCTAC also approved the use of Measure J TLC as the 20% local match. Measure A (211) Funds were approved by Council to supplement budget short-falls.
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Status:	Project was bid and construction is anticipated to begin in Summer 2013 and be completed in Fall 2013.
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Capital Cost Estimate:	Admin:	15,000	Design:	156,000	Constr Mgt:	135,000
	Equipment:	-	Constr:	843,000	Other:	45,000
	Contingency:	86,000			TOTAL:	\$1,280,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Arlington Curve at Brewster Drive Safety Imprv	Proponent:	Public Works and Police Departments
Project Number:	C3071	Project Mgr:	Public Works - Engineering Division
Funding Sources:	Highway Safety Imprvmnt Program Grant (Fed)	User Dept:	General Public
	211, A	Location:	Arlington Boulevard near Brewster Drive (s)

	Capital Costs				Other Costs		
Fiscal Year	HSIP (secure)	Measure A			Operating	Energy	Misc
Prior Years	-	10,000	-	-	-	-	-
2013-14	79,157	8,795	-	-	-	-	-
2014-15	158,643	31,205	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	237,800	50,000	-	-	-	-	-
	Total Capital Costs:		287,800		Total Other Costs:		-
TOTAL ALL COSTS	\$	287,800					

Statement of Need, Service Level, Schedule and Issue:

Project Description: The project is located at the Intersection of Arlington Blvd and Brewster Dr (south) about 350 feet in both directions from the intersection. It includes installation of long-term improvements to upgrade interim improvements completed in Fall 2012. Specifically includes construction of curb, gutter, sidewalk, curb ramps, & curb extensions; installation of electronic speed feedback signs to include Arlington Park, and curve, pedestrian, & advisory speed signs; installation of enhanced striping for crosswalks, shoulders, and shared roadway markings; installation of additional bottle dots and pavement markers; and restriping of existing pavement markings as necessary.

Need/Service Level: Arlington Blvd is a minor arterial that carries regional traffic through the El Cerrito, Kensington, and Berkeley hills. It is also an important north-south connection for bicyclists and pedestrians and is designated as a pedestrian and bicycle route in the Circulation Plan for Bicyclists and Pedestrian (2007). The crosswalk at the intersection serves the existing community staircase/path through the neighborhood. The City has previously installed various improvements in this area over the years in response to community concerns at the intersection and along the Arlington Blvd corridor.

General Plan Goal: Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle.

Pertinent Issue: In July 2012, following a fatal pedestrian-bicycle collision at the intersection, the City again met with community representatives. The City and Police Department conducted speed surveys to determine the appropriate advisory speed for the corridor, and retained a consultant to conduct a safety analysis of the intersection. The project improvements are the recommendations that resulted from that analysis, which received community support at a final public meeting in July 2012.

Status: Design is anticipated to begin in Fall 2013 after authorization by Caltrans to proceed.

Capital Cost Estimate:	Admin:	12,300	Design:	28,500	Constr Mgt:	28,500
	Equipment:		Constr:	190,000	Other:	
	Contingency:	28,500	Land:		TOTAL:	\$ 287,800

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Ohlone Grnwy Access, Safety & Placemaking	Proponent:	Public Works and Community Development
Project Number:	tbd	Project Mgr:	Public Works - Engineering Division
Funding Sources:	Measure J, Unidentified	User Dept:	General Public
	A, B	Location:	Ohlone at Del Norte & Plaza BART Stations

	Capital Costs				Other Costs		
Fiscal Year	Measure J Grant (CCTA)	Unidentified			Operating	Energy	Misc
Prior Years	-	-	-	-	-	-	-
2013-14	-	-	-	-	-	-	-
2014-15	60,000	800,000	-	-	-	-	-
2015-16	240,000	3,200,000	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	300,000	4,000,000	-	-	-	-	-
	Total Capital Costs:		4,300,000		Total Other Costs:		-
TOTAL ALL COSTS	\$ 4,300,000						

Statement of Need, Service Level, Schedule and Issue:

Project Description:	The project will improve and widen the Ohlone Greenway path through the two El Cerrito BART stations and install two new crosswalks, upgrade three existing crosswalks, formalize desire lines, and establish "high use pedestrian zones" with new striping, special pavement and improved signage. The project also includes placemaking elements such as native landscaping, seating and lighting to increase a sense of connectivity to the rest of the Greenway and establish a strong sense of place at these transportation gateways to the community. To improve the security along the Greenway, the existing surveillance system will be upgraded and expanded to three key nodes between the BART Stations.				
General Plan Goal:	Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle. Goal T2: A land use pattern that encourages walking, bicycling, and public transit use. Goal T3: A transportation system that maintains and improves the livability of the City.				
Need/Service Level:	The improvements will better serve the needs of local and regional bicyclists and pedestrians, improve access to local amenities, and improve the integration of the two BART stations to the surrounding community. The project is a community-based multimodal transportation project that will improve connectivity, enhance sense of place, bring new vibrancy and support the higher-density transit-oriented neighborhoods adjacent to BART as a place where developers want to build and people want to live, work and visit.				
Pertinent Issue:	City staff submitted an OBAG grant application in April 2013, and will continue to seek funding opportunities as necessary.				
Status:	Planning Phase: Implementation pending funding.				
Capital Cost Estimate:	Admin:	60,000	Design:	360,000	Constr Mgt: 430,000
	Equipment:		Constr:	3,000,000	Other:
	Contingency:	450,000	Land:		TOTAL: \$ 4,300,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	City-Wide Signage Program	Proponent:	Public Works
Project Number:	C3028	Project Mgr:	Public Works - Engineering Division
Funding Sources:	General Fund (101), unidentified 101, B	User Dept:	General Public
		Location:	various

Capital Costs		Other Costs				
Fiscal Year	General Fund	Unidentified	Operating	Energy	Misc	
Prior Years	50,000	-	-	-	-	
2013-14	-	-	-	-	-	
2014-15	-	-	-	-	-	
2015-16	-	-	-	-	-	
2016-17	-	-	-	-	-	
2017-18	-	-	-	-	-	
2018-19	-	-	-	-	-	
2019-20	-	-	-	-	-	
2020-21	-	-	-	-	-	
2021-22	-	-	-	-	-	
2022-23	-	-	-	-	-	
Unidentified	-	200,000	-	-	-	
Subtotal	50,000	200,000	-	-	-	
Total Capital Costs:			250,000	Total Other Costs:		-

TOTAL ALL COSTS: \$250,000

Statement of Need, Service Level, and Issue:

Project Description: Phased replacement of old signs (identification and wayfinding) with new signage that is consistent with the City's updated identity program on San Pablo Avenue.

Need: Current wayfinding and identification signage throughout town in inconsistent, out-of-date and/or not distinctive

Service Level: The project includes placing new signs at secondary city entrances, parks, facilities and where directional/wayfinding signage is needed.

Pertinent Issue: This project will expand that signage program outside of the San Pablo Ave area to create a city-wide consistency in the signage formats. Funds in this project will be used for signage that cannot be funded by other means (such as other city projects or development.) The City is participating on a WCCTAC-led Transit Wayfinding Sign Project funded by Regional Measure 2/Safe Routes to Transit. The project will develop technical specifications and design for signs to direct pedestrians and bicyclists to and from major transit facilities and major sites in West County and Albany.

Status: Pending Funding

Capital Cost Estimate:	Admin:	\$10,000	Design:	\$30,000	Constr Mgt:	\$20,000
	Equipment:	\$0	Constr:	\$190,000	Other:	\$0
	Contingency:	\$0			TOTAL:	\$250,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Del Norte TOD Infrastructure Improvements	Proponent:	Public Works / Community Development
Project Number:	C4014	Project Mgr:	Public Works - Engineering Division
Funding Sources:	STMP Developer Fees, unidentified A, B	User Dept:	Public Works / Community Development
		Location:	Del Norte area

	Capital Costs				Other Costs			
Fiscal Year	STMP	Unidentified			Operating	Energy	Misc	
Prior Years		-	-	-	-	-	-	
2013-14	-	-	-	-	-	-	-	
2014-15		-	-	-	-	-	-	
2015-16	-	-	-	-	-	-	-	
2016-17	-	-	-	-	-	-	-	
2017-18	-	-	-	-	-	-	-	
2018-19	-	-	-	-	-	-	-	
2019-20	-	-	-	-	-	-	-	
2020-21	-	-	-	-	-	-	-	
2021-22	-	-	-	-	-	-	-	
2022-23	-	-	-	-	-	-	-	
Unidentified	6,875,000	18,125,000	-	-	-	-	-	
Subtotal	6,875,000	18,125,000	-	-	-	-	-	
Total Project Costs:				25,000,000	Total Other Costs:			-

TOTAL ALL COSTS: \$25,000,000

Statement of Need, Service Level, and Issue:

Project Description: The project includes planning, engineering and construction of various public infrastructure improvements to facilitate transit-oriented development in the Del Norte Area including parking facilities; bicycle, pedestrian, and/or bus transit access improvements; signage; lighting; improvements to station access or station waiting areas; ADA improvements; improvements to adjacent streets, street crossings, or signals; and/or Ohlone Greenway improvements.

General Plan Objective: Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle. Goal T2: A land use pattern that encourages walking, bicycling, and public transit use. Goal T3: A transportation system that maintains and improves the livability of the City.

Need: Traffic congestion and planned/proposed development in the vicinity of the Del Norte BART station require creative and effective transportation solutions. The proximity of San Pablo Avenue to I-80 (the most congested freeway in the Bay Area) makes it an attractive relief route during the commute hours in addition to the heavy BART-bound traffic to and from the freeway. The two primary intersections (San Pablo Avenue at Cutting and at Hill) cannot accommodate a pedestrian crosswalk on the leg that has the highest pedestrian crossing demand due to critical vehicle volumes, and this induces pedestrians to cross illegally in the mid-block locations. There is also a history of collisions involving vehicles and pedestrians in this area. In addition, BART is interested in performing a study around and within its station as it considers improvements and possible on-site development partnerships.

Service Level: San Pablo Avenue is a State highway, and carries over 25,000 vehicles a day. The Del Norte BART Station was identified as one of the 21 regional transit hubs in the nine Bay Area counties by MTC because of the linkages it provides between the services of various transit operators. The BART Station has over 700 bus trips a day which contributes to this being the 10th busiest station of 43 BART stations.

Pertinent Issue: Previous STMP funding was used for the high school internship program run by WCCTAC and the San Pablo Avenue Specific Plan. BART had previously committed \$100,000 of its STMP fees for this area. Future efforts will build on the San Pablo Ave Specific Plan, MTC and BART plans, and the Del Norte Strategic Plan being prepared by the Redevelopment Agency. Public Works will continue to seek additional funding for San Pablo Avenue based on its designation as a planned Priority Development Area under the FOCUS Program.

Status: The project is pending additional funding and coordination with the San Pablo Avenue Specific Plan.

Capital Cost Estimate:	Admin:	\$850,000	Design:	\$1,700,000	Constr Mgt:	\$1,700,000
	Equipment:	\$0	Constr:	\$17,000,000	Other:	\$0
	Contingency:	\$3,750,000			TOTAL:	\$25,000,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Balra Retaining Wall Repair	Proponent:	Public Works
Project Number:	C3058	Project Mgr:	PW - Engineering Division
Funding Sources:	General Fund, Unidentified	User Dept:	General Public
	101, B	Location:	779 block of Balra Drive

Fiscal Year	Capital Costs				Other Costs			
	General Fund	Unidentified			Operating	Energy	Misc	
Prior Years	10,200	-	-	-	-	-	-	
2013-14	-	-	-	-	-	-	-	
2014-15	-	-	-	-	-	-	-	
2015-16	-	-	-	-	-	-	-	
2016-17	-	-	-	-	-	-	-	
2017-18	-	-	-	-	-	-	-	
2018-19	-	-	-	-	-	-	-	
2019-20	-	-	-	-	-	-	-	
2020-21	-	-	-	-	-	-	-	
2021-22	-	-	-	-	-	-	-	
2022-23	-	-	-	-	-	-	-	
Unidentified	-	300,000	-	-	-	-	-	
Subtotal	10,200	300,000	-	-	-	-	-	
Total Capital Costs:				310,200	Total Other Costs:			-

TOTAL ALL COSTS: \$310,200

Statement of Need, Service Level, and Issue:

Project Description: Repair or replace the retaining wall in front of 779 Balra Drive, and repair street and sidewalk damage above wall.

Need: The existing retaining wall above the Creek headwall in front of 779 Balra Drive is badly damaged and must be repaired.

Service Level: The gradual failure of this wall is causing subsidence of the street and sidewalk above, and has created some uneven surfaces in the walking and driving paths.

Pertinent Issue: The wall is leaning over onto private property, but is not causing any immediate damage. Geotech report prepared and measuring points marked on the wall. However, no funding source has been identified for this work.

Status: Planning Phase: Implementation pending funding.

Capital Cost Estimate:	Admin:	\$6,204	Design:	\$31,020	Constr Mgt:	\$31,020
	Equipment:	\$0	Constr:	\$210,936	Other:	\$0
	Contingency:	\$31,020			TOTAL:	\$310,200

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Traffic Safety & Management Program	Proponent:	Public Works
Project Number:	C3070	Project Mgr:	PW - Engineering Division
Funding Sources:	Measure A (211), Unidentified 211, B	User Dept:	General Public
		Location:	various

Fiscal Year	Capital Costs				Other Costs			
	Measure A (211)	Unidentified			Operating	Energy	Misc	
Prior Years	89,524	-	-	-	-	-	-	
2013-14	110,476	-	-	-	-	-	-	
2014-15	100,000		-	-	-	-	-	
2015-16	100,000	200,000	-	-	-	-	-	
2016-17	100,000	200,000	-	-	-	-	-	
2017-18	100,000	200,000	-	-	-	-	-	
2018-19	100,000	200,000	-	-	-	-	-	
2019-20	100,000	200,000	-	-	-	-	-	
2020-21	100,000	200,000	-	-	-	-	-	
2021-22	100,000	200,000	-	-	-	-	-	
2022-23	100,000	200,000	-	-	-	-	-	
Unidentified		-	-	-	-	-	-	
Subtotal	1,100,000	1,600,000	-	-	-	-	-	
Total Capital Costs:				2,700,000	Total Other Costs:			-

TOTAL ALL COSTS: \$2,700,000

Statement of Need, Service Level, and Issue:

Project Description: This program would contain various capital projects that would improve safety for motorists, pedestrians and bicyclists traveling on city streets and implement various improvements under the Neighborhood Traffic Management Program consisting of educational, engineering and enforcement measures to address speeding, high traffic volumes, pedestrian and bicycle access and livability on residential streets.

General Plan Objective: Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle. Goal T3: A transportation system, including safe and adequate streets, signals, sidewalks, pathways, curbs, gutters, street trees, signage, and streetlights, that maintains and improves the livability of the City.

Need: A 2006 traffic safety audit evaluated 14 street segments that had significantly higher collision rates than other arterial and collector streets in the City, and provided recommendations for improvements to mitigate collision rates. An increasing number of El Cerrito residents are concerned about vehicular speeds, traffic volumes and pedestrian and bicycle obstacles in their neighborhoods. The City has responded to community concerns by installing standard traffic control devices (warning and regulatory signs, pavement markings, striping and curb markings) and speed humps, deploying the speed feedback trailer, and enforcement of traffic and parking regulations. Generally, the City addressed resident requests on a case-by-case basis – with each request becoming a unique process and involving extensive City resources. The problem became how to place these requests in context – which have priority, which represent “normal” traffic conditions on residential streets, and what types of measures would provide equitable, effective and timely solutions.

Service Level: The targeted street segments in the traffic safety audit were generally on arterial and collector streets which carry most of the City's traffic. The NTMP program will serve all streets in neighborhoods throughout the City.

