

City of Capitola Agenda

Mayor: Sam Storey
Vice Mayor: Dennis Norton
Council Members: Ed Bottorff
Stephanie Harlan
Michael Termini
Treasurer: Christine McBroom



REVISED

CAPITOLA CITY COUNCIL REGULAR MEETING

THURSDAY, OCTOBER 9, 2014

**CITY HALL COUNCIL CHAMBERS
420 CAPITOLA AVENUE, CAPITOLA, CA 95010**

**CLOSED SESSION – 6:30 PM
CITY MANAGER’S OFFICE**

An announcement regarding the items to be discussed in Closed Session will be made in the City Hall Council Chambers prior to the Closed Session. Members of the public may, at this time, address the City Council on closed session items only. There will be a report of any final decisions in City Council Chambers during the City Council's Open Session Meeting.

CONFERENCE WITH REAL PROPERTY NEGOTIATOR [Govt. Code § 54956.8]

Property: 420 Capitola Avenue, Capitola, CA (City of Capitola, Owner)
City Negotiator: City Manager
Negotiating Parties: Moss Beach Associates, LLC
Under Negotiation: Real Property Sale

LIABILITY CLAIMS [Govt. Code §54956.95]

Claimant: Richard Wade
Agency claimed against: City of Capitola

REGULAR MEETING OF THE CAPITOLA CITY COUNCIL – 7:00 PM

All matters listed on the Regular Meeting of the Capitola City Council Agenda shall be considered as Public Hearings.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Stephanie Harlan, Dennis Norton, Ed Bottorff, Michael Termini, and Mayor Sam Storey

2. PRESENTATIONS

A. Presentation of the College Awareness Week Proclamation.

3. REPORT ON CLOSED SESSION

4. ADDITIONAL MATERIALS

Additional information submitted to the City Council after distribution of the agenda packet.

A. 8.D.

DETAILS:

Email from the Public.

B. 9.B.

DETAILS:

Emails from the Public.

5. ADDITIONS AND DELETIONS TO AGENDA

6. PUBLIC COMMENTS

Oral Communications allows time for members of the Public to address the City Council on any item not on the Agenda. Presentations will be limited to three minutes per speaker. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the minutes. A MAXIMUM of 30 MINUTES is set aside for Oral Communications at this time.

7. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

City Council Members/City Treasurer/Staff may comment on matters of a general nature or identify issues for staff response or future council consideration.

8. CONSENT CALENDAR

All items listed in the "Consent Calendar" will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Council votes on the action unless members of the public or the City Council request specific items to be discussed for separate review. Items pulled for separate discussion will be considered following General Government.

Note that all Ordinances which appear on the public agenda shall be determined to have been read by title and further reading waived.

CAPITOLA CITY COUNCIL REGULAR MEETING - Thursday, October 9, 2014

- A. Consider approving the September 25, 2014, Regular City Council Meeting Minutes.
RECOMMENDED ACTION:
Approve Minutes.
- B. Receive the October 2, 2014, Regular Planning Commission Meeting Action Minutes.
RECOMMENDED ACTION:
Receive Minutes.
- C. Receive a Post Adoption Assessment Report regarding the General Plan Update process.
RECOMMENDED ACTION:
Receive Report.
- D. Consider a Resolution setting the liability insurance requirements for approved taxi cab vendors.
RECOMMENDED ACTION:
Adopt Resolution.
- E. Consider denying liability claim of Richard Wade in the amount of \$6,500 and forward to the City's liability insurance carrier.
RECOMMENDED ACTION:
Deny Liability Claim.
- F. Consider a contract with PRC, Inc. to provide building plan review and inspection services.
RECOMMENDED ACTION:
Authorize City Manager to execute contract.

9. GENERAL GOVERNMENT / PUBLIC HEARINGS

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

- A. Consider a Resolution approving the City of Capitola Five-Year Capital Improvement Program (CIP) for Fiscal Years 2014/2015 - 2018/2019.
RECOMMENDED ACTION:
Adopt Resolution.
- B. Consider the approval of an Exclusive Negotiating Agreement for City Hall property with Lawlor/French, LLC.; and authorize the City Manager to enter into the agreement.
RECOMMENDED ACTION:
Council discretion.

10. ADJOURNMENT

Adjourn to the next Regular Meeting of the City Council on Thursday, October 23, 2014, at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Note: Any person seeking to challenge a City Council decision made as a result of a proceeding in which, by law, a hearing is required to be given, evidence is required to be taken, and the discretion in the determination of facts is

CAPITOLA CITY COUNCIL REGULAR MEETING - Thursday, October 9, 2014

vested in the City Council, shall be required to commence that court action within ninety (90) days following the date on which the decision becomes final as provided in Code of Civil Procedure §1094.6. Please refer to code of Civil Procedure §1094.6 to determine how to calculate when a decision becomes “final.” Please be advised that in most instances the decision become “final” upon the City Council’s announcement of its decision at the completion of the public hearing. Failure to comply with this 90-day rule will preclude any person from challenging the City Council decision in court.

Notice regarding City Council: The Capitola City Council meets on the 2nd and 4th Thursday of each month at 7:00 p.m. (or in no event earlier than 6:00 p.m.), in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The City Council Agenda and the complete Agenda Packet are available for review on the City’s website: www.cityofcapitola.org and at Capitola City Hall and at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Agendas are also available at the Capitola Post Office located at 826 Bay Avenue, Capitola. Need more information? Contact the City Clerk’s office at 831-475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Pursuant to Government Code §54957.5, materials related to an agenda item submitted after distribution of the agenda packet are available for public inspection at the Reception Office at City Hall, 420 Capitola Avenue, Capitola, California, during normal business hours.

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

Televised Meetings: City Council meetings are cablecast “Live” on Charter Communications Cable TV Channel 8 and are recorded to be rebroadcasted at 8:00 a.m. on the Wednesday following the meetings and at 1:00 p.m. on Saturday following the first rebroadcast on Community Television of Santa Cruz County (Charter Channel 71 and Comcast Channel 25). Meetings are streamed “Live” on the City’s website at www.cityofcapitola.org by clicking on the Home Page link “**Meeting Video**”. Archived meetings can be viewed from the website at anytime.

City of Capitola Mayor's Proclamation

In Support of Designating October 27-November 3, 2014
"College Awareness Week"

WHEREAS, College Awareness Week is observed annually during the full week prior to Cabrillo College's College & Career Night, usually the first Monday in November. This year, College Awareness Week is October 27 to November 3, 2014, culminating with College & Career Night on Monday, November 3rd. The celebration is sponsored by the Santa Cruz County College Commitment which offers additional resources to students and families related to college and career readiness; and

WHEREAS, The City of Capitola acknowledges that College Awareness Week is an important part of promoting a college going culture and serves the needs of all students and families in (insert City or County name); and

WHEREAS, College Awareness Week is a County-wide effort to recognize the importance of going to college; and

WHEREAS, Schools, businesses, community organizations and government offices use the week to talk about opportunities for students in Santa Cruz County for higher education; and

WHEREAS, Our economic future depends upon providing access to quality education for all students; and

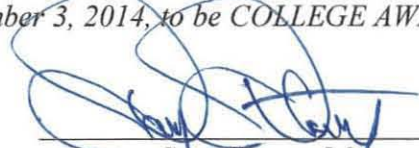
WHEREAS, A community that supports and encourages higher education for all students increases the likelihood that students will apply to college; and

WHEREAS, Highly educated students who can apply their knowledge on the job contribute to the economic vitality of our community; and

WHEREAS, our community recognizes and supports its' student's quest for continuing education; and

BE IT FURTHER RESOLVED that the City of Capitola strongly encourages all members of our community to join with it in personally expressing the importance of an education beyond high school in order to fully contribute to the vitality of their community.

NOW, THEREFORE, BE IT RESOLVED, I, Sam Storey, Mayor of the City of Capitola, do hereby proclaim October 27 to November 3, 2014, to be COLLEGE AWARENESS WEEK.



Sam Storey, Mayor

Signed and sealed this 9th day of October 2014



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Sneddon, Su

From: Jim Machado [deluxecab101@gmail.com]
Sent: Thursday, October 09, 2014 4:30 PM
To: City Council
Subject: Taxicabs

OCT 09 2014
CITY OF CAPITOLA
CITY CLERK

Dear Mr. Mayor and Fellow Council Members,

First of all I would like to thank all of you for considering passing a resolution to establishing minimum taxicab insurance requirements. I have advocated for this to be done for awhile now. Thank you Mayor Storey for getting the ball rolling on this issue.

I hope that the Council will also address the issue of the number of taxicabs sitting on the Esplanade during evening hours. Sometimes Village Taxi has seven or more taxi vehicles parked on the Esplanade leaving no places for the other two licensed taxi service providers, Deluxe Cab Co. and Yellow Cab Co. to pick up or drop off passengers. There are a total of three taxi parking zones available after 8:00 P.M. and as a suggestion maybe one of the three available taxi spaces could be designated to each of the three cab companies. Also I would suggest that taxicabs not be double parked on the Esplanade, impeding traffic, just to be waiting for a potential fare. Maybe a three minute limit to load or unload passengers would be acceptable.

Thank You for your consideration,
Jim Machado
Deluxe Cab Co.
The "Black" Taxicabs.

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Sneddon, Su

From: Carol Arao [carol.arao@att.net]
Sent: Thursday, October 09, 2014 7:47 AM
To: City Council
Subject: Re: I Am Against the Execution of an Agreement w/Lawlor/French, LLC

Thursday, October 9, 2014

Mayor Sam Storey and
City Council Members
CITY OF CAPITOLA
420 Capitola Avenue
Capitola, CA 95010

Dear Mayor Storey and City Council Members:

The City Manager, Jamie Goldstein, should NOT have the authority to execute a 9-month exclusive negotiating agreement with Lawlor/French, LLC. The citizens of Capitola should have a say by a public vote.

The flooding that occurred in the Spring of 2011 is not likely to occur again any time in the near future. If anything, rising global tides would affect homes and businesses that are located at or near sea level. The problem that caused the flooding in March 2011 has been fixed.

The economy has been in a slow recovery since the Great Recession (December 2007 to June 2009). This is not the time to enter into an agreement with a developer. There is nothing wrong with the current City Hall location.

Please keep the Capitola Village area as it is. There are other parts of the city where developers can build a hotel that will not cause traffic issues and other problems. Why do people from out of town visit the Capitola Village area?—They visit because it is a small and quaint seaside town. Over development in a small area can be an eyesore. Because the Capitola Village area is small, the only way to squeeze more into it is to build up.

Thank you very much for taking time out of your busy schedules to read this e-mail. I have lived in Capitola since 1990.

Sincerely,
Carol L. Arao
935 Balboa Avenue, Unit A
Capitola, CA 95010
(831) 464-1105

Sneddon, Su

From: Sandy Erickson [serickson06@yahoo.com]
Sent: Wednesday, October 08, 2014 11:32 PM
To: City Council
Subject: Agenda item 9B

Dear Council Members,

I can not attend the meeting on October 9 but I want to voice my strong disagreement with the proposal to "develop plans" for moving city hall and replacing it with a parking garage and 50 room hotel. Capitola seems to be really enamored with exclusive agreements with developers and consultants and the elusive dream of a village hotel. Remember Rispin?