Pertinent Issue: Funding has been secured and improvements implemented for several of the corridors. Public Works will continue to seek state and federal funding opportunities, and combine this program with others such as the PDA Streetscape Improvements Program to maximize funding opportunities as they arise.

Status: Planning Phase: Implementation pending funding.

Capital Cost Estimate:	Admin:	35,000	Design:	255,000	Constr Mgt:	255,000
	Equipment:	-	Constr:	1,700,000	Other:	100,000
	Contingency:	355,000			TOTAL:	\$2,700,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Wildcat Drive Repair	Proponent:	Public Works
Project Number:	tbd	Project Mgr:	PW - Engineering Division
Funding Sources:	Unidentified	User Dept:	General Public
	B	Location:	various

	Capital Costs				Other Costs		
Fiscal Year	Unidentified				Operating	Energy	Misc
Prior Years	-	-	-	-	-	-	-
2013-14	-	-	-	-	-	-	-
2014-15	-	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21		-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23		-	-	-	-	-	-
Unidentified	2,500,000	-	-	-	-	-	-
Subtotal	2,500,000	-	-	-	-	-	-

		Total Capital Costs:	<u>2,500,000</u>	Total Other Costs:	<u>-</u>
TOTAL ALL COSTS:	<u>\$2,500,000</u>				

Statement of Need, Service Level, and Issue:

Project Description: This project would restore Wildcat Drive to its original width.

General Plan Objective:

Need:	The last in a series of landslides removed a section of Wildcat Drive (approximately 100 feet long and 10 feet wide) and the abutting valley gutter and embankment. Emergency work was performed that stabilized the remaining roadway.
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Service Level:	In its current configuration, the road serves the primary public need of access and utility pathways. However, the emergency repair work requires traffic to constrict to a one-lane path, and the sheet pile retaining wall is considered to be adverse in appearance.
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Pertinent Issue:	Conceptual design was completed in the late 1990s for a retaining wall that would enable restoration of the original roadway width. This remedy is costly and currently unfunded. Other possible remedies that include restoring the stability of the abutting private land could be considered along with a funding partnership with the affected property owners.
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Status:	Planning Phase: Implementation pending funding.
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Capital Cost Estimate:	Admin:	40,000	Design:	210,000	Constr Mgt:	150,000
	Equipment:	-	Constr:	2,000,000	Other:	-
	Contingency:	100,000			TOTAL:	\$2,500,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	PDA Streetscape Improvements	Proponent:	Public Works
Project Number:	tbd	Project Mgr:	PW - Engineering Division
Funding Sources:	Unidentified	User Dept:	General Public
	B	Location:	various

Fiscal Year	Capital Costs				Other Costs			
	Unidentified				Operating	Energy	Misc	
Prior Years	-	-	-	-	-	-	-	
2013-14	-	-	-	-	-	-	-	
2014-15	-	-	-	-	-	-	-	
2015-16	-	-	-	-	-	-	-	
2016-17	-	-	-	-	-	-	-	
2017-18	-	-	-	-	-	-	-	
2018-19	-	-	-	-	-	-	-	
2019-20	-	-	-	-	-	-	-	
2020-21	-	-	-	-	-	-	-	
2021-22	-	-	-	-	-	-	-	
2022-23	-	-	-	-	-	-	-	
Unidentified	-	4,000,000	-	-	-	-	-	
Subtotal	-	4,000,000	-	-	-	-	-	
Total Capital Costs:				4,000,000	Total Other Costs:			-
TOTAL ALL COSTS:	\$4,000,000							

Statement of Need, Service Level, and Issue:

Project Description:	The project consists of streetscape improvements within and around the San Pablo Avenue Priority Development Area, which includes all of San Pablo Avenue and crossing arterials leading to the El Cerrito Plaza and Del Norte BART Stations. Improvements will be coordinated with neighboring cities and transit agencies. The scope of the project improvements includes sidewalk replacement, pedestrian level lighting, crosswalks improvements (curb bulb-outs, pedestrian refuge islands, and enhanced signing & striping), bike route signing & striping, street trees and street furniture.		
General Plan Objective:	Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle; and Goal T3: A transportation system, including safe and adequate streets, signals, sidewalks, pathways, curbs, gutters, street trees, signage, and streetlights, that maintains and improves the livability of the City.		
Need:	The City's General Plan calls for three specific areas along the San Pablo Avenue corridor to become "pedestrian-friendly, mixed-use villages with ground floor retail uses and upper floor office and residential use". Each of the three identified areas has its own unique character and function and will be connected via the Ohlone Greenway and a vibrant San Pablo Avenue to two BART stations and multiple transit stops. The San Pablo Avenue Specific Plan calls for transit-oriented neighborhoods and in-fill development around the BART Stations. Continued streetscape and open space improvements in the corridor would capitalize on the momentum created by previous Redevelopment Agency projects.		
Service Level:	The San Pablo Avenue and BART Stations are important transportation facilities that serve residents and visitors of El Cerrito. The project will improve streets for users of all modes. For pedestrians, bicyclists and transit users, the addition of the proposed improvements will create a friendlier and safer environment.		
Pertinent Issue:	Identify funding opportunities through Transportation for Livable Communities Programs from the county through federal level.		
Status:	Planning Phase: Implementation pending funding.		
Capital Cost Estimate:	Admin: 55,000	Design: 330,000	Constr Mgt: 412,500
	Equipment: -	Constr: 2,750,000	Other: -
	Contingency: 452,500		TOTAL: \$4,000,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	Safe Routes to School Program	Proponent:	Public Works
Project Number:	tbd	Project Mgr:	PW - Engineering Division
Funding Sources:	Unidentified	User Dept:	General Public
		Location:	Citywide

Fiscal Year	Capital Costs				Other Costs		
	Unidentified				Operating	Energy	Misc
Prior Years	-	-	-	-	-	-	-
2013-14	-	-	-	-	-	-	-
2014-15	-	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	500,000	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	500,000	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	500,000	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	500,000	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	2,000,000	-	-	-	-	-	-

Total Capital Costs: 2,000,000

Total Other Costs: -

TOTAL ALL COSTS: \$2,000,000**Statement of Need, Service Level, and Issue:**

Project Description: Develop a safe routes to school program including educational, engineering and enforcement measures.

General Plan Objective: Goal T1: A transportation system that allows safe and efficient travel by a variety of modes and promotes the use of alternatives to the single-occupant vehicle; and Goal T3: A transportation system, including safe and adequate streets, signals, sidewalks, pathways, curbs, gutters, street trees, signage, and streetlights, that maintains and improves the livability of the City.

Need: The El Cerrito Circulation Plan for Bicyclists, adopted in 2007, and Pedestrians and Citywide Pedestrian Safety Assessment, conducted in 2009, both call for development of a safe routes to school program. School zones are particularly hazardous areas for pedestrians and bicyclists with many parents dropping off or picking up students. However, there are many benefits of having children walk or bike to school, including improving physical health and reducing traffic congestion.

Service Level: The safe routes to school program will serve K through 12th-grade students in public and private schools throughout the City.

Pertinent Issue: City staff is collaborating with WCCTAC Agencies and the Contra Costa County Health Division to provide a Safe Routes to School Program for education and encouragement activities at elementary schools throughout West Contra Costa as part of a federal Safe Routes to School grant. Staff will seek state and federal funding opportunities for capital improvements identified as part of this effort and other City efforts.

Status: Concept Phase: Implementation pending funding.

Capital Cost Estimate:	Admin:	50,000	Design:	180,000	Constr Mgt:	180,000
	Equipment:	150,000	Constr:	1,200,000	Other:	-
	Contingency:	240,000			TOTAL:	\$2,000,000

CITY OF EL CERRITO
CAPITAL IMPROVEMENT PROJECT INFORMATION SHEET

Project Name:	I-80 / Central Avenue Interchange	Proponent:	City of El Cerrito, City of Richmond, CCTA, Caltrans, WCCTAC
Project Number:	na	Project Mgr:	CCTA
Funding Sources:	Measure J Transportation Sales Tax Federal Demonstration Funds STMP Developer Fees	User Dept:	General Public
		Location:	Central Ave between I-580 and San Mateo Ave

Fiscal Year	Project Costs				Other Costs		
	General Fund	Unidentified			Operating	Energy	Misc
Prior Years	-	-	-	-	-	-	-
2013-14	-	-	-	-	-	-	-
2014-15	-	-	-	-	-	-	-
2015-16	-	-	-	-	-	-	-
2016-17	-	-	-	-	-	-	-
2017-18	-	-	-	-	-	-	-
2018-19	-	-	-	-	-	-	-
2019-20	-	-	-	-	-	-	-
2020-21	-	-	-	-	-	-	-
2021-22	-	-	-	-	-	-	-
2022-23	-	-	-	-	-	-	-
Unidentified	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-
Total Capital Costs:				-	Total Other Costs:		
				-			

TOTAL ALL COSTS: not applicable

Statement of Need, Service Level, and Issue:

Project Description: Improvements to the Central Avenue intersections with the I-80 ramps and surrounding streets to alleviate congestion on Central Avenue between San Pablo Avenue and I-580. The feasibility study determined that the project should be done in two independent phases: Modification to the I-80 and I-580 ramp termini on the west side of I-80; and re-alignment of Pierce Street to intersect with Central Avenue at San Mateo Avenue on the east side of I-80. The former would be on Caltrans facilities, and the latter would be on city facilities (both El Cerrito and Richmond).

Need/Service Level: Central Avenue suffers from chronic congestion during peak hours including weekday commute hours and weekend days. The cause is the three closely spaced signalized intersections along Central Avenue on either side of I-80 combined with heavy turning movements - particularly certain left turn movements.

Pertinent Issues: The westside project consists of relatively common roadway and signal modifications that require no additional right of way acquisition. Environmental is complete and design work is ready to beginning approval by City of Richmond, where the improvements will be constructed. Funding is available from the SAFETY-LU federal demonstration grant. The eastside project is more complex as it requires acquisition of significant right of way over currently commercially-occupied land. A new terminus of Pierce Street at San Mateo Street lies within El Cerrito, but all other portions of the work (including right of way acquisition) lies within the City of Richmond. Funding would be provided through Measure J Transportation funds, which will not be available until 2015. Some funding is available to begin a more detailed design, and perform necessary environmental studies prior to 2015. Eastside work may need to coordinate with private development on adjacent land.

Status: An Environmental Document is currently being prepared by the Contra Costa Transportation Authority (CCTA)

Capital Cost Estimate:	Admin.	Design:	Constr Mgt:	-
	Equipment:	Constr:	Other:	-
	Contingency: -		TOTAL:	\$ -

ORDINANCE NO. 98-2

AN ORDINANCE OF THE CITY OF EL CERRITO AMENDING TITLE 11 (VEHICLES AND TRAFFIC) OF THE EL CERRITO MUNICIPAL CODE BY DELETING CHAPTER 11.76 (TRANSPORTATION DEMAND MANAGEMENT PROGRAMS) AND REPLACING IT WITH A NEW CHAPTER 11.76 ENTITLED TRANSPORTATION SYSTEMS MANAGEMENT

WHEREAS, in 1988, Measure C was approved by the voters of Contra Costa County to address the funding of transportation projects in Contra Costa County by imposing a one-half cent sales tax; and

WHEREAS, pursuant to the requirements of Contra Costa County Measure C, each jurisdiction within Contra Costa County, as a condition of receiving Measure C Local Street Maintenance and Improvement funds, was required to adopt a Transportation Systems Management ("TSM") Ordinance or other mitigations to promote carpools, vanpools, and park and ride lots; and

WHEREAS, pursuant to the provisions of Measure C, the Contra Costa Transportation Authority (the "Authority") drafted and adopted a model TSM Ordinance for use by local jurisdictions in developing local ordinances for adoption and implementation; and

WHEREAS, the model TSM Ordinance was modified and adopted by the City of El Cerrito as Ordinance No. 92-7 on July 6, 1992 (the "Ordinance") and codified as Chapter 11.76 of the El Cerrito Municipal Code; and

WHEREAS, in 1989 the California Legislature enacted amendments to the California Government Code imposing separate requirements under the state congestion management programs which required local jurisdictions to adopt trip reduction and travel demand ordinances; and

WHEREAS, pursuant to such requirements, the Authority revised its model TSM Ordinance to incorporate trip reduction and travel demand ("TDM") requirements; and

WHEREAS, the Authority's revised model TSM/TDM Ordinance was modified and adopted by the City of El Cerrito as revisions to Chapter 11.76 through Ordinance No. 94-6 on August 15, 1994; and

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

WHEREAS, in order to implement the mandate of the 1995 legislation, it is necessary and advisable to repeal the TSM/TDM Ordinance codified as Chapter 11.76 to

eliminate requirements for mandatory employer based trip reduction plans and to approve and adopt new purposes, goals and objectives for transportation systems management.

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

DIVISION I. CHAPTER 11.76 OF THE EL CERRITO MUNICIPAL CODE IS HEREBY DELETED IN ITS ENTIRETY AND REPLACED WITH A NEW CHAPTER 11.76, ENTITLED TRANSPORTATION SYSTEMS MANAGEMENT, WHICH SHALL READ AS FOLLOWS

11.76.010 Findings

- A. Transportation Systems Management (hereinafter referred to as "TSM") has the potential to reduce vehicle trips and vehicle emissions more efficiently and cost effectively than major roadway improvements.
- B. For many years prior to the passage of Contra Costa County Measure C in 1988, local jurisdictions developed and implemented a variety of TSM and Transportation Demand Management (hereinafter referred to as "TDM") projects and programs e.g., operation of transit systems, construction of bicycle facilities, land use policy coordination and related improvements.
- C. Since 1992, the Contra Costa Transportation Authority has committed both Measure C and Transportation Fund for Clean Air ("TFCA") funds to four sub-area programs for the implementation of Measure C and Clean Air Plan goals.
- D. Pursuant to the provisions of Measure C, adoption of a TDM ordinance was deemed to be one component of a comprehensive transportation planning effort.
- E. In compliance with the requirements of the TDM Ordinance, large employers were required to develop and implement trip reduction programs at work sites and, pursuant to those requirements, implementation of the TDM Ordinance was delegated to the West Contra Costa Transportation Advisory Committee ("WCCTAC").
- F. The Countywide Comprehensive Transportation Plan incorporates each Regional Committee's Action Plan for Routes of Regional Significance, which support specific TSM/TDM goals and objectives.
- G. Over the past four years, the sub-area TDM programs have been successful in reducing vehicle trips and emissions at the employment sites specified in the TDM Ordinance, as well as in school and residential areas where programs have been implemented.

- H. Since the adoption of the TDM Ordinance, TDM efforts have been expanded to include aspects of the transportation systems other than employer programs e.g., enhancement of transit and bicycle facilities, incorporation of new technologies into the system, land use policy coordination, and related enhancements.
- I. In adopting this Ordinance, cooperation and coordination with other local jurisdictions and regions in furthering TSM are acknowledged as having the potential to enhance the efficiency and cost-effectiveness of its efforts; and, accordingly, the Council of the City of El Cerrito directs staff to take steps to implement TSM in accordance with the policies, goals, and objectives set forth herein, and in cooperation with WCCTAC staff.

11.76.020 Purpose, goal and objectives

- A. In light of legislation passed eliminating mandatory employer-based trip reduction requirements, the following purposes, goals, and objectives are adopted in order to assist staff in implementing this TSM Ordinance and programs:
 - 1. To promote maximum efficiency in the existing transportation system and to further the transportation goals of the Measure C Growth Management Program, Contra Costa's Congestion Management Program, the Bay Area Clean Air Plan, and the West County Action Plan, by:
 - (a) Promoting and encouraging the use of transit, ridesharing, bicycling, walking, flexible work hours, and telecommuting as alternatives to solo driving;
 - (b) Incorporating these goals and objectives into the land use and review and planning process;
 - (c) Developing proactive programs and/or projects either alone, in conjunction with other jurisdictions, or with WCCTAC, aimed at achieving these goals;
 - (d) Considering the incorporation of appropriate technology designed to facilitate traffic flow, provide transit and highway information, provide trip generation alternatives, and consider the incorporation of related technology into the transportation system;
 - (e) Cooperating with other jurisdictions, the private sector, and transit operators in planning and implementing transportation programs;
 - (f) Educating West County employees, employers, residents, and students regarding the benefits and availability of commute alternatives;

- (g) Working with the transit authorities to better serve West Contra Costa County;
 - (h) Encouraging the most cost-effective transportation improvement projects aimed at achieving congestion relief; and
 - (i) Cooperating with other jurisdictions and agencies, the private sector, and transit operators in planning and implementing transportation programs;
- 2. To reflect an ongoing commitment to expand TSM efforts beyond employer based trip reduction programs, in order to achieve congestion management and air quality goals.
 - 3. To comply with applicable state and federal laws as well as with Measure C Growth Management Program requirements pertaining to TSM.
- B. The goal of this TSM Ordinance is to ensure the continuation of a pro-active TSM program effort aimed at reducing vehicle trips, vehicle emissions, and traffic congestion in the most efficient and cost effective manner.
- C. The objective of this section is to establish the following policies:
- 1. To participate, in conjunction with other jurisdictions and WCCTAC, in a pro-active effort to support and develop projects which will achieve the Measure C TSM/TDM goals as described in the West County Action Plan, the Countywide Comprehensive Transportation Plan, the Measure C Strategic Plan, the Congestion Management Plan, and/or the Bay Area Clean Air Plan. Such participation may include, but need not be limited to:
 - (a) Promotion and encouragement of the use of transit, ridesharing, bicycling, walking, flexible work hours, telecommuting or other alternatives to solo driving;
 - (b) Defining and implementing projects incorporating appropriate technology designed to facilitate traffic flow, provide transit and highway information, and related technology.
 - 2. To incorporate these goals into the land use review and planning process.

DIVISION II. SEVERABILITY CLAUSE.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance. The council hereby declares that it would have adopted the

ordinance, and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases be declared invalid.

DIVISION III.

EFFECTIVE DATE

This ordinance shall take effect thirty (30) days after passage and shall within fifteen (15) days after passage, be posted in accordance with Section 36933 of the Government Code of the State of California with the names of those City Councilmembers voting for and against it.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of El Cerrito, held on the 6th day of April, 1998.

Adopted and ordered posted at a meeting of the City Council of the City of El Cerrito held on the 4th day of May, 1998 by the following vote:

AYES: COUNCILMEMBERS: Brusatori, Damon, Friedman, La Force, Bartke

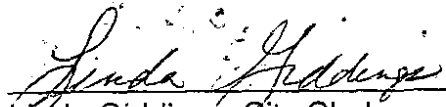
NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jane A. Bartke, Mayor

ATTEST:



Linda Giddings, City Clerk

E97B-228



AGENDA BILL

Agenda Item No. 5(D)

Date: April 7, 2015
To: El Cerrito City Council
From: Hilde Myall, Housing Program Manager
Melanie Mintz, Interim Community Development Director
Subject: Goldfarb & Lipman LLP Contract Amendment

ACTION REQUESTED

Adopt a resolution authorizing the City Manager to amend the consultant legal services agreement with Goldfarb & Lipman LLP for Fiscal Year 2014-15 to increase the not-to-exceed amount from \$34,500 to \$45,500.

BACKGROUND

The law firm of Goldfarb & Lipman has provided legal services to the former El Cerrito Redevelopment Agency (the “RDA”) for redevelopment, economic development and affordable housing activities since its inception, having served as legal counsel for a number of successful projects and programs.

On August 19, 2014, the City Council approved a consultant services agreement with Goldfarb & Lipman LLP to provide legal services to the City related to redevelopment dissolution and affordable housing programs for an amount not to exceed \$34,500.

In March 2015, the applicant for the Creekside Walk residential development project indicated that they were ready to move ahead with fulfilling the on-site below-market-rate housing Condition of Approval, which requires the preparation and execution of an Affordable Housing Agreement between the City and the applicant. As is typical practice, the applicant funds the City’s legal service costs for drafting the Agreement. The legal service costs are estimated to be \$11,000.

ANALYSIS

The increase in the contract amount is requested to allow Goldfarb & Lipman to provide advisory services related to the Creekside Walk residential project. Specifically, staff is requesting the increase so that Goldfarb & Lipman can draft the Affordable Housing Agreement for inclusion of low and moderate income units as contemplated in the Conditions of Approval for the Creekside Walk residential project. These legal services are consistent with the scope of services for affordable housing programs provided by Goldfarb & Lipman to the City.

FINANCIAL CONSIDERATIONS

The proposed action does not require any new budget appropriations. The project applicant has deposited \$11,000 with the City to cover the costs of the increased contract amount.

LEGAL CONSIDERATIONS

The City Attorney has reviewed this staff report and associated resolution. The resolution authorizes an amendment to the existing agreement with Goldfarb & Lipman, which is in the form of the City's standard consultant services agreement. The only change would be an increase in the not-to-exceed amount.

Reviewed by:



Scott Hanin, City Manager

Attachments:

1. Resolution

RESOLUTION NO. 2015-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO (THE "CITY")
AUTHORIZING THE CITY MANAGER TO AMEND THE CONSULTANT SERVICES
AGREEMENT WITH GOLDFARB & LIPMAN LLP FOR LEGAL SERVICES FOR
AFFORDABLE HOUSING PROGRAMS

WHEREAS, the City adopted Resolution No. 2014-37 on August 19, 2014 retaining the law firm of Goldfarb & Lipman LLP to provide legal services related to the dissolution of the RDA, the administration of the Successor Agency, the wind down of the former redevelopment agency's affairs, and the City's affordable housing programs; and authorizing the execution of a consultant services agreement with Goldfarb & Lipman LLP in an amount not to exceed \$34,500; and

WHEREAS, the City Council desires to increase the contract not-to-exceed amount from \$34,500 to \$45,500 for legal services related to implementation of the Affordable Housing Conditions of Approval for the Creekside Walk project; and

WHEREAS, the Creekside Walk applicant has deposited \$11,000 with the City for legal services related to implementation of the Affordable Housing Conditions of Approval and there are no budgetary impacts for the City.

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of the City of El Cerrito finds that the above recitals are accurate.
2. The City Council hereby authorizes and directs the City Manager to amend the contract with Goldfarb & Lipman LLP to increase the not-to-exceed amount to \$45,500.
3. This Resolution shall become effective immediately upon its adoption.

I CERTIFY that at the regular meeting on April 7, 2015, the City Council of the City of El Cerrito passed this resolution by the following vote:

AYES: COUNCIL MEMBERS
NOES: COUNCIL MEMBERS
ABSTAIN: COUNCIL MEMBERS
ABSENT: COUNCIL MEMBERS

IN WITNESS of this action, I have hereunto set my hand and affixed the official Seal of said City, this ____ day of April, 2015.

Cheryl Morse, City Clerk

Approved:

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(E)

Date: April 7, 2015

To: El Cerrito City Council

From: Hilde Myall, Housing Program Manager
Melanie Mintz, Interim Community Development Director
Yvetteh Ortiz, Public Works Director

Subject: Joint Application with Eden Housing for State Affordable Housing & Sustainable Communities Program Funds for the El Cerrito Senior Mixed Use Apartments Transit-Oriented Development Project

ACTION REQUESTED

Adopt a resolution approving and authorizing the City as co-applicant with Eden Housing, Inc. to apply for Affordable Housing & Sustainable Communities Program funds for the El Cerrito Senior Mixed Use Apartments Transit-Oriented Development Project.

BACKGROUND

On April 22, 2014 the City Council approved a Disposition, Development and Loan Agreement (DDLA) with Eden Housing, Inc. for the proposed mixed-use affordable senior housing project at 10848-10860 San Pablo Avenue. As part of the project financing, Eden Housing, Inc. proposes to apply jointly with the City for State Affordable Housing & Sustainable Communities (AHSC) Program funds from the Strategic Growth Council (SGC) and the California Department of Housing and Community Development (HCD) in an amount not to exceed \$6,923,351.

Under the AHSC Program Guidelines, projects within the City's San Pablo Avenue Priority Development Area (PDA) must apply under the AHSC Transit-Oriented Development (TOD) category. Eligible projects must include both an affordable housing component and a transportation infrastructure project component. In addition, the project may include housing-related infrastructure or planning and programs costs that contribute to greenhouse gas emission reductions for the project.

In February 2015, City staff and Eden Housing prepared a joint Conceptual Application for AHSC Programs funds (Attachment 2) for a TOD Project that included the Eden Senior Housing Project as the Housing Development Project, a transit pass program for housing development residents, and the Ohlone Greenway Wayfinding Signage Improvements as the Transportation Infrastructure Project (collectively the El Cerrito Senior Mixed Use Apartments TOD Project). On March 16, 2015, Eden Housing and the City received an invitation from HCD and SGC to submit a Full AHSC Application for the El Cerrito Senior Mixed Use Apartments TOD Project (TOD Project). The following table summarizes the TOD Project funding request as submitted in the Conceptual Application.

Table 1 – AHSC Funding Request
El Cerrito Senior Mixed Use Apartment TOD Project

AHSC Funding Categories	FUNDING SOURCES						
	AHSC Loan	City Land Donation & Loan	Conventional Loan	County HOME/CDBG +AHP	State IIG + MHP	GP Equity/Deferred Dev Fee	Investor Equity
<i>Housing Development Project</i>							
Eden Senior Housing	\$6,537,175	\$3,325,000	\$1,550,000	\$1,395,000	\$6,076,722	\$1,373,454	\$9,562,720
<i>Housing-Related Infrastructure Project</i>	AHSC Grant						
- no AHSC funds requested -							
<i>Transportation Related Infrastructure Project</i>	AHSC Grant	Measure J					
Ohlone Greenway Wayfinding & Signage	\$363,496	\$118,000					
<i>Planning & Programs</i>	AHSC Grant						
Eden Senior Housing Transit Pass Program	\$22,680						

Preparation of the Full AHSC Application will involve providing additional documentation regarding the TOD Project’s consistency with the Bay Area’s Strategic Growth Strategy, refinement of the Housing Development Project and the Transportation Infrastructure Project scope and budget, and quantification of the greenhouse gas emission reduction potential of the project.

STRATEGIC PLAN CONSIDERATIONS

Approval of the proposed resolution and submittal of the application for AHSC Program funds is consistent with *El Cerrito Strategic Plan* Goal A – Deliver exemplary government services, Goal B – Achieve long-term financial sustainability, and Goal C – Deepen a sense of place and community identity. Specifically, approval of the submittal of the joint application for funds will support the “develop and strengthen relationships with public and private partners” strategy (Goal A), and the “explore opportunities for public/private partnerships” and “pursue opportunities for...outside grants” strategies (Goal B). The El Cerrito Senior Mixed Use Apartments TOD Project fulfills “re-imagining and reinvesting in underutilized properties” strategy (Goal C). The multi-year effort to develop the Eden Senior Housing Development demonstrates the City’s aim to work collaboratively with private non-profit partners and local, state and federal agencies to leverage the City’s investment in the project, preserve unique historic resources and help meet sustainability goals around transit-oriented development as well as General Plan Housing Element programs to assist in the development of affordable housing for seniors.

ENVIRONMENTAL CONSIDERATIONS

The application and potential award of AHSC funds is not a project under the California Environmental Quality Act (CEQA). Both the housing development component and the transportation infrastructure project component of the proposed El Cerrito Senior Mixed Use Apartments TOD Project have already been reviewed as required by CEQA. The housing component was reviewed under CEQA as part of the Eden Senior Housing Development project discretionary approvals, for which an Environmental Impact Report was certified. The transportation infrastructure project component received CEQA review as part of the adoption of the Ohlone Greenway Master Plan and associated Negative Declaration.

FINANCIAL CONSIDERATIONS

Any award of funds from the AHSC Program would be a combination of loan and grant funds. The housing development component of the project would receive a loan of AHSC Program funds. The transportation infrastructure component would receive a grant of AHSC funds. There is not a match requirement for these funds. Although HCD has not yet made available the form of the Standard Agreement, it is anticipated that HCD, the City and Eden Housing will jointly determine how issues of joint liability for the housing development loan will be addressed. Staff recommends that the City not incur any debt obligation as a result of receiving the housing development funds and structure the loan as a pass-through to Eden Housing, who would have the obligation for repayment of the loan.

The City would incur some staff time in the administration of these funds. Staff time for project management of the Eden Housing project, including any administration associated with a potential award of these funds, is budgeted within the Low and Moderate Income Housing Asset Fund.

LEGAL CONSIDERATIONS

The City Attorney has reviewed this staff report and associated resolution.

Reviewed by:



Scott Hanin
City Manager

Attachments:

1. City Council Resolution
2. AHSC Conceptual Application for the El Cerrito Senior Mixed Use Apartments TOD Project

RESOLUTION 2015-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO AUTHORIZING A JOINT APPLICATION TO THE CALIFORNIA STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM; AND THE EXECUTION OF A STANDARD AGREEMENT IF SELECTED FOR SUCH FUNDING AND ANY AMENDMENTS THERETO; AND ANY RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM

WHEREAS, the State of California, the Strategic Growth Council (SGC) and the Department of Housing and Community Development (Department) has issued a Notice of Funding Availability dated January 30, 2015 (NOFA), and amended as of March 19, 2015, under the Affordable Housing and Sustainable Communities Program (AHSC) established under Division 44, Part 1 of the Public Resources Code commencing with Section 75200; and

WHEREAS, pursuant to City Council Resolution No. 2014-10, the City has entered into a Disposition, Development and Loan Agreement (DDLA) with Eden Housing, Inc. (Developer) pursuant to which the City will sell 10848 and 10860 San Pablo Avenue to the Developer and the Developer will develop a mixed use development consisting of 63 residential units and ground floor commercial, including 62 units of affordable rental housing with resident services for seniors, a medical clinic and the renovation of the Contra Costa Florist structure (Housing Project); and

WHEREAS, the City of El Cerrito, a general law city, desires to apply, with the Developer for and receive an allocation of AHSC Program funds for a transit-oriented development project (TOD Project), which includes the Housing Project and bicycle and pedestrian transportation infrastructure improvements on the Ohlone Greenway, and submit the Application Package released by the Department for the AHSC Program; and

WHEREAS, the SGC is authorized to approve funding allocations for the AHSC Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package, and Standard Agreement. The Department is authorized to administer the approved funding allocations of the AHSC Program; and

WHEREAS, the City wishes to submit a joint application with the Developer for AHSC Program funds in an amount not to exceed \$6,923,351.

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

1. The City is hereby authorized and directed to apply for and submit to the Department the AHSC Program Application as detailed in the NOFA dated January 30, 2015, and amended as of March 19, 2015, for the 2014-15 Fiscal Year in an amount not to exceed \$6,923,351.00. If the application is approved, the City is hereby authorized and directed to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) in an amount not to exceed \$6,923,351.00, and any and all other documents required or deemed necessary or appropriate to secure the AHSC Program funds from the Department, and all amendments thereto (collectively, AHSC Program Documents).

2. The City agrees that it shall be subject to the terms and conditions as specified in the Standard Agreement. Funds are to be used for allowable capital asset project expenditures to be identified in Exhibit A of the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application are enforceable through the Standard Agreement. The City hereby agrees to use the funds for eligible capital asset(s) in the manner presented in the application as approved by the Department and in accordance with the NOFA and Program Guidelines and Application Package. The City may also execute any and all other instruments necessary or required by the Department for participation in the AHSC Program.
3. The City authorizes the City Manager to execute in the name of the City of El Cerrito the AHSC Program Application Package and the AHSC Program Documents as required by the Department for participation in the AHSC Program, and any amendments thereto.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon passage and adoption.