I realize this plan is being proposed under the pretense of advancing public safety by moving city services out of the flood plane. The sad truth is the disastrous flood was a result of pipe failure because the city neglected to maintain it and it was located under another outrageously expensive Capitola misadventure, a city owned rent controlled mobile home park. It is very unlikely another such pipe failure will occur unless the city continues its neglect of infrastructure.

The business functions of the city are already out of the flood plane on the second story of city hall. Maybe you should consider a second story for the police department. I understand the city manager is beating the drum to spend money for a "plan". Personally, I think he is looking for a project to enhance his resume. Certainly this is something that should not be decided until after the November 4 election and much more public discussion and input.

Please do not spend more money on consultants. I urge you not to approve this proposal at the October 9 council meeting.

Thank you for the opportunity to comment.

Sincerely,

Sandy Erickson
Cabrillo St
Capitola
475-3369
566-0891

Sent from Sandy's iPad

Sneddon, Su

From: Rocky Festa [rockyfesta@gmail.com]
Sent: Wednesday, October 08, 2014 4:52 PM
To: City Council
Subject: No Hotel on Capitola Ave

Dear Council Members: I want to voice my displeasure at reading about the proposed 80 room hotel and parking structure to be built on Capitola Ave. As a 15 year resident of Capitola, I am aware of what kind of negative impact this would have on the quality of life of the people who call this village home.

Instead of giving 50K to a developer, why not get some sidewalks put in on streets where there are none, like HILL ST? Why not do something for the people who actually live here, instead of for the tourists?

I know the tourists are our bread and butter, but turning Capitola village into the Beach Flats isn't the answer.

No member who is running for re-election who backs this hotel will get my vote.

Jennifer Festa
920 Capitola Ave
Capitola 95010

OCT 08 2014
CITY OF CAPITOLA
CITY CLERK

Sneddon, Su

From: Al Globus [alglobus@gmail.com]
Sent: Monday, October 06, 2014 7:02 PM
To: Termini, Mike; City Council; Dennis Norton
Subject: [?? Probable Spam] Selling city hall, early payments

OCT 07 2014
CITY OF CAPITOLA
CITY CLERK

This is with reference to http://www.santacruzsentinel.com/capitola/ci_26675800/developers-eye-capitola-city-hall-site-80-room

I'm not a big fan of moving City Hall (or the police or fire). I know the pipe flooded the area, and it was a mess, but there will be nasty things that can happen wherever you move to — possibly including broken pipes.

In any case, giving tens of thousands of dollars to developers is a bit premature when you don't have an alternate site to move to — and thus little idea of what the move would cost (hint: a lot more than you think).

The current location for the police and fire are well located to serve all of Capitola — on both sides of the creek. It's a mystery where else in town you could move to other than on the edges of town (near the new skate park?).

Finally, I'm not particularly interested in having more hotel rooms. We have plenty of visitors. I feel no need to drive them away, but no particular reason to have more. I suspect most of the money in this town comes from Silicon Valley rather than tourists.

Sneddon, Su

From: mmkinstler@aol.com
Sent: Tuesday, October 07, 2014 6:37 PM
To: City Council
Subject: Proposed hotel at City Hall site

OCT 08 2014

CITY OF CAPITOLA
CITY CLERK

Dear City Council,

I would like to register my objection to the idea of building a hotel on the City Hall site. I am taken back by the fact that this negotiation has gone this far with zero public input. I also object to the idea of giving Craig French an exclusive negotiating agreement. Aren't bids usually solicited for these kind of projects? Please vote no on this proposal and prepare a process by which Capitola residents can weigh in on the idea.

Sincerely,

Margaret Kinstler
323 Riverview Avenue
Capitola

Sneddon, Su

From: Molly Ording [mollyording@yahoo.com]
Sent: Tuesday, October 07, 2014 8:38 AM
To: City Council
Subject: City Hall/Hotel/Parking Structure/Park Proposal!!!

OCT 07 2014

**CITY OF CAPITOLA
CITY CLERK**

WHOOAAA!!!!

I know we have been absent from Capitola *a lot* these past months but....WOW...when did all this progress at such un-Capitola-like light speed...(with seemingly little or no opportunity for public input)...take place????
Stunning, premature and...ill-advised....is my reaction!

Let's start this process with big picture views for the community to look at and examine and then break it down into the many, complicated pieces..some of which will have major effects on the adjacent neighborhoods and some of which may be valuable and needed additions... but...hit the "halt" button for now! Wait until after the election, create a stream-lined, public process and engage community participants and then proceed...with as much daylight as possible!

Good luck and, as always, thanks and....for once....slow down!!!

Cheers!

Molly Ording

Sneddon, Su

From: GAYLE T ORTIZ [Gayle@GoCapitola.com]
Sent: Monday, October 06, 2014 7:59 AM
To: City Council
Subject: Exclusive Negotiating Agreement

OCT 06 2014
CITY OF CAPITOLA
CITY CLERK

Dear Council,

I was surprised to see the agenda item regarding an Exclusive Negotiating Agreement for City Hall property on Thursday's agenda.

Although I think it's not a bad idea to look at this proposal, I am more than a bit taken back by the fact that this negotiation has gone this far with zero public input.

It seems to me our most successful accomplishments have relied on early input from the citizens and projects that have not gone well were kept behind closed doors too long.

I realize that some discussion must happen with developers before the proposals come to the public but this idea has not been aired publicly at all.

One thing I noted on the staff report was the \$25,000 payment to reimburse the Project Manager for design services and another \$25,000 if the project does not go through. I've never seen this kind of contract.

Perhaps its common but what I don't see in the report is how much the city staff will be putting into this report. There must be staff time that will be involved in this. Normally, under a development project the applicant would be paying the city for the staff's time. This proposal seems the other way around. I'm confused.

Thank you for any answers you can give.

And, as always, thank you for everything you do and the hours you spend on behalf of Capitola and it's citizens.

Best,
Gayle

10/7/2014

OCT 07 2014

RE: PUBLIC HEARING ITEM 9B, ENA WITH LAWLOR/FRENCH LLC

CITY OF CAPITOLA
CITY CLERK

Council members,

I want to voice great concern over the ENA proposal with Lawlor / French LLC to develop plans for an 80 unit hotel on the city hall site and assist the city to develop plans for a parking structure, relocation of city hall, and a park on the Pacific Cove temporary parking lot.

This proposal has been developed almost exclusively behind closed doors in executive sessions without any public input, yet it has the potential to thoroughly change the character of the Village and our community. In the last 50 years, only the development of the Park Avenue condominiums and 41st Avenue commercial zone equal the potential impacts this proposal will have on all aspects of our community character, its ambiance and its small town feel.

There are several bothersome aspects about this proposal - first, it has not enjoyed any transparency with the public. Literally, no one in the community is aware of the concept of an 80 unit hotel on the city hall site. Prior to approving this ENA, public feedback is absolutely imperative. It is necessary to determine if the community supports the idea of a hotel, a parking structure, and a park on the Pacific Cove property. This cannot be accomplished with one public hearing and an unaware community.

Second, adopting the ENA with one public hearing without first doing community outreach to make the community aware of a proposal with such tremendous import is not how Capitola should operate. Nothing of this importance, with the potential impacts on the community, should be adopted without first making the public aware of every aspect of the proposal. Capitola has never operated that way.

Third, it appears this proposal is being rushed to a decision prior to the election. This proposal has so many potential impacts any decision should be deferred until after the elections. Give the community an opportunity to hear from the candidates where they stand on the hotel, the parking structure, and the park.

I urge you to defer a decision on the ENA and make every effort to make the public aware of every aspect of this proposal prior to taking action. With the lack of transparency regarding this proposal, the idea of holding one public hearing prior to a vote on this proposal is not fair to the residents of Capitola. It effectively denies the residents a voice in this most important decision on Capitola's future.

Respectfully,

Mick Routh

Sneddon, Su

From: sully@cruzio.com
Sent: Thursday, October 09, 2014 5:00 PM
To: City Council
Subject: Public Comment for Tonight's Agenda

OCT 09 2014

CITY OF CAPITOLA
CITY CLERK

Hello and Good Day City Council members and Staff,

Regarding the agenda item on the possibility of moving City Hall:

I am Kristin Jensen Sullivan, a past member of GPAC. During the discussion of the lower Pacific Cove GPAC recommended reverting this area back to a natural area, open space, parkland.

City Council also supported the same concept.

Please enter my comment in for the record.

Kindly,

Kristin (and Mark) Sullivan

Sneddon, Su

From: Nels Westman [nels@bestwestman.com]
Sent: Tuesday, October 07, 2014 6:50 PM
To: City Council
Subject: Getting The Cart Way Too Far Ahead Of The Horse - Item 9B

OCT 08 2014
CITY OF CAPITOLA
CITY CLERK

Dear City Council,

As bad luck would have it, I am out of town for your meeting when you discuss signing an ENA with Lawlor/French. Please accept this email as my strong objection to your doing so.

In my 36 years as a resident of Capitola, this is the most flagrant example of lack of transparency in Capitola government that I have seen. Considering the cost and scope of the proposed project, this is completely unacceptable. I don't know who is advising you to take this stealthy approach but it seems vaguely reminiscent of the ill-advised Village Hotel/General Plan Update marriage a year or two ago. Bottom line: end runs around Capitola citizens don't work.

Lowlights of this staff-driven plan include:

1. Unnecessary deluxe new employee offices in a state of the art new city hall with lots of room for more employees.
2. A large, new police department facility with all required secure parking and storage facilities intruding into projected park space
3. A too small Library squeezed in between the police and city hall staff in an uninspiring low-rise office building and in the congested, parking impacted Village area. A major negative change from the large, serene and easily accessible current site on Wharf Road.
4. Sale of the current city hall site for the development of an 80 room hotel. A development which will inevitably create yet another divisive storm of protest and threats of legal action from yet another constituency of adjacent neighborhoods. Required parking, of course, to be provided in the parking structure. Seriously, don't you have enough people angry at you over building hotels?
5. Construction of a parking structure to provide all the required parking for this entire complex. This structure must accommodate about 90 spaces for the new city hall hotel, about 50 spaces for city hall employees and visitors, about 40 spaces for Library users, about 60 spaces being flagged for off site parking for future development on the old theater site, replacement of the 234 current spaces in Lot No 1 on which the structure will be built and the 230 spaces in temporary Lot No 2. That's a total of **704** spaces needed. The only way to do it is build a much bigger and more expensive parking structure. The last parking structure plan was for 550 spaces at a cost of \$12 million. Adding these extra levels and spaces could easily double the cost of the structure.
6. Loss of our long time (if somewhat basic) little civic center and museum. Replaced by little more than a wide spot in the sidewalk along busy Monterey Ave.
7. Huge cost: \$30 to \$35 million including a properly sized parking structure. It is ludicrous to argue that this is not going to cost Capitola tax payers BIG money.

Remind me what the huge benefit is to the average Capitola citizen after spending all these millions of dollars? Frankly it doesn't seem much different than what we have right now. Seems like the only people who will really benefit are the city employees and Lawlor/French.

That this proposal has come as far as it has without meaningful public participation is insulting, particularly when it involves the complete overhaul of over 7 acres of critically important public land. Further to put a private developer in charge of the design and scoping of the largest and most expensive public works project in

the City's history is a complete abdication of the city's responsibilities. Private hotel developers are in business to make profits on their hotel projects, not design good public facilities.

I would urge you to put this spectacularly premature ENA on hold and to start a transparent and forthright dialogue with the community about whether they even want a new city hall and the millions of dollars it entails.

Thank you.

Nels Westman

Sneddon, Su

From: Susan Westman [susan@bestwestman.com]
Sent: Tuesday, October 07, 2014 7:16 AM
To: City Council
Subject: Agenda Item 9B

OCT 07 2014

**CITY OF CAPITOLA
CITY CLERK**

Dear City Council,

Unfortunately I will be out of town Thursday night so I cannot attend the City Council meeting. I appreciate you taking the time to read my email.

I am asking the Council to not approve the Exclusive Negotiating Agreement with Lawlor/French for the following reasons:

The only public conversation that I am aware of about selling and developing the current City Hall site into a hotel and building a new City Hall took place at Jade Street at the General Plan Update special study session to discuss the Pacific Cove/City Hall property and a Village hotel. The City has removed the General Plan information from the City's web site, but I believe my memory of that day is reasonably accurate.

The people attending the workshop and the members of the General Plan Advisory Committee overwhelmingly voted to not build a new City Hall in the upper part of the Pacific Cove Property. There were some people in favor of selling the City Hall property for commercial development but it was not the majority of the people in attendance. The groups attending the workshop actually asked that the Site 4 be eliminated from any map or plan because they did not want to see any development in the upper part of the Pacific Cove property. The City staff over ruled the General Plan Advisory Committee and kept this option in the General Plan in order that the City have all its options open for the future. While keeping options open is not a bad idea, it does require that you then go through a through public process before you start selecting options.

Before you enter into an Exclusive Negotiating Agreement you need to have enough respect for the citizens of Capitola, particularly the people who attended the workshop on the Pacific Cove/City Hall Property and the General Plan Advisory Committee who gave countless hours to the City, to have a "robust" and open public process about your proposal to sell the City Hall site, build an 80 room hotel, build a new City Hall Complex and an associated parking structure. Approving the proposed Exclusive Negotiating Agreement now is not the good transparent government process which the citizens of Capitola deserve.

In addition, approving this Exclusive Negotiating Agreement without well advertised public discussion looks like a "good old boys" back room sweet-heart deal. While I have known Craig for a number of years and have a great deal of respect for him, this is the largest project ever undertaken by Capitola. There should an open and public process for selecting the developer. Typically developers pay a City for the rights to have an Exclusive Negotiating Agreement.

You need to work with the community from the beginning if you want this project to be successful or this project is going to be very divisive and destructive for Capitola. You cannot sneak this deal through and then tell everyone "well they talked about it at a Council Meeting".

Susan Westman



CITY COUNCIL AGENDA REPORT

MEETING OF OCTOBER 9, 2014

FROM: OFFICE OF THE CITY CLERK

SUBJECT: MINUTES OF THE SEPTEMBER 25, 2014, REGULAR COUNCIL
MEETING

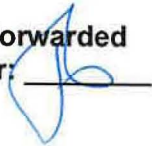
RECOMMENDED ACTION: Approve the subject minutes as submitted.

DISCUSSION: Attached for City Council review and approval are the minutes of the subject meeting.

ATTACHMENTS:

1. September 25, 2014, Regular Meeting Minutes.

Report Prepared By: Susan Sneddon, CMC
City Clerk

Reviewed and Forwarded
By City Manager: 

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**CAPITOLA CITY COUNCIL
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 25, 2014 - 7:00 PM**

**CLOSED SESSION – 6:15 PM
CITY MANAGER’S OFFICE**

Mayor Storey called the meeting to order at 6:15 PM. He announced the items to be discussed in Closed Session, as follows:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION [Govt. Code §54956.9] (Three cases)

1. Patricia Greenwood v. the City of Capitola et al.
[Santa Cruz County Superior Court, Case No. CV 179957]
2. Schroedel et al. v. the City of Capitola
[Santa Cruz Superior Court, Case No. CV 175684]
3. Matthew G. Jamie, et al. v. American Traffic et al.
[Superior Court of San Mateo, Southern Branch, Case No. CIV 530128]

Mayor Storey noted that there was no one in the audience; therefore, the City Council recessed at 6:15 p.m. to the Closed Session in the City Manager’s Office.

REGULAR MEETING OF THE CAPITOLA CITY COUNCIL – 7:00 PM

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council Members Stephanie Harlan, Dennis Norton, Ed Bottorff, Michael Termini, and Mayor Sam Storey

2. PRESENTATIONS

- A. Presentation of a Certificate of Appreciation to Doree Steinmann for her service as the City of Capitola's representative on the Community Television of Santa Cruz County Board of Directors. [120-40/160-25]
Certificate received.
- B. Introduction of Cooper Sanden, Maintenance Worker.
Introduction provided.
- C. Presentation regarding a donation received from Ozzi Dog Park Inc. [400-10/500-10]
Presentation received.

3. REPORT ON CLOSED SESSION

City Attorney Barisone stated that City Council received a status report on the following existing litigation cases: (1) Patricia Greenwood v. the City of Capitola et al. (no reportable action); (2) Matthew G. Jamie, et al. v. American Traffic et al. (no reportable action); and (3) Schroedel et al. v. the City of Capitola (Santa Cruz Superior Court denied writ position and the case will return to the Superior Court).

4. ADDITIONAL MATERIALS

Mayor Storey stated that a revised Resolution of Intent regarding future uses for Measure "M" Funds was provide to the City Council (**Item 9.F.**)

CAPITOLA CITY COUNCIL MINUTES - Thursday, September 25, 2014

5. ADDITIONS AND DELETIONS TO AGENDA

City Manager Goldstein noted that the first reading of an Ordinance adding Chapter 12.54 pertaining to safety requirements for the McGregor Skate Park will be continued to a future Council meeting (Item 9.A.)

ACTION Motion made by Council Member Norton, seconded by Council Member Termini, to continue the first reading of an Ordinance pertaining to safety requirements for the McGregor Skate Park to a future Council meeting. The motion carried unanimously.

6. PUBLIC COMMENTS

Sharon Saris and Beverly Deschaux, Monterey Vehicle Alliance representatives, stated that the September 21st National Drive Electric Week Event held at the Capitola Mall was a success, and thanked the City for their assistance in preparing for this event.

Cheryl Devlin, local resident, stated her concerns regarding street repairs and traffic control at Monterey Avenue.

Council Member Norton requested that staff agendize the results of the Safe Routes to School Survey.

7. CITY COUNCIL / CITY TREASURER / STAFF COMMENTS

Council Member Termini stated that the September 13-14 Annual Capitola Art & Wine Festival was a success. In addition, he requested that the Santa Cruz County Library Joint Powers Board proposed parcel tax measure be agendized in order to solicit Council direction.

Council Member Harlan stated that she attended the Annual Grey Bears Picnic on September 23rd.

Council Member Norton requested that staff look into restaurant outdoor seating in the Village.

8. CONSENT CALENDAR

A. Consider approving the September 11, 2014, Regular City Council Meeting Minutes.

B. Approval of City Check Register Reports dated August 8, 2014; August 15, 2014; August 22, 2014; August 29, 2014; September 5, 2014; and September 12, 2014. [300-10]

ACTION Motion made by Council Member Termini, seconded by Council Member Harlan, to approve the following Consent Calendar items: 8.A. and 8.B. The motion was passed unanimously.

9. GENERAL GOVERNMENT / PUBLIC HEARINGS

A. Consider an Ordinance adding Chapter 12.54 pertaining to safety requirements for the McGregor Skate Park [1st Reading]. [1040-20]

B. Consider the approval of the McGregor Park Street Access and Traffic Plan Design. 490-40/1040-20]

Steve Percy, New Brighton School Bike Club Volunteer Coordinator, requested that the City Council support Assembly Bill 1193 (Bikeways).

Joan Litner, local resident, urged the City Council to add a bike lane and crosswalks on Kennedy Drive.

ACTION Motion made by Council Member Termini, seconded by Council Member Norton, for staff to agendize Kennedy Drive Street Improvements. The motion carried unanimously.

CAPITOLA CITY COUNCIL MINUTES – Thursday, September 25, 2014

- C. Consider a Resolution approving the McGregor Park Pump Track Design by Action Sports Network for the McGregor Multi-Use Recreational Park. [1040-20]

Steve Percy, New Brighton School Bike Club Volunteer Coordinator, provided support for the proposed pump track at McGregor Park.

ACTION Motion made by Council Member Norton, seconded by Council Member Termini, to adopt Resolution No. 4001 approving the McGregor Park Pump Track Design by Action Sports Network for the McGregor Multi-Use Recreational Park. The motion carried unanimously.

- D. Receive the Fourth Quarter Budget Report. [390-70]

ACTION Motion made by Council Member Termini, seconded by Council Member Bottorff, to receive the Fourth Quarter Budget Report. The motion carried unanimously.

- E. Consider approving an agreement with Rain Water Solutions in an amount not to exceed \$2,310 for a City Rain Barrel Program. [1160-10/500-10 A/C: Rain Water Solutions]

ACTION Motion made by Council Member Norton, seconded by Council Member Termini, to approve the purchase agreement with Rain Water Solution for 100 rain collection barrels; to provide City residents with a \$20.00 discount to purchase the barrels; and for Public Works Director Jesberg to report back to the City Council the results of the program. The motion carried unanimously.

- F. Consider a Resolution of Intent regarding future uses for Measure "M" Funds. [560-10]

City Treasurer McBroom provided a report from City's Finance Advisory Committee (FAC) regarding the proposed Resolution of Intent regarding future uses for Measure "M" funds. She stated that the FAC recommended using Measure "M" funds for enhancing City economic development.

Jacques Bertrand, recommended that if Measure "M" is approved by the voters to address speeding on 38th Avenue.

ACTION Motion made by Council Member Termini, seconded by Council Member Harlan, to adopt Resolution No. 4001 (Resolution of Intent) stating that the City Council will exercise its discretion to use the revenue from the proposed 1% TOT tax measure to budget for and fund projects to reduce the impact of tourism on the community. The motion carried unanimously.

10. ADJOURNMENT

Mayor Storey adjourned the meeting at 9:23 p.m. to the to the next Regular Meeting of the City Council on Thursday, October 9, 2014 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Sam Storey, Mayor

ATTEST:

_____, CMC
Susan Sneddon, City Clerk

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**ACTION SUMMARY MINUTES
CAPITOLA PLANNING COMMISSION
THURSDAY, OCTOBER 2, 2014
7 P.M. CITY COUNCIL CHAMBERS**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Linda Smith and TJ Welch and Chairperson Gayle Ortiz
Absent: Ron Graves and Mick Routh

2. ORAL COMMUNICATIONS

- A. Additions and Deletions to Agenda - None**
- B. Public Comments - None**
- C. Commission Comments - None**
- D. Staff Comments**
Update on 116 Grand Ave. Major Revocable Encroachment Permit

3. APPROVAL OF MINUTES

- A. September 4, 2014, Draft Planning Commission Minutes**

ACTION: Approved 3-0

4. CONSENT CALENDAR

- A. Grand Avenue Bluff #14-129 APN:036-114-11**

Coastal Development Permit for landscaping improvements on a vacant lot located on the Coastal Bluff in the R-1 (Single-Family Residential) Zoning District. This project requires a Coastal Development Permit, which is appealable to California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Starley Moore, filed: 9/2/14

Representative: Ellen Cooper

ACTION: Approved 3-0

- B. 1740 Wharf Road #14-131 APN:035-111-14**

Design Permit modification for a previously approved new single-family residence in the R-1/AR (Single Family/Automatic Review) Zoning District.