I CERTIFY that at a regular meeting on April 7, 2015 the City Council of the City of El Cerrito passed this Resolution by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on April XX, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor

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Attachment 2**

Welcome **Hilde Myall** of **City of El Cerrito**. If not your Account, please log out.

[Help](#) | [Logout](#)

[Main Menu](#) > Application/Survey Preview

Application/Survey Preview

This is a preview of your application/survey. Please review and confirm the information is accurate before submitting the application/survey. FAAST will perform a check to verify whether required fields are completed and/or required attachments are uploaded.

Once you have verified the information, please read the certification statement and enter your initials to submit the application/survey to the State Water Board.

Note: To print the application, please use the "FILE -> PRINT" menu option on the browser.

PIN 30368 - El Cerrito Senior Mixed Use Apartments - INVITED_BACK

Application/Survey Preview

RFP/Survey Title: Affordable Housing and Sustainable Communities Program FY 2014/15 NOFA

Submitting Organization: Eden Housing, Inc.

Submitting Organization Division:

Project Title: El Cerrito Senior Mixed Use Apartments

Project Description: The El Cerrito Senior Mixed-Use Apartments is a new construction 63 unit mixed-use senior affordable housing and TOD-infrastructure project within Midtown District of the El Cerrito's San Pablo Avenue Priority Development Area. The housing component will provide 100% affordable rents for 62 one-bedroom apartments to serve very low and low income seniors. There will be an on-site resident manager, a services coordinator, a community room with a kitchen, a computer room/library, an exercise room, laundry, bike storage and a resident courtyard with raised planter beds for resident gardening. 3,000sf of commercial space will house a clinic and a retail business. The infrastructure component will create bicycle and pedestrian wayfinding and amenities on the Ohlone Greenway, a multimodal pedestrian and bicycle path connecting the 2 El Cerrito BART stations to the existing and planned network of pedestrian and bicycle facilities within El Cerrito, Richmond, Albany and Berkeley.

APPLICANT DETAILS

Applicant Organization: Eden Housing, Inc.

Applicant Organization Division:

Applicant Address: 22645 Grand Street , Hayward , CA - 94541

PROJECT LOCATION

Latitude : **Longitude:**

Watershed:

County: Contra Costa

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Responsible State Wide Regional Water Board:					
Funding Program		Applied		Amount Recommended by State Water Board	
Affordable Housing and Sustainable Communities Program FY 2014/15 NOFA		Yes		\$0.00	
Project Management Role	First Name	Last Name	Phone	Fax	Email
Project Director: Authorized Representative	Linda	Mandolini	510-247-8117	510-582-0122	lmandolini@edenhousing.org
Project Manager: Day to day contact	Woody	Karp	510-247-8119	510-582-0122	wkarp@edenhousing.org

Applicant Information

Name: Eden Housing, Inc.

Division:

Address: 22645 Grand Street Hayward, CA , 94541

Federal Tax ID: 231716750 **DUNS Number:** 058211947

Person Submitting Information

Submitter Name: Woody Karp

Submitter Phone: 510-247-8119

Submitter Fax: 510-582-0122

Submitter Email: wkarp@edenhousing.org

Legislative Information	Primary	Additional District(s)
Senate District	09	
Assembly District	15	
US Congressional District	11	

Cooperating Entities	Role	Name	Phone	Email
City of El Cerrito	co-applicant	Hilde Myall	510-215-4358	hmyall@ci.el-cerrito.ca.us

Pre Submission Attachment Title	Phase	Submission Period	Date & Time
AHSC - Eden Identity of Interest form 2-17-15	PHASE1	PRE SUBMISSION	2/18/2015 1:11:47 PM
City Funding Commitment - land and funding	PHASE1	PRE SUBMISSION	2/18/2015 1:44:08 PM
Concept Proposal Workbook	PHASE1	PRE SUBMISSION	2/19/2015 10:38:28 AM
Construction Loan Funding Commitment	PHASE1	PRE SUBMISSION	2/18/2015 3:24:07 PM
County HOME CDBG funding commitment	PHASE1	PRE SUBMISSION	2/18/2015 3:23:06 PM
Entitlement Approval- Planning Commission Resolution	PHASE1	PRE SUBMISSION	2/18/2015 3:28:21 PM
Environmental - NEPA - Authorization to Use Funds	PHASE1	PRE SUBMISSION	2/18/2015 3:30:07 PM
Environmental Approval CEQA - planning commission	PHASE1	PRE SUBMISSION	2/18/2015 3:29:14 PM
Environmental- Cap Project 2- neg dec	PHASE1		

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		PRE SUBMISSION	2/18/2015 3:31:09 PM
Equity Letter	PHASE1	PRE SUBMISSION	2/18/2015 6:05:06 PM
Funding Commitment- City Measure J Funds	PHASE1	PRE SUBMISSION	2/18/2015 6:06:24 PM
Funding Commitment- City Measure J Funds - back up	PHASE1	PRE SUBMISSION	2/18/2015 6:07:30 PM
Infill Infrastructure Grant Commitment	PHASE1	PRE SUBMISSION	2/18/2015 3:25:18 PM
Market Study	PHASE1	PRE SUBMISSION	2/18/2015 3:32:18 PM
Project Area Map	PHASE1	PRE SUBMISSION	2/18/2015 3:21:23 PM

Download all Pre Submission Attachments



Questionnaire - Phase1

PROJECT OVERVIEW

1

Please describe the Project Area, including geographic boundaries or service areas. Application must include a map of the Project Area as an attachment (see item 18 below).

Answer: The Project Area is located in the Midtown district of the El Cerrito's San Pablo Avenue Priority Development Area and includes the Eden Housing affordable housing development project site located at 10848 San Pablo Avenue, as well as the Ohlone Greenway and surrounding PDA up to Potrero Avenue to the north and extending to Moeser Lane to the south.

2

Please list the Project Area Census Tracts:

Answer: 3870 project site; project area extends to 3860;3880;3830

3

Is the Project Area located within a MPO? If yes, please identify MPO below.

Answer: I Yes

Answer: Metropolitan Transportation Commission, serving the 9-county Bay Area

4

Project Area Type

Please choose either Transit Oriented Development (TOD) Project Area or Integrated Connectivity Project Area (ICP) from the drop down below.

Answer: I TOD Project Area

5

Transit Description

Name or Location of Transit Station/Stop:

Answer: AC transit Route-
72R- 12 minute headway
72(every32 minutes and 72M-every 30 minutes;
additional bus lines 800; 667,668,LC,L

6

Peak Period Headway Frequency:

Answer: every 12 minutes

7 Mode of Transit Serving Transit Station/Stop:

Answer: Bus rapid transit stop (72R line) located on San Pablo Avenue at Moeser Lane.

8

Project Description

Please indicate the Project's proposed uses of AHSC Program funds. Check all of the following that apply:

1. Affordable Housing Development
2. Housing-Related Infrastructure
3. Transportation Related Infrastructure
4. Planning Implementation
5. Programs

Answer: | 1 3

9 For each proposed Capital Project requesting AHSC Program funds, please provide the information requested below. If requesting funds for more than 3 Capital Projects, please complete the supplemental Capital Project Description form (see item 18 below).

(Note: TOD Project Areas must include at least two (2) Capital Projects and ICP Project Areas must include at least one (1) Capital Project.)

A)

Capital Project #1 Name

Answer: El Cerrito Senior Mixed Use Apartments

Please list the associated APN(s).

Answer: 503-010-003-5; 503-010-014-2

Please select the type of Capital Project from the drop down.

1. Affordable Housing
2. Housing-Related Infrastructure
3. Transportation-Related Infrastructure

Answer: | 1

Please enter a description of Capital Project #1 below.

Answer: The El Cerrito Senior Mixed-Use Apartments (Housing Project) is a 63 mixed-use senior affordable housing community within El Cerrito's mid-town. Located on the transit-rich San Pablo Avenue and within ½ mile from the Del Norte BART station, it is a perfect TOD project for Cap and Trade funding.

The housing component will provide 100% affordable rents for 62 one-bedroom apartments with rents restricted to serve very low and low income seniors. There will be an office for on-site resident manager, a services coordinator, a community room with a kitchen, a computer room/library, an exercise room, laundry facilities, bicycle storage and a resident courtyard with raised planter beds for resident gardening. Three thousand square feet of commercial space will house a physical therapy clinic and a retail business

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(potentially a coffee shop).

The most significant project amenity will be a "heritage" public plaza and preservation of a 900sf stone faced building as a historic resource. The building served as the Mabuchi family flower shop and was an integral part of the Japanese American cut flower industry that once thrived throughout Contra Costa County. The 2,710sf public plaza will activate pedestrian traffic as it tells the rich story of the Japanese American flower industry and the societal impact of the WWII internment camps.

This high Density (65 units/acre) infill affordable housing development will reduce VMT as its future residents will be incentivized to use the convenient bus lines that run on San Pablo Avenue (rapid bus stop is less than 1/4 mile from site and other frequent bus lines stop one block from the site) to the Del Norte Shopping center which includes grocery stores, pharmacies, restaurants, banks) as well as the Del Norte BART station.

B)

Capital Project #2 Name

Answer: Ohlone Greenway Pedestrian & Bicycle Wayfinding & Amenities Project

Please list the associated APN(s).

Answer: The Ohlone Greenway, public right of way, between Potrero Ave and Moeser Lane, El Cerrito, CA.

Please select the type of Capital Project from the drop down.

1. Affordable Housing
2. Housing-Related Infrastructure
3. Transportation-Related Infrastructure

Answer: 1 3

Please enter a description of Capital Project #2 below.

Answer: The El Cerrito Ohlone Greenway is a 2.7-mile multi-use trail and Greenway that traverses the City of El Cerrito, underneath the elevated BART tracks, from the south to north City limits.

The well-used Ohlone Greenway, which runs along the eastern edge of the San Pablo Avenue corridor, will be improved with a comprehensive wayfinding signage and bicycle and pedestrian amenities. This multimodal, Class I pedestrian and bicycle path connects the 2 El Cerrito BART stations to the existing and planned network of pedestrian and bicycle facilities within El Cerrito, Richmond, Albany and Berkeley. The Greenway serves as a valued linear open space that promotes multimodal connectivity and allows for a variety of recreational uses.

The project scope include installation of signage, bicycle and pedestrian amenities along the Ohlone Greenway between Potrero Avenue and Moeser Lane consistent with the guidelines and prototype developed with the Ohlone Greenway Natural Area & Rain Garden Project, Ohlone Greenway Master Plan and West County Transit Enhancement & Wayfinding Plan.

This comprehensive signage program will provide wayfinding, provide distances for cyclers and walkers, and bring a unique and uniform appearance to the Ohlone Greenway.

Amenities include installation of bicycle racks, benches and trash/recycling containers.

C)

Capital Project #3 Name

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Answer:
Please list the associated APN(s).
Answer:
Please select the type of Capital Project from the drop down.
1. Affordable Housing 2. Housing-Related Infrastructure 3. Transportation-Related Infrastructure
Answer: 1
Please enter a description of Capital Project #3 below.
Answer:
10 If requesting funds for Planning Costs, please describe the proposed use of funds. Planning costs are typically considered pre-development costs associated with the Capital Project. Describe the need, scope of work, and process. Answer: not requesting planning costs
11 If requesting funds for Program Costs, please describe program, including program objectives, population served, program activities, and operations headquarters. Answer: Program objectives include those outlined in Plan Bay Area Strategy for a Sustainable Region (The "Plan"), which serves as the Bay Area's Sustainable Communities Strategy. Plan Bay Area "charts a course for accommodating this growth while fostering an innovative, prosperous and competitive economy": providing Affordable housing to a variety of income levels, encourage walking and biking in a safe manner, preserve open space and agricultural preservation by being located within the urban footprint, reduce economic burdens to low income households, provide new jobs and serve as a stimulus for development of the broader are, improve the transit system and decrease auto vehicle miles traveled. The population served are the future low income senior residents of El Cerrito Senior Mixed Use Apartments. Program activities include a bus pass program for residential apartment (63) for three years to encourage the use of public transit while improving the health and economic well-being of residents and also improving pollution measures/reducing vehicle miles traveled. The project development area is served by four AC transit bus lines that connect residents to BART and to retail centers. If possible the bus transit program would be extended beyond the grant period. Operations headquarters are located at the future El Cerrito Senior Mixed Use Apartment development.
Which of the following best describe the proposed program? (check all that apply) 1. Expansion 2. Creation 3. Education 4. Outreach 5. Training Answer: 1 2
Please select the type of program:

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1. Active Transportation
2. Transit Ridership
3. Criteria Pollutant Reduction

Answer: 1 2

12

Eligibility for Statutory Set-Asides

This application is eligible for the following statutory set-asides:

Answer: 1 Affordable Housing

Please describe how the Project is eligible for statutory set-asides indicated. (Illustrate Disadvantaged Community census tract(s) within the project map.)

Answer: The proposed project will provide 62 one bedroom rental apartments for low income seniors. All units, except for the manager's unit, will be affordable with units restricted to very low income (50% AMI) and extremely low income (30% AMI) households. Restrictions will be in place for a minimum 55 year period and will be effectuated by recorded covenant.

13 **If applying for a Disadvantaged Community set-aside, please enter the following information.**

10 Digit Census Tract Identifier:

Answer:

[CalEnviroScreen 2.0 Score](http://oehha.ca.gov/ej/ces2.html) <http://oehha.ca.gov/ej/ces2.html>

Answer:

14

Identification of Project Co-Benefits

Please identify and describe the expected co-benefits of the Project. These co-benefits can include, but are not limited to, public health and safety, economic, or environmental co-benefits (Refer to Appendix E of Program Guidelines for additional information).

Answer: The housing project will house and serve a Vulnerable Population of lower-income elderly households.

The transportation project will serve both the Vulnerable Population housed by the project and the Disadvantaged Community within ½ mile of the project area by improving the Greenway infrastructure that links residents of multiple DCs to both regional and local employment and educational opportunities as well as critical services.

Public Health: Reduction in Asthma. The building will achieve a minimum of 125 green points rating score which will include using No VOC paint, no off-gassing materials in flooring or cabinets. The building will be weatherized and generate energy with solar panels to make the building environment more comfortable. The project will reduce obesity by providing an exercise room and the companion greenway project will encourage biking and walking to public transit, shopping and enjoyment of the park. Buildings will be smoke-free in keeping with Eden Housing policies and El Cerrito Municipal Code (Smoking Pollution Protection Ordinance).

Economic Co-Benefits: reduction in housing costs; reduced transportation costs by improving access to public transit and encouraging active transportation options. Revitalize local economies by increasing resident population and their use of local businesses.

Reduce energy costs by promoting multi-family energy efficiency (the City's Climate Action

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Plan identifies MF energy efficiency of new development as an important strategy to reduce the City's GHG emissions.) Bring jobs and housing closer together by creating new affordable housing in a vibrant TOD-corridor with access to quality open space, jobs and community resources.
15 <u>THRESHOLD REQUIREMENTS</u> Please indicate the greenhouse gas emission reduction strategies attributable to the Project (check all that apply).
15.1 Include higher housing density per acre than 7.6 dwelling units per acre? Answer: ☐ Yes
15.2 Provide increased diversity by including different types of land uses near each other in a project development? (Note that CalEEMod only looks at diversity within a project, not in the area surrounding the project.) Answer: ☐ Yes
15.3 Improve walkability by increasing the number of intersections per square mile relative to the city or county in which it resides? Answer: ☐ I
15.4 Be located less than 12 miles to a regional employment or destination center? Answer: ☐ I Yes
15.5 Be within ½ mile of transit with peak-hour headways <= 15 minutes? Answer: ☐ I Yes
15.6 Be within ½ mile of transit with peak-hour headways <= 75 minutes? Answer: ☐ I Yes
15.7 Be within 3 mile of transit with peak-hour headways <= 15 minutes? Answer: ☐ I Yes
15.8 Be within 3 mile of transit with peak-hour headways <= 75 minutes? Answer: ☐ I Yes
15.9 Include below market rate housing? Answer: ☐ I Yes
15.10 Include on-site pedestrian network improvements? Answer: ☐ I Yes
15.11 Include traffic calming measures or features? Answer: ☐ I
15.12 Include or provide of access to a neighborhood electric vehicle network? Answer: ☐ I
15.13 Limit parking supply below the ITE parking generation rate for the project site? Answer: ☐ I
15.14 Require users pay for parking?