This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Owner: Bruce Golino

Representative: Courtney Hughes, William Fisher Architecture, filed: 9/2/2014

ACTION: Approved 3-0

- C. 111 Central Avenue #14-099 APN: 036-112-08**

Design Permit for a second story addition to the existing Single Family Residence in the R-1 (Single-Family Residential) Zoning District.

This project requires a Coastal Development Permit which is appealable to the

California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Anh Do

Representative: Devlin Jones, filed 6/24/14

ACTION: Approved 3-0

5. PUBLIC HEARINGS

A. 100 Oakland Avenue #14-135 APN:036-133-09

Major Revocable Encroachment Permit and Variance application for a bench and fireplace located within the front yard and right-of-way of 100 Oakland Avenue located in the R-1 (Single-Family Residential Zoning District).

This project requires a Coastal Development Permit which is appealable to California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: James Castellanos

Representative: Margarita Jimenez, filed: 9/11/14

ACTION: Approved 3-0

B. 124 Central Avenue #14-116 APN: 036-122-13

Design Permit and Conditional Use Permit for an addition to a Historic Single Family home located in the R-1 (Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Douglas Edwards

Representative: Derek Van Alstine (filed 7/21/2014)

ACTION: Continued to the meeting of November 6, 2014, 3-0

C. Green Building Ordinance Amendment

Ordinance to amend §17.10.080 of the green building ordinance.

This amendment does not require an amendment to the Local Coastal Plan.

Environmental Determination: Categorical Exemption

Applicant: City of Capitola

ACTION: Recommended for City Council approval 3-0

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourned at 8:07 p.m. to the next Planning Commission meeting Thursday, November 6, 2014, at 7 p.m., in the Capitola City Council Chambers, 420 Capitola Ave., Capitola, California.



CITY COUNCIL AGENDA REPORT

MEETING OF OCTOBER 9, 2014

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: GENERAL PLAN UPDATE POST ADOPTION ASSESSMENT REPORT

RECOMMENDED ACTION: Staff recommends the City Council accept the report.

BACKGROUND: The City Council adopted the General Plan Update and certified the associated Environmental Impact Report (EIR) on June 26, 2014. Adoption of the General Plan Update culminated an approximately 3.5 year planning process to comprehensively update the City's 1989 General Plan.

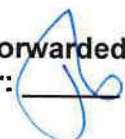
DISCUSSION: During adoption hearings, the City Council directed staff to assess the General Plan Update process. The attached General Plan Update Post Adoption Assessment Report is intended to respond to the Council's direction by evaluating the overall update process, reviewing the successes and shortcomings of the process, assessing the cost effectiveness of the process, and providing recommendations for future update efforts.

FISCAL IMPACT: None.

ATTACHMENTS:

1. General Plan Update Post Adoption Assessment Report

Report Prepared By: Richard Grunow
Community Development Director

Reviewed and Forwarded
By City Manager: 

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CITY OF CAPITOLA
COMMUNITY DEVELOPMENT DEPARTMENT

GENERAL PLAN UPDATE

POST ADOPTION ASSESSMENT REPORT

OCTOBER 9, 2014

CITY OF CAPITOLA
420 CAPITOLA AVENUE
CAPITOLA, CA 95010

INTRODUCTION

The Capitola City Council adopted the General Plan Update and certified the associated Environmental Impact Report (EIR) on June 26, 2014. Adoption of the General Plan Update culminated an approximately 3.5 year planning process to comprehensively update the City's 1989 General Plan.

During adoption hearings, the City Council directed staff to assess the General Plan Update process. This report is intended to respond to the Council's direction by evaluating the overall update process, reviewing the successes and shortcomings of the process, assessing the cost effectiveness of the process, and providing recommendations for future update efforts.

PROJECT OVERVIEW

On July 22, 2010, the Capitola City Council authorized issuance of a Request for Proposals (RFP) to solicit interest from qualified planning consultants experienced in preparing General Plans. The RFP scope of work included:

- A comprehensive update to the City's 1989 General Plan;
- A comprehensive update to the City's 1975 Zoning Code;
- An update to the City's Local Coastal Program (LCP);
- Preparation of the City's first Climate Action Plan (CAP);
- Preparation of a Programmatic EIR.

A total of four firms submitted complete proposals. A panel of City staff and the Planning Commission Chairman reviewed all proposals received and interviewed all four firms. Ultimately, staff recommended awarding a contract with Design, Community, & Environment, or DC&E (DC&E has since changed their name to Placeworks). The City Council considered the proposed \$793,569 contract on November 10, 2010.

The DC&E contract was subsequently amended twice to account for state grants awarded to help fund the project and to expand the original scope of work. The approved contract amendments are described below:

Amendment 1: Authorized on September 8, 2011 for \$68,500 to incorporate State of California Disaster Relief Initiative (DRI) grant funds into the contract. The additional grant was allocated to fund an expanded safety element, including a review of relocating emergency responders out of the floodplain, creation of a new city hall/pacific cove special study area, schematic design of re-use alternatives for current city hall site, and a sea level rise analysis.

Amendment 2: Authorized on October 13, 2011 for \$30,000 to complete design work for a future Village hotel on the former Capitola Theater site with funding provided by Barry Swenson Builders.

Including the amendments described above, the total consultant contract was \$892,068 and included the following tasks and work products:

- Facilitation and meeting preparation for 11 General Plan Advisory Group (GPAC) meetings;

2 GENERAL PLAN UPDATE – POST ADOPTION ASSESSMENT REPORT

- Facilitation of three special study area work sessions;
- Organization and facilitation of four community workshops;
- Attendance of four Planning Commission and City Council public hearings;
- Preparation of five Existing Conditions White Papers;
- Preparation of a Green Economic Development Report;
- 41st Avenue Baseline Report;
- 41st Avenue Alternatives Workbook;
- 41st Avenue/Capitola Mall Re-visioning Plan;
- Pacific Cove/City Hall Visioning Workbook;
- Capitola City Hall Site Reuse Study;
- Village Hotel design concepts;
- Sea Level Rise Assessment.

The \$892,068 consultant contract with DC&E was funded through \$674,000 in General Plan Maintenance Fees and \$218,068 in state and federal grant monies. Of the total contract value, \$649,942 was allocated to complete the General Plan Update; the remaining \$242,127 was allocated to complete the Zoning Code Update, LCP Update, CAP, and EIR as shown in the table below:

PRODUCT	CONTRACT AMOUNT
General Plan Update	\$649,942
Zoning Code Update	\$67,458
Local Coastal Program Update	\$46,083
Climate Action Plan	\$19,238
Environmental Impact Report	\$109,348
TOTAL	\$892,069

PROCESS OVERVIEW

The initial General Plan Update work plan was presented to the City Council on November 10, 2010 in conjunction with the DC&E contract. The work plan identified the City's Housing and Redevelopment Manager as the City's project manager with oversight from the Community Development Director and support from other planning staff. The consultant team was led by DC&E's Principal in Charge and assigned project manager. In addition to DC&E, the consultant team included the following sub-consultants: RBF Consultants, Strategic Economics, California Land Planning, Kimley-Horn and Associates, and Paladin Law Group.

City staff was responsible for overall project management, including budget and schedule oversight, quality assurance, and management of the prime consultant, DC&E. DC&E was responsible for overseeing and coordinating the work of all sub-consultant firms.

A key component of the work plan was public and stakeholder outreach. The chosen outreach approach consisted of the following elements:

- Formation of a City Council appointed General Plan Advisory Committee (GPAC);
- Development of a General Plan Update website and Facebook page;

- Four Community Workshops;
- Three Special Study Area work sessions;
- A public survey;
- City newsletter articles;
- Postcards and posters announcing public meetings;
- 11 public meetings with the GPAC;
- Public hearings before the Planning Commission and City Council.

The original project schedule anticipated a three-year process with simultaneous City Council adoption of the General Plan Update, Zoning Code Update, LCP, CAP, and EIR by December, 2013. The General Plan Update and associated EIR was ultimately adopted by the City Council on June 26, 2014. Work on the Zoning Ordinance, LCP, and CAP is ongoing.

PROJECT AND PROCESS ASSESSMENT

The process to update General Plans in coastal California is notoriously time consuming and expensive. It is not uncommon for jurisdictions to spend several years and hundreds of thousands, and in some cases, millions of dollars to adopt an updated General Plan. For some jurisdictions (e.g., Watsonville), local adoption of the General Plan is followed by litigation which can add significant time and cost to complete an update.

Fortunately, the City of Capitola's General Plan Update was not subjected to legal challenges; nonetheless, it proved to be a challenging, expensive, and lengthy process to complete. An assessment of the General Plan Update scope of work, consultant selection process, public outreach approach, budget, and schedule are presented in the following paragraphs.

SCOPE OF WORK ASSESSMENT

There are two general approaches to updating a General Plan. The first is to perform a comprehensive update of the entire General Plan and all of its elements. The second is to sequentially update individual General Plan elements (or small groups of related elements) one at a time. The City elected to pursue a comprehensive update in concert with comprehensive updates to its zoning code, LCP, and preparation of a CAP.

Although comprehensive updates can be advantageous by promoting a holistic view of the General Plan and may result in lower overall costs due to economies of scale, it is also a very resource dependant approach with increased risks of delay and cost overruns caused by issues in a specific element undermining progress on less controversial components of the plan. This risk is compounded when additional updates to other critical regulatory documents (such as the zoning code and LCP) is undertaken simultaneously with a General Plan Update process. Notwithstanding, processing individual element updates would have presented its own challenges, particularly since the City's General Plan had not benefited from any regular maintenance or updates in nearly 25 years.

By including updates to the zoning code, LCP, and preparation of a CAP, the scope of work represented an ambitious work program to overhaul much of the City's regulatory framework. In addition, the scope of work also included extensive study and analysis of special study areas, green business development, Village Hotel design work, 41st Avenue re-visioning, and re-use options for the current City Hall site. Completing such an ambitious scope of work in a timely and cost effective

manner would be a challenge for any city, and particularly a small jurisdiction with resource limitations like Capitola.

When the original scope of work was prepared, the Community Development Department was fully staffed and included 4.67 full-time equivalent staff (not including Building staff), consisting of a Community Development Director, a Housing and Redevelopment Planner, a Senior Planner, an Associate Planner and a .67-time Development Services Technician. A paid intern was also employed and committed to the General Plan Update.

An unfortunate series of events in 2011, including the termination of redevelopment, several key staff departures, and a calamitous flood, combined to strip the City of staff and resources initially earmarked to complete the General Plan Update. By early 2013, staffing levels plummeted to approximately 1.5 full-time equivalent positions consisting of an interim, part-time Community Development Director and an interim Senior Planner. Meanwhile, DC&E also experienced staff departures, including its assigned Principal in Charge, exacerbating staffing issues with the project.

Significant staff attrition and the resultant lack of continuity compromised the City's ability to effectively manage the project, particularly given its complexity and demanding scope of work. Although initial staffing levels may have been adequate to manage and complete the scope of work in a timely manner, subsequent staff reductions severely affected the City's ability to maintain cost and schedule for all of the project's various components.

CONSULTANT SELECTION ASSESSMENT

In accordance with City Policy, staff issued a Request for Proposals for professional planning firms to submit bids on the project and received four responsive proposals. The four candidate firms were interviewed by a selection committee which included the City Manager, Community Development Director, Housing and Redevelopment Planner, Public Works Director, Police Chief, and Planning Commission Chairman. Following a thorough review of each firm's written proposals, interviews, and reference checks, staff recommended awarding a contract with DC&E, who was the low-bidder and highest scoring firm among the four candidates.

DC&E is a highly qualified planning firm with extensive experience preparing general plans, zoning codes, and a variety of other long-range planning documents in California. DC&E assigned skilled and experienced personnel to the project, although their Principal in Charge left the firm prior to completion of the project. DC&E's assigned Project Manager remained on the team throughout the duration of the project and their replacement Principal was a recognized leader in his field and a highly effective facilitator.

There has been some criticism from members of the public about hiring a Berkeley-based consulting firm rather than a local planning company; however, no local firms bid on the project. Moreover, there are very few planning firms located in Santa Cruz County who have the requisite experience and resources to complete a long-range planning project of the scope and scale contemplated in the City's scope of work. It is also important to note that DC&E's consulting team included key subcontractor planners who had extensive experience working in Capitola.

PUBLIC OUTREACH ASSESSMENT

The City conducted a thorough outreach process to engage the public and project stakeholders. The outreach process included formation of the GPAC which consisted of 11 City Council appointed members representing various interests and geographic areas of the City. In total, there were 19 public meetings before the GPAC.

In addition to the GPAC, the City held four community workshops and three special study area work sessions. The City also created a General Plan Update website, a Facebook page and sent mailers and notices to citizens interested in the project.

The GPAC played a vital role in developing the community's visions and values which served as the foundation for the General Plan Update. The composition of the GPAC was well conceived as it included members with diverse interests who resided in varying parts of the City and were representative of the community at large.

The GPAC consisted of citizen volunteers, some of whom had little or no experience serving on public boards or commissions. The GPAC was consequently a learning experience for many participants. Fortunately, the GPAC appointed a highly effective chairperson who was proficient at meeting and agenda management.

Although the GPAC process required more meetings than anticipated in the original scope of work (19 vs. 11), GPAC volunteers were committed to the project and provided an invaluable contribution which could not have been duplicated through other forms of public outreach. Critics of the GPAC process have suggested lack of public attendance at later GPAC meetings and workshops was a product of an ineffective process; however, it is the opinion of the Community Development Department that the GPAC's effective representation of community interests resulted in a process which experienced little public opposition which often drives more highly attended meetings.

BUDGET ASSESSMENT

During development of the project scope of work, City staff researched the cost of updating a General Plan by surveying several other California jurisdictions. The results of their research were presented to the City Council and are shown below for reference:

City	Population	Year	Cost	Notes
Los Altos	28,000	2005	\$225,000	GP (no EIR)
Glendora	50,000	2003	\$387,000	GP & EIR
Lemoore	25,000	2006	\$480,000	GP & EIR
Saratoga	31,679	2010	\$490,000	GP (no EIR)
Los Banos	36,421	2009	\$569,253	GP & EIR
Emeryville	7,000	2006	\$600,000	GP & EIR
Galt	24,000	2006	\$600,000	GP & EIR
Merced	74,000	2007	\$650,000	GP & EIR
Beverly Hills	33,784	2006	\$748,000	GP & EIR
Capitola	10,015	2010	\$892,069	GP, ZO, LCP, CAP, EIR
San Rafael	57,000	2005	\$1,000,000	GP & EIR
Claremont	34,000	2007	\$1,000,000	GP & EIR
Turlock	65,000	2006	\$1,070,000	GP & EIR
Redwood City	75,000	2007	\$1,200,000	GP & EIR
West Hollywood	37,000	2010	\$2,200,000	GP, EIR, CAP, & HE
AVERAGE			\$807,421	

As shown in the above table, the City's overall consultant cost of \$892,069 was higher than the average cost of \$807,421 incurred by the other 14 surveyed jurisdictions. The \$84,648 variance from

the average represents an approximately 10% increase in cost and Capitola's per capita cost was the highest of those surveyed.

It is important to note, however, that it is not a true "apples-to-apples" comparison to measure Capitola's cost with other jurisdictions whose scope of work was limited to a General Plan Update. Capitola was the only city which included an updated zoning code and LCP in its scope of work and one of only two jurisdictions which included preparation of a CAP. It is not uncommon for a CAP, a zoning code update, or an LCP update to cost over \$100,000 for each document. Considering Capitola's expansive scope of work, the overall cost appears reasonable and comparably lower than what other cities have spent to complete a fraction of the work.

It is debatable whether all components of the scope of work were value-added. For instance, the scope included a number of work products which provided interesting and valuable information, but weren't entirely critical to completing the General Plan Update, such as the Village Hotel Design Concepts, Green/Environmental Economic Development Analysis, and 41st Avenue/Capitola Mall Re-visioning Plan. Much of the work completed under these tasks was intended to lay the foundation for future, beneficial growth in the City; however, as the Update process evolved, it became clear there was a lack of consensus for significant change and only a fraction of the recommendations from these studies were included in the final General Plan Update.

While there is no debate that the General Plan has been an expensive undertaking, it is important to recognize that the consultant contract includes substantial, additional work which would likely have been much more expensive had the City contracted each component separately.

SCHEDULE ASSESSMENT

Continuity of personnel is a key to any successful project, and to that end, the high degree of staff turnover hampered the City's ability to maintain progress and adhere to the schedule. As previously described, the City experienced significant staff turnover during the course of the project. At project initiation in the fall of 2010, the City had 4.67 staff in the Community Development Department; by the spring of 2013, the department had been reduced to less than 1.5 full time equivalent staff, which included an Interim Community Development Director.

The Interim Community Development Director's primary responsibility was to manage the General Plan Update process; however, her time was shared with many competing priorities, including oversight of discretionary permit reviews, affordable housing programs, code enforcement, and management of the Building Division.

Due to competing priorities and limited staff time available to devote to the project, the schedule slipped. By the time it was adopted in June 2014, the General Plan Update was approximately six months behind schedule. In the grand scheme, six months is not a significant delay for a General Plan Update, considering many communities experience delays which can span several years. Although the General Plan Update was completed shortly after the forecasted adoption date, work on the zoning code update, LCP, and CAP is ongoing and is expected to continue through 2015.

RECOMMENDATIONS

The following recommendations are based on the Community Development Department's assessment of the General Plan Update process and are intended to help guide future General Plan Update efforts.

RECOMMENDATION #1 **PERFORM REGULAR MAINTENANCE OF THE GENERAL PLAN**

A city should complete periodic maintenance of their General Plan to ensure it remains current with community values, accounts for changed conditions, and stays in compliance with State law. Typically, updates completed on five year intervals can keep a General Plan current while preventing deferred maintenance from compounding the already difficult comprehensive update process which typically occurs on 20-30 year intervals.

Prior to 2014, the City’s most recent update effort was completed in 1989. In the intervening 25 years, no significant maintenance was performed to keep the City’s General Plan current. Consequently, the General Plan was severely out of date by the time the City embarked on its latest update.

The City should commit to performing regular maintenance of the General Plan on approximately five year intervals to ensure the document remains current and to prevent deferred maintenance from unduly complicating the update process at the plan horizon period.

RECOMMENDATION #2 **CAREFULLY CONSIDER SCOPE OF WORK AND RESOURCE LIMITATIONS PRIOR TO INITIATING THE PROJECT**

The City should carefully consider its available resources, competing priorities, and plan for contingencies to account for potential staff reductions or other resource shortages when contemplating its scope of work. If completion of the scope of work depends on unsecured resources, a more modest scope of work may be a prudent alternative to “biting off more than we can chew”.

As previously described, the General Plan Update was a very ambitious work program to overhaul much of the City’s regulatory framework. Updates to the General Plan, zoning code, LCP, and preparation of a CAP are all necessary and will be beneficial once completed; however, simultaneous completion with the City’s resource limitations and high level of staff turnover proved to be overly ambitious.

Expecting the unexpected is inherently challenging; however, it’s critically important when developing a work plan for a complex, multi-year project such as a General Plan Update. Ideally, resources should be secured to fully fund the project and associated staffing levels. Unfortunately, in this case, it would have been nearly impossible to adequately plan and budget for the loss of redevelopment monies, the high degree of staff turnover, and the 2011 flood. Nonetheless, developing a contingency plan with a secured budget is essential to minimize project delays and cost overruns resulting from unanticipated resource shortfalls.

RECOMMENDATION #3 **GAUGE THE COMMUNITY’S APPETITE FOR CHANGE PRIOR TO COMMITTING RESOURCES TO STUDIES**

General Plans provide a road map for future growth, conservation, and change. Forecasting the degree of change likely to occur over a 20-30 year time frame and developing consensus on the desirable amount and form of change are common challenges of the General Plan Update process. Accordingly, it is important to develop an understanding of the community’s appetite for change prior to developing a scope of work or committing resources to study potential change scenarios

which may not have the public support necessary to adopt goals and policies to effectuate such change. If significant change is not desired by the community, a more modest scope of work which aims to modernize the plan, satisfy legal requirements, and reaffirm the community's basic principles should be pursued.

In this regard, future update efforts should include early public and stakeholder outreach efforts prior to project initiation to help develop a scope of work which is generally consistent with the community's visions, values, and appetite for change. If early public outreach doesn't provide adequate certainty about which change scenarios to study, the City could include options in their RFP to acquire cost estimates for potential studies without making premature resource commitments.

RECOMMENDATION #4 MAINTAIN ROBUST, BUT FOCUSED, PUBLIC ENGAGEMENT PROCESS, INCLUDING A GPAC

The GPAC process accomplished its stated goal to help City staff develop the community's visions and values to guide the General Plan Update. The composition of the GPAC was well conceived and included members who were engaged in the project and who were representative of the community's diverse interests.

An area where the public outreach process can be improved is to proactively engage residents of less represented neighborhoods. During the recently completed update process, resident engagement was relatively strong for the Village, Depot Hill, Riverview Terrace, and the Jewel Box, while Cliffwood Heights and West Capitola neighborhoods had less citizen involvement. To promote increased engagement in these neighborhoods, staff could consider holding topical GPAC meetings in these parts of the City.

Another option would be to form GPAC neighborhood subcommittees. Under this scenario, GPAC subcommittees could be established to represent each Capitola neighborhood with the subcommittee chair serving on the main GPAC. This approach would bring more residents into the process and would promote more dialogue about residents' visions and values for all parts of the City.

Some members of the GPAC also expressed meeting fatigue near the end of the process, which is understandable for citizen volunteers who sacrifice valuable personal time to serve on evening committees. As previously noted, the GPAC held 19 public meetings, which was eight more than originally anticipated when the project was scoped. To minimize the burden on the City's citizen volunteers and to maintain public interest in the process, it is recommended that future update efforts limit the number of GPAC meetings and public workshops by developing focused agendas and only meeting when staff is ready for public input.

RECOMMENDATION #5 INVOLVE KEY STAKEHOLDERS IN CONSULTANT SELECTION PROCESS

The recently completed General Plan Update suffered from the unfortunate perception among some members of the public that the process was driven by out-of-town consultants. Although the City's consultants always worked under the direction of City staff, they played a major role in the process and out of necessity assumed a larger involvement while the Community Development Department was understaffed.