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Answer:
15.15 Be located in an area with priced on-street parking? Answer:
15.16 Provide access to Bus Rapid Transit? Answer: Yes
15.17 Implement an employee commute trip reduction program, such as providing assistance in finding bicycling, carpooling, vanpools, or ride-sharing programs? Answer:
15.18 Provide employee transit subsidies? Answer: Yes
15.19 Provide cash-out incentives for employees who opt-out of using a parking space? Answer:
15.20 Charge employees for their parking? Answer:
15.21 Provide workplace electric-vehicle charging? Answer:
15.22 Allow or require telecommuting or alternative work week schedules? Answer:
15.23 Implement commute trip reduction marketing, such as new employee orientation of trip reduction and alternative mode options? Answer:
15.24 Provide an employer sponsored vanpool or shuttle program? Answer:
15.25 Provide a ride sharing or carpooling program with associated infrastructure? Answer:
15.26 Add or enhance existing bus transit service by providing extended or increased frequency routes with cleaner vehicles, new hours of service, or serve additional riders? Answer:
15.27 Provide a commuter vanpool, shuttle, or rail feeder shuttle to work sites, homes, or schools? Answer:
15.28 Provide additional bike pathways or lanes? Answer:
15.29 Provide additional pedestrian facilities, such as a pedestrian passageway providing access to housing or activity centers? Answer:
16 Please describe how the project supports the implementation of the applicable Sustainable Communities Strategy or other qualifying regional plan. Answer:

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As part of the San Pablo Avenue Corridor Priority Development Area (PDA) and the East Bay Corridors Initiative, this project is an essential component of implementing Plan Bay Area (Sustainable Communities Strategy) including its land use pattern, transit investment strategy, and targeted implementation programs.

El Cerrito's San Pablo Avenue Corridor is a locally nominated district planned for significant housing and job growth with boundaries within ½ mile of frequent transit service. In Plan Bay Area, it is projected to take on most of the City's growth over the next three decades and to be a key shopping, entertainment, and services node along the San Pablo Avenue transit corridor, which is served by AC Transit, whose operations are an investment priority in the Plan. It is within walking distance of two stations in the BART system. The corridor is also supported by recent streetscape and connectivity enhancements funded through regional programs supportive of the Plan.

This project is part of a series of shovel ready and pipeline catalyst projects included in the East Bay Corridors Initiative, a collaborative effort between 16 jurisdictions to create a network of thriving neighborhoods and downtowns in the PDAs of the inner East Bay, which are organized around 18 BART stations between Richmond and Union City and along the BRT/Enhanced Bus spines, including San Pablo Avenue. Prioritized by the region as a Plan Bay Area land use implementation strategy, this place-based initiative is a platform for prioritizing and funding complementary housing, infrastructure, and community development projects that provide cumulative GHG reductions and a range of economic, social, and health co-benefits across city boundaries. The corridor connects, and can better connect, many of the Bay Area's disadvantaged communities to employment centers and a variety of educational and other destinations by frequent, low cost transit.

17 Please describe how the project is consistent with the State Planning Priorities (Government Code Section 65041.1).

Answer: This project includes affordable housing infill development that redevelops underutilized land, improves existing infrastructure, promotes equity through the provision of affordable senior housing, preserves and promotes cultural and historic resources, reduces development pressure on agricultural lands, and promotes active transit along the Ohlone Greenway. By improving opportunities to reach two Bay Area Rapid Transit stations by foot and bike, it will reduce auto trips, improving air quality, transit ridership, and public health.

The project area is within ½ mile of a Disadvantaged Community, and the Greenway links residents of multiple Disadvantaged Communities to both regional and local employment and educational opportunities as well as critical services. The construction and other jobs supported by the project will benefit local residents and businesses while achieving GHG reductions.

18 ATTACHMENTS

Please download the following templates and upload the completed forms on the "Attachments" tab.

- [Concept Proposal Workbook](#)
- [Certification and Identity of Interest Disclosure](#)
- [Supplemental Capital Project Description](#)

Questionnaire - Phase2

No Questions are available to display

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Capital Project Enforceable Funding Commitments

NOTE: Committed funds MUST be documented by an enforceable commitment letter.

 Affordable Housing Development

	Housing-Related Infrastructure
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	Transportation Related Infrastructure
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Funding Sources (Name)	Amount of Funds	Committed Funds (Yes / No?)	Lien Position	Term in Months	Interest Rate	Annual Debt Service
AHSC Program (grant funds requested)	\$ 363,496	YES	n/a			
AHSC Program (loan funds requested)		YES				
Wells Fargo construction loan	\$ 20,556,483	YES	1	24	####	n/a
City of El Cerrito	\$ 100,000	YES	3	660	####	RR
Contra Costa County HOME/CDBG	\$ 775,000	YES	2	660	####	RR
HCD - IIG	\$ 1,399,547	YES	4	660	####	deferred
El Cerrito land donation	\$ 3,250,000	YES	n/a			n/a
investor equity (4%) available for construction	\$ 1,500,000	YES	n/a			n/a
Contra Costa County Measure J TLC	\$ 118,000	YES	n/a	grant		
Deferred Costs	Amount of Funds					
developer fee and reserves deferred 'til perm	\$ 2,264,041.34					
Total Development Costs	\$ 30,326,568					
Less Deferred Costs	\$ 2,264,041					
Total Development Costs (Less Deferred)	\$ 28,062,526					
Total Committed Funds	\$ 28,062,526	Committed funds as % of Total Development Costs				92.5%



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
CONCEPT APPLICATION**

Enforceable Funding Commitment Detail Form

What is an Enforceable Commitment Letter?

In order for a letter to be deemed complete and acceptable as enforceable, financing commitment documentation must contain the following:

1. The borrower's name.
2. The project name (if any).
3. The project site address, assessor's parcel number, or legal description; and
4. The amount, interest rate, and terms of the financing being committed.

The letter may be conditioned on certain standard underwriting criteria, such as appraisal, but may not be generally conditioned. Examples of unacceptable general conditions include phrases such as "subject to senior management approval," or a statement that omits the word "commitment" but instead indicates the lender's "willingness to process an application" or indicates that financing is "subject to loan committee approval of the project."

On the form below, the applicant should identify the project funding commitments which are supported by the associated source documents. Be sure that the amounts in the letters match the amounts reported for each funding source in the included HRI Budget, the Housing Development Budget and Enforceable Funding Commitments worksheets, as appropriate.

Commitment #1	Type:	Loan	Other:	
	Funding Source:	Wells Fargo Bank		
	Amount:	\$20,556,483	Date of Letter:	2/17/15
	Funding Period:	Construction		
	Comment:			
Commitment #2	Type:	Loan	Other:	
	Funding Source:	City of El Cerrito		
	Amount:	\$100,000	Date of Letter:	4/23/14
	Funding Period:	Both		
	Comment:			
Commitment #3	Type:	Land Donation	Other:	
	Funding Source:	City of El Cerrito		
	Amount:	\$3,250,000	Date of Letter:	4/23/14
	Funding Period:	Both		
	Comment:			
Commitment #4	Type:	Loan	Other:	
	Funding Source:	Contra Costa County CDBG Loan		
	Amount:	\$625,000	Date of Letter:	2/4/15
	Funding Period:	Both		
	Comment:			
Commitment #5	Type:	Loan	Other:	
	Funding Source:	Contra Costa County HOME Loan		
	Amount:	\$150,000	Date of Letter:	2/4/15
	Funding Period:	Both		
	Comment:			

Commitment #6	Type:	Grant	Other:	
	Funding Source:	HCD Infill Infrastructure Grant		
	Amount:	\$1,399,547	Date of Letter:	1/16/15
	Funding Period:	Both		
	Comment:			
Commitment #7	Type:	Tax Credit Investor	Other:	
	Funding Source:	tbd		
	Amount:	\$1,500,000 during const	Date of Letter:	
	Funding Period:	Both		
	Comment:	\$9,562,720 total equity		
Commitment #8	Type:	Grant	Other:	
	Funding Source:	Contra Costa County Measure J TLC		
	Amount:	\$118,000	Date of Letter:	May 18, 2015
	Funding Period:			
	Comment:			
Commitment #9	Type:		Other:	
	Funding Source:			
	Amount:		Date of Letter:	
	Funding Period:			
	Comment:			
Commitment #10	Type:		Other:	
	Funding Source:			
	Amount:		Date of Letter:	
	Funding Period:			
	Comment:			



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
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Capital Project Leverage

A	B	C
Committed Non-AHSC Funding Amount for Capital Projects	AHSC Funds Requested for Capital Projects	Leverage Percentage
\$27,699,030	\$6,923,351	400.08%



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM CONCEPT APPLICATION

Site Control Checklist

To certify the Project is eligible for program review, applicant must check a box "Yes" certifying the validity of each statement 1 through 8 below and provide exhibits as requested for each proposed Capital Project.

NOTE: If any of the following statements are not currently secured at the time of submittal of the concept proposal, the applicant must provide a narrative in the space provided below to describe associated timeframes to demonstrate site control will be secured by the full application submittal deadline of April 15, 2015.

		Capital Project #1	Capital Project #2	Capital Project #3
1	Fee title;		N/A	
2	A leasehold interest on the property with provisions that enable the lessee to make improvements on and encumber the property provided that the terms and conditions of any proposed lease shall permit, prior to grant funding, compliance with all Program requirements;			
3	An enforceable option to purchase or lease which shall extend through the anticipated date of the Program award as specified in the Notice of Funding Availability;			
4	An executed disposition and development agreement, right of way, or irrevocable offer of dedication to a public agency;	Yes		
5	An executed encroachment permit for construction of improvements or facilities within the public right of way or on public land;			
6	An executed agreement with a public agency that gives the Applicant exclusive rights to negotiate with that agency for the acquisition of the site; provided that the major terms of the acquisition have been agreed to by both parties;			
7	A land sales contract or other enforceable agreement for acquisition of the property;			
8	Other forms of site control that give the department equivalent assurance that the applicant or developer will be able to complete the Project and all housing designated in the application in a timely manner and in accordance with all the requirements of the Program.		Yes	



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM CONCEPT APPLICATION

Project Readiness - Environmental Review

Capital Project #1		Not Required for this Project	Is the Project approved "by-right"?	Has a Negative Declaration or Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA	YES	NO	YES	
	NEPA*	YES			1/12/15
In the box below, explain why any items are not required and include documentation, if applicable:					
CEQA was approved by the El Cerrito Planning Commission on 12/18/13 after review of a final Environmental Impact Report on the same date. NEPA was completed and Authority to Use Grant Funds was issued on 1/12/15					
* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.					

Capital Project #2		Not Required for this Project	Is the Project approved "by-right"?	Has a Negative Declaration or Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA		YES	YES	
	NEPA*				
In the box below, explain why any items are not required and include documentation, if applicable:					
Capital Project #2, the Ohlone Greenway Wayfinding Signage, was planned and analyzed as part of the City-adopted Ohlone Greenway Masterplan. Capital Project #2 has a filed Neg Dec under CEQA. There are no federal funds in Capital Project #2 and NEPA is not required.					
* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.					

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Capital Project #3		Not Required for this Project	Is the Project approved "by- right"?	Has a Negative Declaration or Final EIR been certified?	Date of Authority to Use Grant Funds
All Environmental Clearances (CEQA and NEPA) necessary to begin construction are:	CEQA				
	NEPA*				
In the box below, explain why any items are not required and include documentation, if applicable:					
* For NEPA only, provide a copy of the HUD 7015.16 "Authority To Use Grant Funds" or clarify the current status of the issuance of the HUD form.					



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM CONCEPT APPLICATION

Land Use Entitlements/Permits for Capital Projects

Provide a listing and status of all discretionary local land use entitlements and permits, excluding design review, required to complete each Capital Project that have been granted, submitted or to be applied for to the appropriate local agencies, or consistent with local planning documents.

NOTE: If necessary discretionary local land use entitlements and permits have not been completed at the time of submittal of the concept proposal, the applicant must provide a narrative in the space provided below to describe associated timeframes to ensure all required entitlements and permits will be secured by the full application submittal deadline of April 15, 2015.

Capital Project #1			El Cerrito Senior Mixed Use Apartments		
Discretionary Approvals		Agency / Issuer		Status	
Entitlements		planning commission		approved	
Density Bonus		planning commission		approved	
conditional use permit		planning commission		approved	
DO NOT LIST DESIGN REVIEW ON THIS FORM					

Capital Project #2			Ohlone Greenway Wayfinding Signage		
Discretionary Approvals		Agency / Issuer		Status	
No discretionary approvals are required for					
DO NOT LIST DESIGN REVIEW ON THIS FORM					

Capital Project #3		
Discretionary Approvals	Agency / Issuer	Status
DO NOT LIST DESIGN REVIEW ON THIS FORM		

Narrative (if required):



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM CONCEPT APPLICATION

Planning Phase and Milestone Schedule Dates

Note: It is acknowledged that some of the following milestones may have already been achieved. For those milestones which have previously been met, please enter the month and year completed. For those milestones not yet completed, please provide a projected completion date (MM/YY) for each of the applicable items below. If not applicable to the specific Capital Project or Program, please indicate "NA" below.

Capital Project Milestone Schedule			
Performance Milestone	Capital Project #1	Capital Project #2	Capital Project #3
Executed binding agreement between the Recipient and developer of the proposed Capital Project detailing the terms and conditions of the Capital Project development.	completed 12/18/13	N/A	
Site Control of Capital Project site(s) by proposed developer(s).	completed 4/23/14	N/A	
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	completed 1/12/15	Jun-09	
Obtaining all necessary and discretionary public land use approvals.	completed 12/18/13	N/A	
Obtaining all enforceable funding commitments for all construction period financing.	by March 1, 2016	Measure J committed	
For Housing-Related Infrastructure Capital Projects, all enforceable funding commitments obtained for at least the first phase of the supported housing development.	by March 1, 2016		
For Affordable Housing Development Capital Projects, obtaining enforceable commitments for all construction/permanent financing including substantially final construction/permanent loan documents, and Tax Credit syndication documents for remaining phases of the Project.	by March 1, 2016		
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	by December 1, 2015	Mar-16	
Commencement of construction	15-Mar-16	Jul-16	
Construction complete and the filing of the Notice of Completion.	15-Sep-17	Mar-17	
Program funds fully disbursed	31-Oct-17	Sep-17	

Program Milestone Schedule		
	Program #1	Program #2
Identification and commitment of program operator and partners		Mar-16
Completion of a business or work plan		Mar-16
Identification of ongoing support for operation costs beyond grant period		



**AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM
CONCEPT APPLICATION**

FUNDS REQUEST WORKSHEET

RENT AND UNIT MIX CHART

Enter unit size and rent restriction level in this Rent and Unit Mix chart. Enter corresponding loan amounts per current MHP per unit Loan Limits chart. Enter Manager's unit at 60% level.

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
AMI Level	Per Unit Loan Limit for Efficiency Unit	# of Efficiency Units	Total Allowed for Efficiency Units (B x C)	Per Unit Loan Limit for 1 Br.	# of 1 Br.	Total Allowed for 1 Br. (E x F)	Per Unit Loan Limit for 2 Br.	# of 2 Br.	Total Allowed for 2 Br. (H x I)	Per Unit Loan Limit for 3 Br.	# of 3 Br.	Total Allowed for 3 Br. (K x L)	Per Unit Loan Limit for 4+ Br.	# of 4+ Br.	Total Allowed for 4+ Br. (N x O)
Mkt Rate															
60%			0			0	30,000	1	30,000			0			0
55%			0			0			0			0			0
50%			0	54920	31	1702520			0			0			0
45%			0	67308	8	538464			0			0			0
40%			0			0			0			0			0
35%			0			0			0			0			0
30%			0			0			0			0			0
MHP Level															
A			0			0			0			0			0
B			0	104617	23	2406191			0			0			0
C			0			0			0			0			0

Column	D	G	J	M	P	TOTAL
Sum of Column	\$0	\$4,647,175	\$30,000	\$0	\$0	\$4,677,175

Affordable Housing Development financed by 4% LIHTCs?