It seems unlikely that the City will experience the same staffing shortages during the next General Plan Update process, thereby eliminating the need for consultants to take a more active and visible role. Still, involving a small contingent of key stakeholders in the consultant selection process can foster community acceptance and collaboration with the chosen consultant.

The City could also begin the selection process by defining an appropriate budget and allow prospective consultants to develop options to complete the work. This approach may produce a more efficient and streamlined process; however, this strategy would be dependent upon developing a relatively commensurate scope of work to attract bids from qualified consultants.

CONCLUSION

While Capitola's General Plan Update process experienced its share of challenges and setbacks, the process ultimately produced the City's first comprehensive General Plan Update in 25 years which enjoyed unanimous support from the GPAC, Planning Commission, and City Council. Unlike updates in many other jurisdictions, Capitola's General Plan Update faced little opposition and no legal challenges.

The General Plan Update also accomplished most of the principal objectives established early in the process. The new plan is user-friendly; consistent with State law; effectively balances economic, community, and environmental interests; and provides a new sustainability focus to guide the City's land use decisions through the next 20-30 years.



CITY COUNCIL AGENDA REPORT

MEETING OF OCTOBER 9, 2014

FROM: POLICE DEPARTMENT

SUBJECT: CONSIDER A RESOLUTION SETTING LIABILITY INSURANCE
REQUIREMENTS FOR APPROVED TAXICAB VENDORS

RECOMMENDED ACTION: Adopt Resolution.

BACKGROUND: In 2005, the Capitola City Council enacted Chapter 5.08 of the Capitola Municipal Code, pertaining to taxicabs, taxicab rates and fares. As part of that Chapter, Section 5.08.130, Sub-section (A)(2) requires that minimum insurance coverage on each taxicab be established by City Council Resolution.

DISCUSSION: While reviewing the City's Taxicab Ordinance to ensure compliance by our taxicab vendors, it appears a Resolution establishing minimum insurance requirements needs to be adopted. After reviewing the insurance coverage requirements from other jurisdictions, staff recommends the following minimum coverages:

General liability and automobile liability coverages for operations, bodily injury, personal and property damage shall be a combined minimum of no less than \$500,000.

Pursuant to the Municipal Code, the minimum level of coverage may be increased periodically by Resolution. Before any action on insurance coverage is taken by the City Council, each person holding a Taxicab Owner's Permit issued by the City of Capitola shall be given ten days mailed written notice thereof, and an opportunity to be heard by the City Council. Such notice was provided to current permit holders.

FISCAL IMPACT: None

ATTACHMENTS:

1. Capitola Municipal Code Excerpt
2. Proposed Resolution.

Report Prepared By: Rudy Escalante
Chief of Police

Reviewed and Forwarded
By City Manager 

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CAPITOLA MUNICIPAL CODE EXCERPT
TAXICABS

5.08.130 Insurance requirements.

A. A taxicab owner's permit shall not be issued under this chapter, nor shall any permit be valid after issuance, nor shall any taxicab be operated within the city of Capitola, unless there is at all times in force and effect the following insurance coverage for each taxicab:

1. The requisite insurance coverage shall be issued by an insurance company licensed to do business in the state of California and shall provide coverage for all damages for which an owner or driver may be found liable due to bodily injury or property damage resulting from ownership, operation, maintenance or other use of or defect in any taxicab;

2. Minimum coverage on each taxicab shall be established by city council resolution for property damage, for personal injury, and for death. The minimum level of coverage may be increased periodically by the city council by resolution. Before any action on insurance coverage is taken by the city council, each person holding a taxicab owner's permit issued by the city of Capitola shall be given ten days mailed written notice thereof and an opportunity to be heard by the city council. In establishing the requisite minimum insurance coverage, the city council may take into consideration any recommendation offered by the Capitola police department, the Santa Cruz county regional transportation commission, the Santa Cruz metropolitan transit district, and the city of Santa Cruz risk manager.

B. Insurance policies shall be submitted to the city's risk manager for approval prior to issuance of each taxicab owner's permit. Satisfactory evidence that the insurance is and shall at all times remain in full force and effect during the permit term shall be furnished to the city manager or city manager's designee in a form that the city manager or the designee may specify.

C. Every insurance policy required under the provisions of this chapter shall contain a provision for continuing liability to the full amount notwithstanding any recovery thereon, for continuing liability to the full amount notwithstanding insolvency or bankruptcy of the insured, and for continuing liability to the full amount notwithstanding nonpayment of a premium, failure to renew a permit, or any act or omission of the insured, unless and until the policy is canceled.

D. Every insurance policy required under the provisions of this chapter shall be for occurrences during the period to be covered by the taxicab owner's permit. The insurer shall include in the insurance policy a provision for no less than thirty days written notice to the city manager or city manager's designee and to the insured before cancellation or termination of the policy or reduction of the coverage or policy limits.

E. The cancellation or termination of a policy or reduction of coverage or policy limits shall automatically revoke and terminate the taxicab owner's permit issued hereunder unless another insurance policy complying with the provisions of this chapter is in effect at the time of such cancellation, termination, or reduction of coverage or policy limits. (Ord. 893 § 2, 2005)

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RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ESTABLISHING
MINIMUM INSURANCE LIABILITY COVERAGE FOR TAXI CAB LICENSEES**

WHEREAS, Section 5.08.130 of the Capitola Municipal Code requires the owner or operator of a taxicab to maintain a minimum coverage of liability and property damage insurance as established by Resolution of the City Council; and

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

That the minimum limit of liability and property damage insurance required to be provided by the licensed owners or operators of a taxicab business is hereby established as follows:

Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial Liability coverage (Occurrence Form CG 0001);
2. Insurance Services Office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto);
3. Workers' Compensation insurance as required by the State of California.

Minimum Limits of Insurance

Consultant shall maintain limits no less than the following:

General Liability and Automobile Liability Combined: (including operations, products and completed operations); **\$500,000** minimum combined per occurrence (including operations, for bodily injury, personal and property damage).

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 9th day of October, 2014, by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Sam Storey, Mayor

ATTEST:

_____, CMC
Susan Sneddon, City Clerk

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CITY COUNCIL AGENDA REPORT

MEETING OF OCTOBER 9, 2014

FROM: CITY MANAGER'S DEPARTMENT

SUBJECT: LIABILITY CLAIM

RECOMMENDED ACTION: Deny liability claim and forward to the City's liability insurance carrier.

DISCUSSION:

The following claimant has filed a liability claim against the City of Capitola:

1. Richard Wade, \$6,500

ATTACHMENTS: None

Report Prepared By: Liz Nichols
Executive Assistant to the City Manager

Reviewed and Forwarded
by City Manager: _____

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CITY COUNCIL AGENDA REPORT

MEETING OF OCTOBER 9, 2014

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: CONTRACT WITH PLAN REVIEW CONSULTANTS, INC. TO PROVIDE BUILDING PLAN REVIEW AND INSPECTION SERVICES

RECOMMENDED ACTION: Authorize the City Manager to execute a contract with Plan Review Consultants, Inc. (PRC) to provide building code plan check and inspection services in an amount not to exceed \$40,000.

BACKGROUND: The Building Division of the Community Development Department is staffed with two full-time positions, a Building Official and a Building Inspector. The City's current Building Official, Mark Wheeler, has announced his intention to retire on January 1, 2015, after 18 years of City service.

DISCUSSION: A two-person Building Division is necessary to maintain fast and efficient service levels for building permit customers. Accordingly, staff intends to fill the Building Official position following Mr. Wheeler's retirement.

To minimize service disruptions during the transition period, staff proposes to contract with PRC to provide building plan checks, inspections, and consultation services. PRC is a Santa Clara based firm who specializes in providing building and engineering plan review services and employs retired City of Capitola Building Official, Daniel Kostelec.


Staff recommends awarding a sole-source contract to PRC because they have agreed to assign Mr. Kostelec to assist the City of Capitola. As the City's former Building Official, Mr. Kostelec has a unique understanding of City operations, codes, and the community which could not be replicated by another consulting firm.

FISCAL IMPACT: It is anticipated that the majority of contract costs would be covered by salary savings. Depending on the timing and hiring step of a permanent employee, up to \$6,000 of additional funding may be necessary, which is available in the Community Development Department Budget. Staff will re-evaluate at the budget mid-year to determine if a budget adjustment is necessary.

ATTACHMENTS:

1. Draft Contract

Report Prepared By: Richard Grunow
Community Development Director

Reviewed and Forwarded
By City Manager: 

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**CITY OF CAPITOLA
PROFESSIONAL SERVICES AGREEMENT
PLAN REVIEW CONSULTANTS, INC.**

THIS AGREEMENT is entered into on November 1, 2014, by and between the City of Capitola, a Municipal Corporation, hereinafter called "City" and Plan Review Consultants, Inc., hereinafter called "Consultant".

WHEREAS, City desires certain services described in Appendix One and Consultant is capable of providing and desires to provide these services;

NOW, THEREFORE, City and Consultant for the consideration and upon the terms and conditions hereinafter specified agree as follows:

**SECTION 1
Scope of Services**

The services to be performed under this Agreement are for building plan check, inspection, and consultation services and further detailed in Appendix One.

**SECTION 2
Duties of Consultant**

All work performed by Consultant, or under its direction, shall be sufficient to satisfy the City's objectives for entering into this Agreement and shall be rendered in accordance with the generally accepted practices, and to the standards of, Consultant's profession.

Consultant shall not undertake any work beyond the scope of work set forth in Appendix One unless such additional work is approved in advance and in writing by City. The cost of such additional work shall be reimbursed to Consultant by City on the same basis as provided for in Section 4.

If, in the prosecution of the work, it is necessary to conduct field operations, security and safety of the job site will be the Consultant's responsibility excluding, nevertheless, the security and safety of any facility of City within the job site which is not under the Consultant's control.

Consultant shall meet with the Community Development Director, called "Director," or other City personnel, or third parties as necessary, on all matters connected with carrying out of Consultant's services described in Appendix One. Such meetings shall be held at the request of either party hereto. Review and City approval of completed work shall be obtained monthly, or at such intervals as may be mutually agreed upon, during the course of this work.

**SECTION 3
Duties of the City**

City shall make available to Consultant all data and information in the City's possession which City deems necessary to the preparation and execution of the work, and City shall actively aid and assist Consultant in obtaining such information from other agencies and individuals as necessary.

The Director may authorize a staff person to serve as his or her representative for conferring with Consultant relative to Consultant's services. The work in progress hereunder shall be reviewed from time to time by City at the discretion of City or upon the request of Consultant. If the work is satisfactory, it will

Item #: 8.F. Attach 1.pdf

Professional Services Agreement November 1, 2014
Building Plan Check, Inspections, and Consultation Services
PRC, Inc.
Page 2

be approved. If the work is not satisfactory, City will inform Consultant of the changes or revisions necessary to secure approval.

SECTION 4 Fees and Payment

Payment for the Consultant's services shall be made upon a schedule and within the limit, or limits shown, upon Appendix Two. Such payment shall be considered the full compensation for all personnel, materials, supplies, and equipment used by Consultant in carrying out the work. If Consultant is compensated on an hourly basis, Consultant shall track the number of hours Consultant, and each of Consultant's employees, has worked under this Agreement during each fiscal year (July 1 through June 30) and Consultant shall immediately notify City when the number of hours worked during any fiscal year by any of Consultant's employees reaches 900 hours. In addition each invoice submitted by Consultant to City shall specify the number of hours to date Consultant, and each of Consultant's employees, has worked under this Agreement during the current fiscal year.

SECTION 5 Changes in Work

City may order major changes in scope or character of the work, either decreasing or increasing the scope of Consultant's services. No changes in the Scope of Work as described in Appendix One shall be made without the City's written approval. Any change requiring compensation in excess of the sum specified in Appendix Two shall be approved in advance in writing by the City.

SECTION 6 Time of Beginning and Schedule for Completion

This Agreement will become effective when signed by both parties and will terminate on the earlier of:

- The date Consultant completes the services required by this Agreement, as agreed by the City; or
- The date either party terminates the Agreement as provided below.

Work shall begin on or about November 1, 2014.

In the event that major changes are ordered or Consultant is delayed in performance of its services by circumstances beyond its control, the City will grant Consultant a reasonable adjustment in the schedule for completion provided that to do so would not frustrate the City's objective for entering into this Agreement. Consultant must submit all claims for adjustments to City within thirty calendar days of the time of occurrence of circumstances necessitating the adjustment.

SECTION 7 Termination

City shall have the right to terminate this Agreement at any time upon giving ten days written notice to Consultant. Consultant may terminate this Agreement upon written notice to City should the City fail to fulfill its duties as set forth in this Agreement. In the event of termination, City shall pay the Consultant for all services performed and accepted under this Agreement up to the date of termination.

SECTION 8 Insurance

Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Consultant, his agents, representatives, or employees.

Minimum Scope of Insurance

Coverage shall be at least as broad as:

1. Insurance Services Office Commercial Liability coverage (Occurrence Form CG 0001).
2. Insurance Services office Form Number CA 0001 covering Automobile Liability, Code 1 (any auto).
3. Workers' Compensation insurance as required by the State of California.
4. Errors and Omissions Liability insurance appropriate to the consultant's profession. Architects' and engineers' coverage shall include contractual liability.

Minimum Limits of Insurance

Consultant shall maintain limits no less than:

- | | |
|--|---|
| 1. General Liability:
(including operations, products and completed operations) | \$1,000,000 per occurrence and \$2,000,000 in aggregate (including operations, for bodily injury, personal and property damage). |
| 2. Automobile Liability: | \$1,000,000 per accident for bodily injury and property damage. |
| 3. Errors and Omissions Liability:
Limits | \$1,000,000 per claim and in the aggregate. |

Other Insurance Provisions

The commercial general liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Capitola, its officers, officials, employees and volunteers are to be covered as additional insured's as respects: liability arising out of work or operations performed by or on behalf of the Consultant or automobiles owned, leased, hired or borrowed by the Consultant.
2. For any claims related to this project, the Consultant's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees

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Professional Services Agreement November 1, 2014
Building Plan Check, Inspections, and Consultation Services
PRC, Inc.
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- or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
3. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be canceled by either party, except after thirty (30) days' prior written notice by certified mail, returned receipt requested, has been given to the City.
 4. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under Subdivision (b) of Section 2782 of the Civil Code.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Verification of Coverage

Consultant shall furnish the City with original certificates and amendatory endorsements affecting coverage by this clause. The endorsements should be on forms provided by the City or on other than the City's forms provided those endorsements conform to City requirements. All certificates and endorsements are to be received and approved by the City before work commences. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements affecting the coverage required by these specifications at any time.

SECTION 9 Indemnification

Consultant agrees to indemnify, defend, and hold harmless the City, its officers, agents and employees, from and against any and all claims, demands, actions, damages, or judgments, including associated costs of investigation and defense arising in any manner from consultant's negligence, recklessness, or willful misconduct in the performance of this agreement.

SECTION 10 Civil Rights Compliance/Equal Opportunity Assurance

Every supplier of materials and services and all consultants doing business with the City of Capitola shall be in compliance with the applicable provisions of the Americans with Disabilities Act of 1990, and shall be an equal opportunity employer as defined by Title VII of the Civil Rights Act of 1964 and including the California Fair Employment and Housing Act of 1980. As such, consultant shall not discriminate against any person on the basis of race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, age or sex with respect to hiring, application for employment, tenure or terms and conditions of employment. Consultant agrees to abide by all of the foregoing statutes and regulations.

SECTION 11 Legal Action/Attorneys' Fees

If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees in addition to any other relief to which he or she may be entitled. The laws of the State of California shall govern all matters relating to the validity, interpretation, and effect of this Agreement and any authorized or alleged changes, the performance of any of its terms, as well as the rights and obligations of Consultant and the City.

SECTION 12 Assignment

This Agreement shall not be assigned without first obtaining the express written consent of the Director after approval of the City Council.

SECTION 13 Amendments

This Agreement may not be amended in any respect except by way of a written instrument which expressly references and identifies this particular Agreement, which expressly states that its purpose is to amend this particular Agreement, and which is duly executed by the City and Consultant. Consultant acknowledges that no such amendment shall be effective until approved and authorized by the City Council, or an officer of the City when the City Council may from time to time empower an officer of the City to approve and authorize such amendments. No representative of the City is authorized to obligate the City to pay the cost or value of services beyond the scope of services set forth in Appendix Two. Such authority is retained solely by the City Council. Unless expressly authorized by the City Council, Consultant's compensation shall be limited to that set forth in Appendix Two.

SECTION 14 Miscellaneous Provisions

1. *Project Manager.* Director reserves the right to approve the project manager assigned by Consultant to said work. No change in assignment may occur without prior written approval of the City.
2. *Consultant Service.* Consultant is employed to render professional services only and any payments made to Consultant are compensation solely for such professional services.
3. *Licensure.* Consultant warrants that he or she has complied with any and all applicable governmental licensing requirements.
4. *Other Agreements.* This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter, and no other agreement, statement or promise related to the subject matter of this Agreement which is not contained in this Agreement shall be valid or binding.
5. *City Property.* Upon payment for the work performed, or portion thereof, all drawings, specifications, records, or other documents generated by Consultant pursuant to this Agreement are, and shall remain, the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information and reference in connection with the City's use and/or occupancy of the project. The drawings, specifications, records, documents, and Consultant's other work product shall not be used by the Consultant on other projects, except by agreement in writing and with appropriate compensation to the City.
6. *Consultant's Records.* Consultant shall maintain accurate accounting records and other written documentation pertaining to the costs incurred for this project. Such records and documentation shall be kept available at Consultant's office during the period of this Agreement, and after the term of this Agreement for a period of three years from the date of the final City payment for Consultant's services.

Item #: 8.F. Attach 1.pdf

Professional Services Agreement November 1, 2014
Building Plan Check, Inspections, and Consultation Services
PRC, Inc.
Page 6

7. *Independent Contractor.* In the performance of its work, it is expressly understood that Consultant, including Consultant's agents, servants, employees, and subcontractors, is an independent contractor solely responsible for its acts and omissions, and Consultant shall not be considered an employee of the City for any purpose.

8. *Conflicts of Interest.* Consultant stipulates that corporately or individually, its firm, its employees and subcontractors have no financial interest in either the success or failure of any project which is, or may be, dependent on the results of the Consultant's work product prepared pursuant to this Agreement.

9. *Notices.* All notices herein provided to be given, or which may be given by either party to the other, shall be deemed to have been fully given and fully received when made in writing and deposited in the United States mail, certified and postage prepaid, and addressed to the respective parties as follows:

CITY
CITY OF CAPITOLA
420 Capitola Avenue
Capitola, CA 95010
831-475-7300

CONSULTANT
Plan Review Consultants, Inc.
138 East Yale Loop
Irvine CA 92604
510.549.9229

By: _____
Benjamin Goldstein, City Manager

By: _____
Massoud Abolhoda, President

Dated: _____

Dated: _____

Approved as to Form:

John G. Barisone, City Counsel

APPENDIX ONE
Scope of Services

The Consultant shall provide general building plan check, inspection, administration, and consultation services on an as-needed basis. The Consultant shall work part-time at City Hall on a schedule which is mutually acceptable to the Director and Consultant. The Consultant's duties include, but are not limited to:

- Staffing the service counter to assist contractors, architects, engineers, designers, and members of the public with building related questions or issues;
- Providing guidance to members of the public via phone, email, or at the service counter;
- Performing plan check reviews to ensure proper design and compliance with applicable state, federal, and local building codes;
- Issuing building permits;
- Inspect buildings and structures for conformance with approved plans and building codes;
- Enforcing building, plumbing, electrical, mechanical, energy, and disabled access codes and ordinances;
- Issuing stop work orders as appropriate;
- Preparing and maintaining reports and documents relative to plan check and inspection activities;
- Mentoring less experienced building staff.

Item #: 8.F. Attach 1.pdf

Professional Services Agreement November 1, 2014
Building Plan Check, Inspections, and Consultation Services
PRC, Inc.
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APPENDIX TWO Fees and Payments

For the services preformed, City will pay consultant on a time-charge plus expense basis, monthly as charges accrue, the sum of consultant's salary expenses and non-salary expenses.

Salary expenses include the actual direct pay of personnel assigned to the project (except for routine secretarial and account services) plus payroll taxes, insurance, sick leave, holidays, vacation, and other fringe benefits. The percentage of compensation attributable to salary expenses includes all of Consultant's indirect overhead costs and fees. For purposes of this Agreement, Consultant's salary expenses and non-salary expenses will be compensated at the rates set forth in the fee schedule attached to this appendix and in accordance with the terms set forth therein. Non-salary expenses include travel, meals and lodging while traveling, materials other than normal office supplies, reproduction and printing costs, equipment rental, computer services, service of subconsultants or subcontractors, and other identifiable job expenses. The use of Consultant's vehicles for travel shall be paid at the current Internal Revenue Service published mileage rate.

Salary payment for personnel time will be made at the rates set forth in the attached fee schedule for all time charged to the project. Normal payroll rates are for 40 hours per week. Consultant shall not charge the City for personnel overtime salary at rates higher than those set forth in the attached fee schedule without the City's prior written authorization.

In no event shall the total fee charged for the scope of work set forth in Appendix One exceed the total budget of \$40,000 (Forty Thousand Dollars and Zero Cents), without specific, written advance authorization from the City.

Payments shall be made monthly by the City, based on itemized invoices from the Consultant which list actual costs and expenses. Such payments shall be for the invoice amount. The monthly statements shall contain the following affidavit signed by a principal of the Consultant's firm:

"I hereby certify as principal of the firm of _____, that the charge of \$_____ as summarized above and shown in detail on the attachments is fair and reasonable, is in accordance with the terms of the Agreement dated _____, __, and has not been previously paid."



CAPITOLA CITY COUNCIL

MEETING OF OCTOBER 9, 2014

FROM: DEPARTMENT OF PUBLIC WORKS

SUBJECT: CONSIDERATION OF A RESOLUTION APPROVING THE FIVE YEAR
2014/2015 – 2018/2019 CAPITAL IMPROVEMENT PROGRAM

RECOMMENDED ACTION: Adopt a Resolution approving the City of Capitola Five-Year Capital Improvement Program (CIP) 2014/2015 – 2018/2019.

BACKGROUND: As part of the adoption of the Fiscal Year (FY) 2014/2015 Budget the City Council approved a CIP and Project List for FY 2014/2015 with a current year budget allocation of \$500,000 from the Measure O funds, \$396,000 from fund balance within the General Fund, \$80,000 from the Facility fund, and \$377,000 in grants for a total allocation of \$1,373 million in new funding. The total CIP budget is \$3,088 million which includes prior year funding.