YES

Only projects receiving 4% LIHTCs will be awarded an additional \$30,000 per restricted unit.

Column	D	G	J	M	P	TOTAL
Sum of Column	\$0	\$1,860,000	\$30,000	\$0	\$0	\$1,890,000

Housing-Related Infrastructure Maximum Allowable Grant			
Unit Type	Per Unit Grant Amount	# of Units	Maximum Grant Amount
Unrestricted	\$35,000	0	\$0
Restricted	\$50,000	63	\$3,150,000
Total		63	\$3,150,000

Award Components	Maximum Allowable	Amount Requested
LOAN: Affordable Housing Development (AHD)	\$6,567,175	\$6,537,175
GRANT: Housing-Related Infrastructure Grant (HRI)	\$3,150,000	\$0
GRANT: Transportation-Related Infrastructure Grant (TRI)	\$363,496	\$363,496
GRANT: Planning and Program Costs Grant (PPC)	\$22,680	\$22,680
TOTAL AWARD:	\$10,103,351	\$6,923,351

Residential Parking Costs	
Total Restricted Units:	63
Total Residential Units:	0
Total Residential Parking Costs (see cell G83 in HRI Budget):	\$0
Restricted Unit Pro-rated Parking Costs:	#DIV/0!



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM CONCEPT APPLICATION

Tax Credit Equity Contribution Form

Calculation Document

(Name of Investor)	(Insert Project Name)
Community Economics, syndication consultant, estimates	is interested in purchasing a/an 99.99% interest in El Cerrito senior
It is estimated that the \$ 919,492 In federal credits and the \$ - in State Credits would generate gross proceeds in the amount \$ 9,562,720	

Select One (indicate "Y"):

YES	This project does not require the use of taxable bond proceeds and it is understood that Tax-Exempt Bond proceeds may be used to fund the project.	This project requires the use of Taxable Bond proceeds.
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Estimated net syndication proceeds may be calculated by subtracting typical syndication costs from the estimated gross proceeds as follows:

Investor Expenses:

Investor fees (acquisition, advisory, etc.)	\$ -
Organizational and offering expenses	\$ -
Acquisition expenses	\$ -
Reserves or working capital	\$ -
Other (explain)	\$ -
Total Investor Expenses	\$ -

Partnership Expenses:

Legal Expenses	\$ 56,000
Accounting Expenses	\$ 20,000
Other (explain) syndication financial consulting	\$ 40,000
Total Partnership Expenses	\$ 116,000

Less Total Expenses:	\$ 116,000
Net Proceeds:	\$ 9,446,720
Total Expenses/Gross Proceeds:	1.21%

The estimated net proceeds are equivalent to \$ 1.03 for each \$1.00 of total credit reserved to the project. None of the above fees earned by the investor will be included in the projects eligible basis.

If there are any questions regarding these estimates please contact the undersigned.

Elissa Dennis	2/17/15	Type of Tax Credits:	4%
Investor or Preparer Signature	Date	TCAC Application Round:	
Elissa Dennis	consultant	TCAC Application Year:	2015
Investor Name	Title		
Community Economics, consultant			
Investor Phone Number			
510-832-8300 x2			



Affordable Housing and Sustainable Communities Program Concept Application

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Attachment 2

HOUSING DEVELOPMENT BUDGET

					Sources and Uses								Comments
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program Loan	AHSC Program Grant	City land \$3,250,000+ \$100,000 loan + perm loan \$1.550.000	County HOME / CDBG \$775,000 + AHP \$620,000	HCD - IIG \$1,399,547 + MHP \$4,677,175	GP equity and deferred developer fee	Investor equity	SOURCES TOTAL	
ACQUISITION													
Lesser of Land Cost or Value	2950934		299066	3250000			3250000				0	3250000	Residential and commercial costs are split based on construction cost estimates
Demolition	105749		10717	116466			100000	16466			0	116466	
Legal & Closing Costs	22699		2301	25000				25000			0	25000	
Verifiable Carrying Costs	4540		460	5000				5000			0	5000	
Subtotal	3083922	0	312544	3396466	0	0	3350000	46466	0	0	0	3396466	
Existing Improvements Cost				0								0	
Other: (specify)				0								0	
Total Acquisition	3083922	0	312544	3396466	0	0	3350000	46466	0	0	0	3396466	
REHABILITATION													
Off-Site Improvements				0								0	
Environmental Remediation				0								0	
Site Work				0								0	
Structures				0								0	
General Requirements				0								0	
Contractor Overhead				0								0	
Contractor Profit				0								0	
General Liability Insurance				0								0	
Other: (specify)				0								0	
Total Rehabilitation Costs	0	0	0	0	0	0	0	0	0	0	0	0	
RELOCATION													
Temporary Relocation				0								0	
Permanent Relocation				0								0	
Total Relocation	0	0	0	0	0	0	0	0	0	0	0	0	
NEW CONSTRUCTION													
Off-Site Improvements	151893		15394	167287				167287			0	167287	
Environmental Remediation	45399		4601	50000				50000			0	50000	
Site Work (hard costs)	1554663		157559	1712222				1131247	580975		0	1712222	
Structures (hard costs)	11263856		1088684	12352540	6537175		1550000		3575378		689987	12352540	
General Requirements	1291507		130889	1422396							1422396	1422396	
Contractor Overhead	262009		26554	288563							288563	288563	
Contractor Profit	262009		26554	288563							288563	288563	
General Liability Insurance				0							0	0	
Other: (specify)				0							0	0	
Total New Construction	14831335	0	1450235	16281570	6537175	0	1550000	1348534	4156353	0	2689508	16281570	
ARCHITECTURAL													
Design	667129		67611	734740					734740		0	734740	
Supervision	166782		16903	183685							183685	183685	
Total Architectural Costs	833911	0	84514	918425	0	0	0	0	734740	0	183685	918425	
SURVEY & ENGINEERING													
Engineering	259939		26344	286283					286283		0	286283	
ALTA Land Survey				0							0	0	
Total Survey & Engineering	259939	0	26344	286283	0	0	0	0	286283	0	0	286283	
CONTINGENCY COSTS													
Hard Cost Contingency	1473794		149363	1623157						1173454	449703	1623157	

					Sources and Uses								Comments
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program Loan	AHSC Program Grant	City land \$3,250,000+ \$100,000 loan + perm loan \$1,550,000	County HOME / CDBG \$775,000 + AHP \$620,000	HCD - IIG \$1,399,547 + MHP \$4,677,175	GP equity and deferred developer fee	Investor equity	SOURCES TOTAL	
Soft Cost Contingency	140737		14263	155000							155000	155000	
Total Contingency Costs	1614530	0	163627	1778157	0	0	0	0	0	1173454	604703	1778157	
CONSTRUCTION PERIOD EXPENSES													
Construction Loan Interest	816588		82758	899346					899346		0	899346	
Origination Fee	139987		14187	154174							154174	154174	
Credit Enhancement & App. Fee				0							0	0	
Owner Paid Bonds/Insurance				0							0	0	
Lender Inspection Fees	57793		5857	63650							63650	63650	
Taxes During Construction	8853		897	9750							9750	9750	
Prevailing Wage Monitor				0							0	0	
Insurance During Construction	71818		7278	79096							79096	79096	
Title and Recording Fees	31779		3221	35000							35000	35000	
Construction Mgmt. & Testing	90798		9202	100000							100000	100000	
Predevelopment Interest Exp.	92031		9327	101358							101358	101358	
Other: (specify)				0							0	0	
Other: (specify)				0							0	0	
Total Construction Expenses	1309646	0	132728	1442374	0	0	0	0	899346	0	543028	1442374	
PERMANENT FINANCING EXPENSES													
Loan Origination Fee(s)	15500			15500							15500	15500	
Credit Enhancement & App. Fee				0							0	0	
Title and Recording	15000			15000							15000	15000	
Property Taxes				0							0	0	
Insurance				0							0	0	
County loan monitoring fee	85000			85000							85000	85000	
Other: (specify)				0							0	0	
Total Permanent Financing	115500	0	0	115500	0	0	0	0	0	0	115500	115500	
LEGAL FEES													
Construction Lender Legal Expenses	50000			50000							50000	50000	
Permanent Lender Legal Fees				0							0	0	
Sponsor Legal Fees	60000			60000							60000	60000	
Organizational Legal Fees	6000			6000							6000	6000	
Syndication Legal Fees	50000			50000							50000	50000	
Other: (specify)				0							0	0	
Total Legal Fees	166000	0	0	166000	0	0	0	0	0	0	166000	166000	
CAPITALIZED RESERVES													
Operating Reserve	302904			302904							302904	302904	
Replacement Reserve				0							0	0	
Rent-Up Reserve				0							0	0	
Transition Reserve	200000			200000							200000	200000	
Services reserve	100000			100000							100000	100000	
Other: (specify)				0							0	0	
Total Capitalized Reserves	602904	0	0	602904	0	0	0	0	0	0	602904	602904	
REPORTS & STUDIES													
Appraisal(s)	9080		920	10000							10000	10000	
Market Study	15000			15000							15000	15000	
Physical Needs Assessment				0							0	0	
Environmental Studies	190159		19272	209431							209431	209431	
Other: (specify)				0							0	0	
Other: (specify)				0							0	0	
Other: (specify)				0							0	0	
Other: (specify)				0							0	0	
Total Reports & Studies	214239	0	20192	234431	0	0	0	0	0	0	234431	234431	
OTHER													
TCAC App./Alloc./Monitor Fees	37025			37025							37025	37025	
CDLAC Fees	7000			7000							7000	7000	
Local Permit Fees	481672		48816	530488							530488	530488	
Local Development Impact Fees	1030284		104415	1134699							1134699	1134699	

					Sources and Uses								Comments
	Residential Rental Component Costs	Home Ownership Component Costs	Commercial Component Costs	Total Development Costs	AHSC Program Loan	AHSC Program Grant	City land \$3,250,000+ \$100,000 loan + perm loan \$1,550,000	County HOME / CDBG \$775,000 + AHP \$620,000	HCD - IIG \$1,399,547 + MHP \$4,677,175	GP equity and deferred developer fee	Investor equity	SOURCES TOTAL	
Other Costs of Bond Issuance	170500			170500							170500	170500	
Syndicator / Investor Fees & Expenses				0							0	0	
Furnishings	110250			110250							110250	110250	
Final Cost Audit Expense	18160		1840	20000							20000	20000	
Marketing	73000			73000							73000	73000	
Financial Consulting	36319		3681	40000							40000	40000	
Other: <i>(specify)</i>				0							0	0	
Other: <i>(specify)</i>				0							0	0	
Other: <i>(specify)</i>				0							0	0	
Other: <i>(specify)</i>				0							0	0	
Total Other Costs	1964210	0	158752	2122962	0	0	0	0	0	0	2122962	2122962	
SUBTOTAL	24996136	0	2348935	27345071	6537175	0	4900000	1395000	6076722	1173454	7262720	27345071	
DEVELOPER COSTS													
Developer Fee/Overhead/Profit	2269949		230051	2500000						200000	2300000	2500000	
Consultant/Processing Agent				0							0	0	
Project Administration				0							0	0	
Syndicator Consultant Fees				0							0	0	
Guarantee Fees				0							0	0	
Broker Fees Paid to Related Party				0								0	
Construction Oversight & Mgmt.				0								0	
Other: <i>(specify)</i>				0								0	
Other: <i>(specify)</i>				0								0	
Total Developer Costs	2269949	0	230051	2500000	0	0	0	0	0	200000	2300000	2500000	
TOTAL DEVELOPMENT COST	27266085	0	2578986	29845071	6537175	0	4900000	1395000	6076722	1373454	9562720	29845071	
New Construction cost per Sq. Ft.	#DIV/0!												
Total Development cost per Sq. Ft.	#DIV/0!												
Homeownership Units)													
Total Anticipated Net Profit		0											
Total Square Footage for All New													
Total Square Footage for Total													

HOUSING RELATED-INFRASTRUCTURE BUDGET												
ESTIMATED CAPITAL IMPROVEMENT PROJECT COSTS					BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE							
Submit contracts, bids, engineer's estimates or any other back-up evidencing accuracy of eligible Project costs												
COST CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES							
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program	Name	Name	Name	Name	Name	Name	Name
SITE ACQUISITION (Not related to Parking)												
Site acquisition of the Capital Improvement Project, including easements and right of ways				0								
Other:				0								
Total Site Acquisition Costs (Not related to Parking)				0	0	0	0	0	0	0	0	0
SITE PREPARATION												
Clearing and Grubbing				0								
Demolition				0								
Excavation				0								
Grading (excluding grading for housing and mixed use structural improvements)				0								
Soil Stabilization (Lime, etc.)				0								
Erosion/Weed Control				0								
Dewatering				0								
Other:				0								
Other:				0								
Total Site Preparation Costs				0	0	0	0	0	0	0	0	0
UTILITIES												
Sanitary Sewer				0								
Potable Water				0								
Non-Potable Water				0								
Storm Drain				0								
Detention Basin/Culverts				0								
Joint Trench:				0								
Other:				0								
Total Site Utilities Costs				0	0	0	0	0	0	0	0	0
SURFACE IMPROVEMENTS												

Aggregate Base				0								
Asphalt Pavement				0								
Curb, Gutter, Sidewalk				0								
Street Lights				0								
Striping/Signage/Barricades				0								
Traffic Mitigation				0								
Other:				0								
Total Surface Improvements Costs				0	0	0	0	0	0	0	0	0
LANDSCAPE AND AMENITIES												
Parks:												
Irrigation				0								
Concrete Work				0								
Landscaping				0								
Tot Lot				0								
Playground Facilities				0								
Walking/Bike Path				0								
Drinking Fountains				0								
Structures				0								
Lighting				0								
Open Space				0								
Other:				0								
Total Landscape and Amenities Costs				0	0	0	0	0	0	0	0	0
ENVIRONMENTAL MITIGATION/REMEDATION												
Wetland Mitigation				0								
Endangered Species				0								
Tree Mitigation				0								
Environmental Remediation				0								
Other:				0								
Total Mitigation/Remediation Costs				0	0	0	0	0	0	0	0	0
REPLACEMENT TRANSIT PARKING												
Residential Parking Structures				0								
Grading				0								
Foundation Work				0								
Site Work				0								
Other:				0								
Other:				0								
Total Replacement Parking Costs				0	0	0	0	0	0	0	0	0

Enter the Total Number Replacement Parking Spaces												
Cost Per Parking Space (Not to exceed \$40,000 per space)	#DIV/0!											
RESIDENTIAL PARKING												
Residential Parking Structures				0								
Grading				0								
Foundation Work				0								
Site Work				0								
Other:				0								
Other:				0								
Total Residential Parking Costs				0	0	0	0	0	0	0	0	0
Enter the Number of Eligible Parking Spaces (Not to exceed one parking space per residential unit)												
Cost Per Parking Space (Not to exceed \$40,000 per eligible space)	#DIV/0!											
TRANSIT												
Transit Facilities:												
Access Plazas				0								
Pathways				0								
Bus Shelters				0								
Transit Shelters				0								
Pedestrian Facilities				0								
Bicycle Facilities				0								
Other:				0								
Total Transit Costs				0	0	0	0	0	0	0	0	0
IMPACT FEES												
Impact fees are eligible for funding if used for identified Capital Assets eligible for funding and required by local ordinance (Not to exceed 15% of the award amount OR \$300,000)				0								
Other:				0								
Other:				0								
Total Impact Fees				0	0	0	0	0	0	0	0	0
Enter total requested grant amount												
Grant percentage for Impact Fees	#DIV/0!											
PLANNING COSTS												
Total Planning Implementation Costs				0								
Enter total requested grant amount												

Grant percentage for Planning Costs	#DIV/0!											
ENERGY EFFICIENCY												
Total Energy Efficiency Costs				0								
LOW-IMPACT DESIGN												
Total Low-Impact Design Costs				0								
URBAN GREENING												
Total Urban Greening Costs				0								
SOFT COSTS RELATED TO ELIGIBLE COSTS												
Engineering				0								
Design				0								
Overhead				0								
Contractor Fee				0								
Other:				0								
Total Soft Costs				0	0	0	0	0	0	0	0	0
OTHER CAPITAL ASSET COSTS												
Other:				0								
Other:				0								
Total Other Asset Costs				0	0	0	0	0	0	0	0	0
TOTAL HOUSING RELATED INFRASTRUCTURE PROJECT COSTS												
				0	0	0	0	0	0	0	0	0
COST NARRATIVE: USE THE SPACE BELOW TO EXPLAIN ANY EXTRAORDINARY SITE CONDITIONS WHICH RESULT IN DEVELOPMENT COSTS TO BE HIGHER THAN ACCEPTED INDUSTRY STANDARDS.												



**AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
CONCEPT PROPOSAL**

**Agenda Item No. 5(E)
Attachment 2**

TRANSPORTATION-RELATED INFRASTRUCTURE BUDGET

Phase		Total Cost	AHSC Funds	Other Funds
Preliminary Engineering	Environmental			
	PS&E	\$79,103	\$64,455	\$14,648
	PE Subtotal	\$79,103	\$64,455	\$14,648
Right of Way	Right of Way Engineering			
	Appraisals, Acquisitions & Utilities			
	ROW Subtotal			
Construction Engineering and Construction	Construction Engineering	\$58,467	\$48,701	\$9,766
	Construction	\$343,926	\$250,340	\$93,586
	CON Subtotal	\$402,393	\$299,041	\$103,352
Non-infrastructure	NI Elements			
Total Cost		\$481,496	\$363,496	\$118,000

Detailed Engineer's Estimate and Cost Breakdown For Construction Items Only					
Agency:	City of El Cerrito				
Project Description:	Ohlone Greenway Ped & Bike Wayfinding & Amenities Project				
Project Location:	Ohlone Greenway, between Potrero Avenue to north and Moeser Lane to south (approx 3/4 mile length)				
Engineer's Estimate (for Construction Items Only)					
Item No.	Item Description	Quantity	Units	Unit Cost	Total
1	CONTRACTOR MOBILIZATION	1	LS	\$ 5,000.00	\$5,000
2	CONSTRUCTION STAKING	1	LS	\$ 2,000.00	\$2,000
3	TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$5,000
4	PROJECT SIGNS	2	EA	\$ 500.00	\$1,000
5	STORM WATER POLLUTION AND PREVENTION PLAN	1	LS	\$ 5,000.00	\$5,000
6	CLEARING AND GRUBBING	1,000	SF	\$ 4.00	\$4,000
7	REMOVE EX SIGN & POST	20	EA	\$ 150.00	\$3,000
8	WAYFINDING SIGN & POST	29	EA	\$ 3,500.00	\$101,500
9	MULTI-USE TRAIL RULES SIGN & POST	10	EA	\$ 750.00	\$7,500
10	TRAFFIC CONTROL SIGN, POST & MARKINGS AT FIVE STREET CROSSINGS	5	EA	\$ 5,000.00	\$25,000
11	ON-STREET ROUTE/ STREET NAME SIGN & POST	44	EA	\$ 600.00	\$26,400
12	TRASH RECEPTACLE	6	EA	\$ 3,200.00	\$19,200
13	BENCHES	6	EA	\$ 2,000.00	\$12,000
14	BIKE RACKS	10	EA	\$ 1,500.00	\$15,000
15	GENERAL CONDITIONS/PROJECT RESERVE	1	LS	\$ 23,160.00	\$23,160
16					
Sub Total of Construction Items:					\$254,760
Construction Item Contingencies (% of Con Items): Enter in the cell to the right				35.00%	\$89,166
Total (Construction Items & Contingencies):					\$343,926
The Engineer should include "special notes" in the space below to provide justification on the logic used to divide the project costs between Countermeasures, Other-Safety, and Non-Safety. (Not needed for projects using only one countermeasure, or when the construction items logically tie to individual countermeasures)					

Special Notes:

Detailed Estimate and Cost Breakdown

For Non-Infrastructure Items Only

This section can include but is not limited to items such as soft costs, impact fees, Energy Efficiency costs, and site acquisition costs.

Agency:	
Project Description:	
Project Location:	

Estimate (for Non-Infrastructure Items Only)

Item No.	Item Description	Quantity	Units	Unit Cost	Total
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					

Total (Non-Infrastructure Items):

Special Notes:



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
CONCEPT PROPOSAL

Planning Implementation and Program Cost Budget

PROJECT DEVELOPMENT NAME:													
ESTIMATED PLANNING IMPLEMENTATION AND PROGRAM COSTS					BREAKDOWN OF DEVELOPMENT COSTS BY FUNDING SOURCE								
Submit information on overhead, staffing plans, and required supplies evidencing accuracy of eligible costs													
COST CATEGORY	DEVELOPMENT COSTS				FUNDING SOURCES								
	QUANTITY	UNIT TYPE	UNIT PRICE	TOTAL AMOUNT	AHSC Program	Name	Name	Name	Name	Name	Name	Name	
PLANNING IMPLEMENTATION													
Administrative Overhead													
Staffing													
Supplies													
Other:													
Other:													
Other:													
Total Planning Implementation Costs				\$0	\$0								
PROGRAMS													
Administrative Overhead													
Staffing													
Supplies													
transit passes for 3 years	63		\$360	\$22,680	\$22,680								
Other:													
Other:													
Total Program Costs				\$22,680	\$22,680								
Planning Implementation and Program Cost - GRAND TOTAL:				\$22,680	\$22,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	



AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM
CONCEPT PROPOSAL

TOTAL DEVELOPMENT BUDGET SUMMARY

	FUNDING SOURCES						
	AHSC Program Grant*	Name	Name	Name	Name	Name	Name
TOTAL HOUSING RELATED INFRASTRUCTURE PROJECT COSTS (HRI)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL TRANSPORTATION RELATED INFRASTRUCTURE PROJECT COSTS (TRI)	AHSC Program Grant	Other					
	\$363,496	\$118,000					
TOTAL PLANNING IMPLEMENTATION AND PROGRAM COSTS (PPC)	AHSC Program Grant	Name	Name	Name	Name	Name	Name
	\$22,680	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL AFFORDABLE HOUSING DEVELOPMENT COSTS (AHD)	AHSC Program Loan	AHSC Program Grant*	City land \$3,250,000+ \$100,000 loan + perm loan	County HOME / CDBG \$775,000 + AHP \$620,000	HCD - IIG \$1,399,547 + MHP \$4,677,175	GP equity and deferred developer fee	Investor equity
	\$6,537,175	\$0	\$4,900,000	\$1,395,000	\$6,076,722	\$1,373,454	\$9,562,720

*NOTE: Please make sure that the amounts identified in the HRI budget, and the Housing Development Budget for the Total AHSC Program Grant are the same.



April 7, 2015

The Honorable Jerry Brown
Governor of California
c/o State Capitol, Suite 1173
Sacramento, CA 95814

The Honorable Loni Hancock
California State Senate
Elihu Harris State Building
1515 Clay Street, Suite 2202
Oakland, CA 94612

The Honorable Tony Thurmond
California State Assembly
Elihu Harris State Building
1515 Clay Street, Suite 2201
Oakland, CA 94612

RE: Designated State funding for Adult Education's Older Adults programs in the California State Budget

Dear Governor Brown, Senator Hancock and Assemblyman Thurmond:

Upon the recommendation of El Cerrito's Committee on Aging and on behalf of the El Cerrito City Council I am writing you in support of continued funding for Older Adult Education in the Proposition 98 General Fund for the Adult Education Block Grant.

El Cerrito Seniors will be negatively impacted if these funds are eliminated. Currently there are three places where older adult programs are being held. Christ Lutheran Senior Center has 75 members, St. John's Senior Center has 50 members, and Sakura Kai Senior Center has 105 members, 15 associate members, and 30 on the waiting list.

On January 1, 2011, the oldest Baby Boomers turned 65. Every day for the next 19 years, about 10,000 more will cross that threshold. By 2030, when all Baby Boomers will have turned 65, fully 18% of the nation's population will be at least that age, according to Pew Research Center population projections. Today, just 13% of Americans are aged 65 and older. By force of numbers alone, they almost certainly will redefine old age in America, just as they've made their mark on teen culture, young adult life and middle age. As of 2010 El Cerrito's senior population of 65 years and over was 17.9% of the City's population compared to 11.4% for the State of California as a whole. By 2030 El Cerrito could see over 25% of the city's population being seniors.

These numbers alone show that more funding, not less, is needed to keep pace with this growing population. Let us ensure that some of our most vulnerable and valuable citizens remain connected to society and enjoy as high a quality of life as possible.

Sincerely,

Mark Friedman, Mayor
City of El Cerrito

Enclosure

April 7, 2015

The Honorable Jerry Brown
Governor, State of California
State Capitol, Suite 1173
Sacramento, CA 95814

The Honorable Loni Hancock
California State Senate
Elihu Harris State Building
1515 Clay Street, Suite 2202
Oakland, CA 94612

The Honorable Tony Thurmond
California State Assembly
Elihu Harris State Building
1515 Clay Street, Suite 2201
Oakland, CA 94612

RE: Establishing designated funding for Adult Education's Older Adult programs

Dear Governor Brown, Senator Hancock and Assemblymember Thurmond:

On behalf of the Committee on Aging of the City of El Cerrito, we would like to urge you to include designated funding for Adult Education's Older Adults programs in the California state budget.

Classes for older adults 55 to 95 years of age have been provided in El Cerrito for many years. Our participants include our own residents and many from nearby cities who cherish the stimulating programs that are offered. A number of attendees reach the Senior Centers on subsidized transportation, Easy Rider, provided by the City of El Cerrito or Para-Transit and participate in the low-cost Nutrition Lunch Program while they are there. Our senior centers are excellent places to hold the classes since they can accommodate the needs of those older adults who suffer from mobility disorders and need the aid of walkers and wheelchairs.

There are three places where the programs are held. Currently, Christ Lutheran Senior Center has 75 members, St. John's Senior Center has 50 members, and Sakura Kai Senior Center has 105 members, 15 associate members, and 30 on the waiting list. Including those on the waiting list, the total is 275.

Included in the programs are classes on computer skills, languages such as Japanese, Spanish and German, as well as other ones of cultural interest. There are a number of exercise and fall prevention classes to keep our older citizens stronger and healthier. These programs are well attended and the classes given in Japanese even have a waiting list. They provide an affordable way for seniors who have worked hard all their lives and paid taxes to continue lifelong learning in safe, friendly, neighborhood centers.

It has been shown that seniors who participate in such physically, mentally, and socially stimulating programs as provided at our Senior Centers contract dementia at an 18% lower rate than seniors who do not participate in such program. (American Journal of Epidemiology, vol.155, no 12, June 15, 2002). As we all know the cost of caring for

victims of dementia is staggering and increasing. Therefore these programs should be supported with designated funding since decreasing the dementia rate will produce substantial savings for the state as the number of Californians over the age of 65 increases.

In conclusion, we would like to urge you to provide ongoing designated funding for Older Adult Education in the California state budget. It will benefit all Californians to continue to provide affordable education for older adults.

Yours truly,

Pansy Kwong, MD
Vice Chair
Committee on Aging
City of El Cerrito

Kimi Honda
Co-Director, Sakura Kai Senior Center
Member,
Committee on Aging
City of El Cerrito



AGENDA BILL

Agenda Item No. 5(G)

Date: April 21, 2015
To: El Cerrito City Council
From: Lisa Malek-Zadeh, Finance Director/City Treasurer
Subject: Authorize Annual Report for Landscape and Lighting Assessment
District for Fiscal Year 2015-16

ACTION REQUESTED

Adopt a resolution directing NBS Local Government Solutions (NBS) to prepare and file the annual Landscape and Lighting Assessment District No. 1988-1 report for fiscal year 2015-16.

BACKGROUND/ANALYSIS

In 1988, the City Council established Assessment District No. 1988-1 pursuant to the Landscape and Lighting Act of 1972. This act requires the preparation and filing of an annual report of the assessment district activities.

In November 1996, the voters of El Cerrito approved by a two-thirds majority the continuation of the Landscape and Lighting Assessment. Since the voters approved the assessment prior to the passage of Proposition 218, this assessment is exempt from Proposition 218's additional voter requirements. Therefore, the City follows the same annual approval process as in previous years.

California Street and Highways Code §22622 requires the City Council to authorize by resolution the filing of the annual report of the Landscaping and Lighting Assessment District. The annual report includes the various components required to develop the tax roll related to the assessment district. The Council must adopt this report prior to the time that a decision is made about whether or not the assessment will continue in the next fiscal year.

It is expected that NBS, the designated Engineer of Work, will submit the annual report at the May 19, 2015 City Council meeting. At that meeting, the time and place of the public hearing regarding continuation of the assessment district will be set.

FINANCIAL CONSIDERATIONS

Without the adoption of the annual report and authorization of the assessment, the City would lose approximately \$771,000 in FY 2015-16 that would be used for landscaping and lighting purposes.

Agenda Item No. 5(G)

NBS was selected in February 2009 through a Request for Proposal process and has prepared and filed the report each year. The cost to prepare and file report is \$8,927 and is included in the budget for the Landscape and Lighting Assessment District fund.

Reviewed by:



Scott Hanin
City Manager

Attachments:

1. Resolution

RESOLUTION 2015--XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CERRITO DESIGNATING NBS LOCAL GOVERNMENT SOLUTIONS AS THE ENGINEER OF WORK FOR THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1988-1 AND DIRECTING NBS TO PREPARE AND FILE THE ANNUAL REPORT FOR FISCAL YEAR 2015-16

WHEREAS, the City of El Cerrito, by Resolution No. 88-53, dated June 6, 1988 adopted Assessment District No. 1988-1 pursuant to the Landscape and Lighting Act of 1972; and

WHEREAS, said Landscape and Lighting Act requires the preparation and filing of an annual report defining the charges to the assessment district for fiscal year 2015-16; and

WHEREAS, California Street and Highways Code §22622 requires that the filing of the annual report be authorized by resolution of the City Council; and

WHEREAS, the cost to prepare and file the report is included in the budget for the Lighting and Assessment District fund.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of El Cerrito that it hereby directs NBS Local Government Solutions, the firm designated by this Council as the Engineer of Work for Assessment District No. 1988-1, to file an annual report in accordance with the provisions of the Landscape and Lighting Act of 1972.

BE IT FURTHER RESOLVED this resolution is adopted pursuant to California Street and Highways Code §22622.

I CERTIFY that at the regular meeting on April 7, 2015, the El Cerrito City Council passed this resolution by the following vote:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

IN WITNESS of this action, I sign this document and affix the corporate seal of the City of El Cerrito on April __, 2015.

Cheryl Morse, City Clerk

APPROVED:

Mark Friedman, Mayor



AGENDA BILL

Agenda Item No. 5(H)

Date: April 7, 2015
To: El Cerrito City Council
From: Lisa Malek-Zadeh, Finance Director/City Treasurer
Subject: Quarterly Investment Report for Period Ending December 31, 2014

ACTION REQUESTED

Receive and file the City's Quarterly Investment Report for the period ending December 31, 2014.

QUARTERLY INVESTMENT REPORT REVIEW

The Quarterly Investment Report for October 2014-December 2014 shows that the City's investments had a par value of \$1,545,045 as of December 31, 2014. This was a decrease of \$3,638 from last quarter due to the decrease in interest income earned on the decreased investment balances. During the quarter, debt service payments were made for the Solar Equipment Lease - \$65,236, Fire and Recycle Truck Leases - \$141,652, the EC PFA Sales Tax Revenue Bond - \$228,614 and the Lease Revenue Bond for City Hall - \$421,314.

The City continues to have minimal investments that are not required for debt service reserves and to have limited, if any, interest earnings on restricted funds. Of the total amount invested, \$2,706 is invested in the pooled funds with the State Treasurer's Local Agency Investment Funds (LAIF) and \$1,542,339 is held in money market funds.

FINANCIAL CONSIDERATIONS

The purpose of the City's Investment Policy is to provide guidelines for prudent investment of the City's idle funds and maximum efficiency of the City's cash management system. The ultimate goal is to enhance the City's economic condition while protecting the funds at all times. The City's investments comply with the "Authorized Investments" section of the Investment Policy.

Reviewed by:

Scott Hanin
City Manager

Attachment:

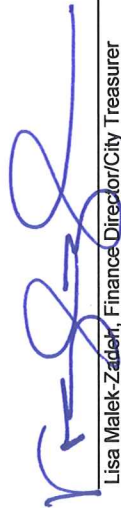
1. City of El Cerrito Quarterly Investment Report For Period Ending December 31, 2014

City of El Cerrito

Quarterly Investment Report For the Period Ending December 31, 2014

FUND	INVESTMENT TYPE	INVESTMENT	TRUSTEE/ BROKER	PAR VALUE	COST	INTEREST OR YIELD	MATURITY DATE	COST/ 100	*MARKET VALUE
Pooled Investments	Pooled Fund	LAIF	CA State Treasurer	\$2,706.06	\$2,706.06	0.24%	N/A	100.00	\$2,706.06
Solar Project Financing	Prime Money Market	Deutsche Bank Prime Money Market	Deutsche Bank	\$10,169.12	\$10,169.12	0.01%	N/A	100.00	\$10,169.12
Swim Center Fund	Blackrock Institutional Money Market	Union Bank/Blackrock Liquidity	Union Bank of CA	\$185,344.18	\$185,344.18	0.01%	N/A	100.00	\$185,344.18
City Hall Debt Fund	Blackrock Institutional Money Market	Union Bank/Blackrock Liquidity	Union Bank of CA	\$603,332.99	\$603,332.99	0.01%	N/A	100.00	\$603,332.99
Street Improvement Fund	Blackrock Institutional Money Market	Union Bank/Blackrock Liquidity	Union Bank of CA	\$743,492.77	\$743,492.77	0.01%	N/A	100.00	\$743,492.77
TOTALS, as of December 31, 2014				\$1,545,045.12	\$1,545,045.12				\$1,545,045.12

I certify that this report is in compliance with the City of El Cerrito Investment Policy and that there are adequate funds available to meet the next six months of estimated expenditures as required by the California Government Code 53646.


Lisa Malek-Zadeh, Finance Director/City Treasurer

**Agenda Item No. 5(H)
Attachment 1**



AGENDA BILL

Agenda Item No. 6

Date: April 7, 2015
To: El Cerrito City Council
From: Sky Woodruff, City Attorney
Subject: Extension of Massage Establishment Moratorium

ACTION REQUESTED

Staff recommends that the City Council conduct a public hearing and upon conclusion adopt the attached interim urgency ordinance making findings and extending a temporary moratorium on the establishment or relocation of new and existing massage establishments for ten months and fifteen days to become effective upon the expiration of the current moratorium.

The City Council previously adopted an interim urgency ordinance temporarily suspending the issuance of any permits to new or existing massage establishments in the City. Staff recommends that the City Council now extend the moratorium to provide additional time to study and plan an approach to massage regulation following the Governor's approval of Assembly Bill 1147. The moratorium will continue to prohibit the issuance of all City permits to new and existing massage establishments except for renewals and for emergency repairs and associated permits. The moratorium extension will be effective starting from the date of the expiration of the current moratorium.

BACKGROUND

As explained in the staff report discussing the initial moratorium ordinance, the Governor recently signed Assembly Bill 1147, which is effective January 1, 2015. Assembly Bill 1147 will amend the California Business and Professions Code to return land use authority over all massage establishments to cities.

Since the adoption of the initial moratorium ordinance, Staff has been reviewing the new law, investigating current massage establishments and researching other possible regulatory schemes to update the City's municipal and zoning codes.

The extension of the moratorium will allow the City more time to: (1) Address concerns regarding the establishment and operation of all massage establishments, (2) Study the potential impacts massage establishments may have on the residents' public health, safety and welfare, (3) Study and determine what local regulations may be appropriate or necessary for massage establishments, (4) Study and determine the appropriate zoning and location for massage establishments; and (5) Consider appropriate controls for protection of public health and welfare.

Pursuant to Government Code Section 65858, the City may extend a moratorium, by a four-fifths vote, when the ordinance contains legislative findings that there still exists a threat to the public health, safety and welfare.

Staff and the City Attorney have prepared the attached extension ordinance for the City Council's consideration. The ordinance would extend the temporary moratorium on the issuance

of business licenses or building permits for massage establishments and the relocation of existing massage establishments. Like the initial ordinance, the moratorium would not prohibit:

- The renewal of a business license for an existing massage establishment that seeks to maintain the massage establishment in its current location, in a manner, and housed within a building, which complies with all City, State, Federal or otherwise applicable, codes, rules, regulations or laws; and
- Issuance of permits for emergency and emergency-related repairs; and
- Massage establishments operated as Home Occupations; and
- Persons engaged as: (a) physicians, surgeons, chiropractors, osteopaths, nurses, physical therapists, or acupuncturists who are duly licensed to practice within the scope of their licenses; (b) employed at hospitals, nursing homes, sanitariums, or any other health facility licensed by the state; (c) coaches or trainers acting within the scope of their employment at accredited schools, and (d) trainers of amateur, semi-professional or professional athletes or athletic teams while engaged in their training responsibilities for and with athletes, and working in conjunction with a specific athletic event.

In summary, this Ordinance would approve a ten month, fifteen day extension of the moratorium on the establishment or relocation of new and existing massage establishments in the City upon a four-fifths vote of the City Council. The moratorium may be extended once more for one year, so that the moratorium could ultimately be in effect for a total of two years. This extension is needed in order to conduct a study on how best to address the potential threats to public safety, health and welfare resulting from massage establishments in light of recent changes in state law that re-established local control over massage establishments. The act of adopting the moratorium is not a review or determination on the merits of allowing such use or not; instead, it will allow the City time to study the issue.

STRATEGIC PLAN CONSIDERATIONS

Adoption of the Massage Establishment moratorium would fulfill the City's Strategic Plan Goal E: Ensure the public's health and safety.

LEGAL CONSIDERATIONS

The City Attorney drafted the attached extension ordinance.

Reviewed by:



Scott Hanin
City Manager

Attachment:

1. Ordinance

ORDINANCE NO. 2015-XX

AN URGENCY ORDINANCE OF THE CITY OF EL CERRITO MAKING FINDINGS AND EXTENDING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT OR RELOCATION OF NEW AND EXISTING MASSAGE ESTABLISHMENTS FOR TEN MONTHS AND FIFTEEN DAYS TO BECOME EFFECTIVE UPON THE EXPIRATION OF THE CURRENT MORATORIUM

WHEREAS, on February 17, 2015, the City Council adopted Ordinance 2015-03 imposing a 45-day moratorium on the establishment or relocation of new and existing massage establishments and on the issuance of building permits or business licenses to massage establishments; and

WHEREAS, Government Code section 65858 authorizes the extension of an urgency ordinance, after a noticed public hearing, to prohibit uses of land which may conflict with a contemplated general plan, specific plan or zoning proposal which the legislative body, planning commission or the planning department is considering or studying, or intends to study, within a reasonable period of time; and

WHEREAS, City staff are currently in the process of studying the possible adoption of new regulations applicable to massage establishments in the City; and

WHEREAS, Government Code Section 65858, subdivision (a) provides that the legislative body of a city may, to protect the public safety, health and welfare, adopt as an urgency measure an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan, or zoning proposal the City Council is considering or studying or intends to study within a reasonable time; that adoption of such urgency measures requires a four-fifths vote of the legislative body; that such measures shall be of no effect 45 days from the date of adoption, and may be extended a maximum of two times for a total duration of two years; and

WHEREAS, the City desires to address community concerns regarding the establishment and operation of massage establishments within the City and intends to (1) study the potential impacts massage establishments may have on the public health, safety and welfare, (2) determine what local regulations, including but not limited to zoning regulations, may be appropriate to limit the negative impacts of massage establishments, and (3) determine appropriate controls for the protection of public health, safety and welfare; and

WHEREAS, the City will take steps to update its Municipal Code and Zoning Code to ensure that the City's laws are consistent with the goals, policies and standards of the General Plan and the goals of the City Council to protect the public health, safety, and welfare; and

WHEREAS, the City seeks to extend the moratorium on the issuance of permits to massage establishments to provide the City time to study and plan its approach to massage regulation following the Governor's approval of Assembly Bill 1147; and

WHEREAS, pursuant to Section 15001 of the California Environmental Quality Act (CEQA) Guidelines, this ordinance is exempt from CEQA based on the following:

(1) This ordinance is not a project within the meaning of Section 15378 of the State CEQA Guidelines, because it has no potential for resulting in physical change in the environment, directly or ultimately.

(2) This ordinance is categorically exempt from CEQA under Section 15308 of the CEQA Guidelines as a regulatory action taken by the City pursuant to its police power and in accordance with Government Code Section 65858 to assure maintenance and protection of the environment pending the evaluation and adoption of contemplated local legislation, regulation and policies.

(3) This ordinance is not subject to CEQA under the general rule in CEQA Guidelines Section 15061(b)(3) that CEQA applies only to projects which have the potential for causing a significant effect on the environment. For the reasons set forth in subparagraphs (1) and (2), above, it can be seen with certainty that there is no possibility that this ordinance will have a significant effect on the environment.

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

Section 1. FINDINGS. The above recitals are hereby declared to be true and correct and findings of the City Council of the City of El Cerrito.

In addition, after consideration of all evidence presented and testimony received at the February 17, 2015 and April 7, 2015 public hearings, the City Council finds that:

1. The threat to the public health, safety and welfare, as described in the findings adopted pursuant to Ordinance No. 2015-03 still exists;
2. Without proper regulation, the establishment and operation of additional massage establishment in locations within the City will result in harmful effects to the businesses, property owners and residents of the City, and illegal establishments that are unlawfully holding themselves out as massage businesses, and improperly operated massage establishments, may have serious objectionable impacts on the health, safety and welfare of the residents of the City.

Section 2. MORATORIUM EXTENDED.

A. Scope. In accordance with the authority granted to the City of El Cerrito under Article XI, Section 7 of the California Constitution and California Government Code section 65858, the moratorium imposed by Ordinance 2015-03 shall hereby be extended for ten (10) months and fifteen (15) days from and after the date that Ordinance 2015-03 expired. For the purposes of this ordinance, “massage establishment” shall have the same meaning as in section 8.10.010 of the Municipal Code. During the term of this extension:

1. No person, partnership, corporation, or other entity shall commence doing business as, or operations of, a massage establishment, nor shall a business license or operator’s permit be issued to a massage establishment owner unless specifically excluded herein.

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2. No building permit shall be issued pursuant to Title 16 of the El Cerrito Municipal Code for the construction of a new building or the modification of an existing building for use as a massage establishment.

3. If a business license or permit to operate has been issued but the business has not yet initiated operation prior to the effective date of this ordinance, then the business may seek a refund for business license tax paid.

B. Exceptions. This moratorium as extended shall not prohibit the following: 1) the renewal of a business license for an existing massage establishment provided that the renewal seeks to maintain the massage establishment in its current location, and the massage establishment is operating in a manner, and housed within a building, which complies with all City, State, Federal or otherwise applicable, codes, rules, regulations or laws; 2) massage establishments operated as home occupations in accordance with the El Cerrito Municipal Code; 3) the issuance of permits for emergency or emergency-related repairs; and 4) persons engaged as follows: (a) physicians, surgeons, chiropractors, osteopaths, nurses, physical therapists, or acupuncturists who are duly licensed to practice within the scope of their licenses; (b) employed at hospitals, nursing homes, sanitariums, or any other health facility licensed by the state; (c) coaches or trainers acting within the scope of their employment at accredited schools, and (d) trainers of amateur, semi-professional or professional athletes or athletic teams while engaged in their training responsibilities for and with athletes, and trains working in conjunction with a specific athletic event.

C. Statutory Findings and Purpose. This extension ordinance is declared to be an interim ordinance as defined under California Government Code Section 65858. This ordinance is deemed necessary based on the findings of the City Council as set forth in Section 1 of this ordinance, and the additional information set forth below:

1. The purpose of this ordinance is to protect the public safety, health and welfare from a current and immediate threat posed by the establishment or relocation of new and existing massage establishments within the City of El Cerrito, in light of the State Legislature's recent passage of Assembly Bill 1147 which reinstates significant local control over massage establishments to local jurisdictions, until such reasonable time as a detailed study of the possible adverse impacts such establishments might have on commercial and residential uses and the general public health, safety, and welfare. The facts constituting the urgency are: a) Cities throughout California, including neighboring cities, have received complaints regarding illicit activity occurring at massage establishments; b) there are no existing regulations within the City of El Cerrito that address the location of California Massage Therapy Council ("CAMTC") certified massage establishments, and massage operations, which are near potentially sensitive areas throughout the City; c) such locations can be particularly sensitive to potential harmful effects of massage establishments; d) as applications for business licenses are submitted to the City, there is no determination whether the locations of such uses are consistent with the purpose and intent of the City's zoning ordinance; e) unregulated massage establishments conflict with contemplated zoning and with the public health, safety, and welfare; and f) the State Legislature recently passed Assembly Bill 1147, which became law on January 1, 2015, and which changes the state statutory structure for local regulation of massage establishments and practitioners.

2. Absent the extension of the urgency ordinance, the establishment and operation of

massage establishments in the City would result in the harmful secondary effects identified above.

3. It is necessary to study the possible adoption of amendments to the City's Municipal Code and Zoning Code in order to adopt legislation pursuant to the return of local land use control over massage establishments authorized by Assembly Bill 1147.

4. Issuing business licenses or building permits for new or relocating massage establishments prior to the completion of the City's study of the potential impact of such facilities poses a current and immediate threat to the public health, safety, and welfare.

5. In light of the harmful secondary effects associated with massage establishments and the current and immediate threat such secondary effects pose to the public health, safety and welfare, it is necessary, in accordance with Government Code Section 65858, to extend a moratorium on the issuance of entitlements for and the establishment or relocation of massage establishments in the City to provide time for the City Council to further evaluate and consider possible adoption of legislation, guidelines and/or policies as required to avert the potential impacts of massage establishments.

Section 3. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable. The City Council of the City of El Cerrito hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

Section 4. EFFECTIVE DATE AND DURATION. This Ordinance shall become effective immediately upon passage and adoption if passed and adopted by at least four-fifths vote of the City Council and shall extend the moratorium immediately from and after the date that Ordinance 2015-03 expired for ten (10) months and fifteen (15) days therefrom, for a total moratorium period of one year, unless extended again by the City in accordance with California Government Code Section 65858.

The foregoing Ordinance was adopted at a regular meeting of the City Council on April 7, 2015, and passed by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Mark Friedman, Mayor

ATTEST:

Cheryl Morse, City Clerk

IN WITNESS of this action, I sign this document and affix the corporate seal of the City
of El Cerrito on _____, 2015.

Cheryl Morse, City Clerk