Presented tonight is the Five-Year CIP which lists the projected funding and project lists through FY 2018/2019. This CIP emphasizes pavement management and resurfacing streets throughout the City. The proposed street list can be found on pages 43-45 in the CIP (Attachment 2).

DISCUSSION: This CIP update includes annual funding allocations of approximately \$500,000 for the years 2014/2015 through 2017/2018 with the majority of the funding going to pavement management. The proposed Pavement Management Program seeks to strike a balance between addressing the neediest roads and maintaining existing good pavement. Large budget allocations have been included to repave Park Avenue in FY 2014/2015 and Monterey Avenue/Kennedy Drive in FY 2015/2016. The FY 2014/2015 street list also includes Rosedale Avenue and connecting cul-de-sacs to coordinate this work with a planned County Sanitary Sewer Project. The Fanmar Avenue Project is scheduled for FY 2016/2017; this project will also include drainage improvements to this street. The McCormick/Washburn neighborhood is scheduled for FY 2017/2018. Other smaller streets are intermixed throughout the program as funding projections allowed.

Newly funded projects include Community Room Reconstruction, Village Sidewalk Cooperative Projects, Rispin Peery Improvements, and the Esplanade Park Water Conservation project. Staff will present a project schedule at the meeting.

FISCAL IMPACT: Actual budget allocations to the CIP are typically completed through the budget process. Annual adjustments to the program are made based on the latest budget forecasts.

ATTACHMENTS:

1. Draft Resolution
2. Fiscal Years 2014/2015 – 2018/2019 Capital Improvement Program

Report Prepared By: Steven Jesberg
Public Works Director

Reviewed and Forwarded
By City Manager: 

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RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA
ADOPTING THE 2014/15 – 2018/19 FIVE YEAR CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, it is necessary for the City to annually update and adopt a Five-Year Capital Improvement Program; and

WHEREAS, the City Council conducted public hearings on the current year allocations to this program as part of the Fiscal Year 2014/2015 budget sessions; and

WHEREAS, the City Council has reviewed and modified the Capital Improvement Program to best meet the needs of the City and its residents and visitors, and

NOW, THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Capitola that the 2014/2015 – 2018/2019 Five-Year Capital Improvement Program as presented on October 9, 2014 is hereby adopted.

I HEREBY CERTIFY that the above and foregoing resolution was passed and adopted by the City Council of the City of Capitola at its regular meeting held on the 9th day of October, 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sam Storey, Mayor

ATTEST:

_____, CMC
Susan Sneddon, City Clerk

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CITY OF CAPITOLA

PROPOSED FIVE YEAR CAPITAL IMPROVEMENT PROGRAM 2014/15 – 2018/19

PROPOSED

CITY COUNCIL

SAM STOREY, MAYOR
DENNIS NORTON, VICE-MAYOR
ED BOTTORFF
MICHAEL TERMINI
STEPHANIE HARLAN

STAFF

JAMIE GOLDSTEIN, CITY MANAGER
STEVEN JESBERG, PUBLIC WORKS DIRECTOR
TORI HANNAH, FINANCE DIRECTOR

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City of Capitola
Capital Improvement Program
2014/15 – 2018/19

Program Update Summary
August 2014

Local Funding Levels: Local funding for capital has recovered following several lean years. Due to the passage of Measure O in November 2012, the funding level is projected at \$500,000 for the next five years in this program. The majority of the funding is earmarked for the pavement management program.

Newly Locally Funded Projects: In 2014/15 the following project were funded:

- Park Avenue Paving from Cabrillo to McGregor
- Rosedale, Carl Lane, Alma Lane, Rosedale Cir paving
- Monterey & Park Depot Station Park and Pathway
- Community Room Reconstruction
- Village Sidewalk Cooperative Project Bank
- Rispin Peery ADA Park Improvements
- Roundabout Design at Capitola Ave and Bay Ave
- Esplanade Water Recycling

New or Modified Unprogrammed Projects: update

- Soquel Creek Enhancement project was updated to include demolition and reconstruction of the existing pump house and ADA improvements
- Jade Street Tennis Court costs were updated
- Capitola Village Enhancement Project Phase II was updated to account for sidewalk construction along the Esplanade.
- The Wharf Piling Improvement project was added

Removed Projects: The following projects were removed from program:

- None

City of Capitola
Capital Improvement Program
Fiscal Year 2014-15

Project List - Master

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	Total Available Funds	Unfunded
C3	Creek	Soquel	Pump House Area Reconstruction	unprogrammed	141,900	-	\$ 141,900
C5	Creek	Soquel	Flume Repair/Replacement	Unprogrammed	500,000	-	\$ 500,000
C6	Creek	Beach	West Jetty Refurbishment	Unprogrammed	440,000	-	\$ 440,000
				Total	\$ 1,081,900	\$ -	\$ 1,081,900
				Total	\$ 5,120,800	\$ 100,000	\$ 5,020,800
P18	Parks	McGregor	McGregor Park Development	2014-15	165,000	165,000	\$ -
	Parks	Monterey Depot	Pathway and Depot Improvement at Monterey and Park	2014-15	300,000	300,000	-
	Parks	Esplanade	Water Recycling System	2014-15	30,000	30,000	-
	Parks	Rispin/Peery	ADA Improvements	2014-15	300,000	300,000	-
P17	Parks	Rispin	Complete conversion to park	2015-16	549,000	383,925	\$ 165,075
P6	Parks	Jade	Soccer and Baseball Field Improvements	Unprogrammed	24,100	-	\$ 24,100
P12	Parks	Jade & Cortez	Develop Picnic and BBQ area @ Jade	Unprogrammed	37,600	-	\$ 37,600
P7	Parks	Cortez	Landscaping and Pathways	Unprogrammed	45,400	-	\$ 45,400
P9	Parks	Monterey	Field Irrigation and Drainage Improvements	Unprogrammed	48,000	-	\$ 48,000
P11	Parks	Soquel Creek	Repair Retaining Wall	Unprogrammed	49,500	-	\$ 49,500
P15	Parks	Esplanade	Bluff Erosion Control	Unprogrammed	90,900	-	\$ 90,900
P10	Parks	Cortez	New Play Equipment in Swing Areas	Unprogrammed	\$ 96,500	-	\$ 96,500
P16	Parks	Jade	Reconstruct Tennis Courts	Unprogrammed	\$ 100,600	\$ -	\$ 100,600
				Total	\$ 1,836,600	\$ 1,178,925	\$ 657,675
S48	Streets	38th Avenue	Overlay from Brommer St to Capitola Rd	2014-15	\$ 590,000	\$ 590,000	-
S53	Streets	Hill Street	Ped. Impts from Cap Ave to Rosedale	2014-15	70,000	70,000	\$ -
S74	Streets	Capitola Ave to Monterey	Bay Ave Streetscape & Paving Bank	2015-16	73,000	34,000	\$ 39,000
S56	Streets	Park Avenue	PMP - 2014	2014-15	400,000	400,000	\$ -
S57	Streets	Rosedale neighborhood	Repaving in conjunction with sewer project	2014-15	87,000	70,000	\$ 17,000
S22	Streets	Stockton Ave Bridge	Hazard Assessment	2015-16	50,000	50,000	\$ -
S35	Streets	Bay Avenue Corridor	Utility Undergrounding	2015-16	300,000	133,000	\$ 167,000
S68	Streets	Monterey Ave paving	PMP - 2015	2015-16	330,000	330,000	\$ -
S69	Streets	42nd & Diamond Paving	PMP - 2015	2015-16	198,000	198,000	\$ -
S70	Streets	Fanmar Ave Paving & Drain	PMP - 2016	2016-17	150,000	150,000	\$ -
S72	Streets	43rd - 48th Ave, Grace St	PMP - 2016	2016-17	310,000	310,000	\$ -
S74	Streets	Bay, McCorminck Paving	PMP - 2017	2017-18	390,000	390,000	\$ -
S73	Streets	Jewel Box area	Slurry - 2017	2017-18	102,000	102,000	\$ -
	Streets	41st Ave and Wharf Rd	PMP - 2018	2018-19	560,000	560,000	\$ -
S1	Streets	Pacific Cove Parking	Lighting & Sidewalk Improvements	Unprogrammed	95,700	-	\$ 95,700
S2	Streets	Village	Phase II - Multi-modal improvements	Unprogrammed	1,226,800	-	\$ 1,226,800
S8	Streets	Cliff Dr.	Seawall (Corps)	Unprogrammed	1,150,000	-	\$ 1,150,000
S9	Streets	Hooper's Beach	Stairway Repairs	Unprogrammed	32,400	-	\$ 32,400
S10	Streets	41st/Cap Rd	New Signals	Unprogrammed	270,000	-	\$ 270,000
S20	Streets	Pacific Cove Parking	Multi level parking lot addition	Unprogrammed	13,856,500	-	\$ 13,856,500
S21	Streets	Village	Phase III - Multi-modal improvements	Unprogrammed	1,151,600	-	\$ 1,151,600
S27	Streets	Village	Phase IV - Multi-modal improvements	Unprogrammed	858,000	-	\$ 858,000
S28	Streets	41st	Widen Highway 1 Overpass to 6 lanes	Unprogrammed	5,775,000	-	\$ 5,775,000
S40	Streets	Grand Ave	Drainage Improvements	Unprogrammed	859,000	-	\$ 859,000
S42	Streets	Wharf Road	Retaining wall extension	Unprogrammed	412,500	-	\$ 412,500
S55	Streets	41st Rehab Phase 2	Gross Road to Clares Street	Unprogrammed	427,000	-	\$ 427,000
				Totals	29,724,500	-	\$ 29,724,500
				Total	\$ 59,449,000	\$ 3,387,000	\$ 56,062,000
W2	Wharf		Utility Improvements (Water, Sewer, Electrical)	Unprogrammed	88,100	-	\$ 88,100
W3	Wharf		Restaurant & Restroom Remodeling	Unprogrammed	300,000	-	\$ 300,000
W\$	Wharf		Wharf Piling Improvements	Unprogrammed	870,000	-	\$ 870,000
				Total	\$ 1,258,100	\$ -	\$ 1,258,100

City of Capitola
Capital Improvement Program
Fiscal Year 2014-15

Project List - Master

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	Total	
						Available Funds	Unfunded
N5	NTAC	Clares & Wharf	Clares & Wharf Traffic Calming	2014-15	400,000	400,000	\$ -
N6	NTAC	Park Ave	Park Ave sidewalks to Cabrillo	2014-15	450,000	450,000	\$ -
N9	NTAC	Stockton Ave	Pedestrian Improvements at Stockton & Esplanade	2014-15	150,000	150,000	\$ -
N3	NTAC	Bay & Cap Ave	Bay Ave/Cap Ave Intersection Improvements	2014-15	365,000	100,000	\$ 265,000
N4	NTAC	Bay & Monterey	Bay Ave/Monterey Ave Intersection Improvements	Unprogrammed	297,000		\$ 297,000
N7	NTAC	Monterey Ave	Relocate Stop Signs on Monterey Ave	unprogrammed	8,700		\$ 8,700
N8	NTAC	Depot Hill	Ingress/Egress improvements to Depot Hill	unprogrammed	148,500		\$ 148,500
N10	NTAC	Park Ave	Slow Street Design on Park Ave	unprogrammed	123,900		\$ 123,900
N11	NTAC	Fanmar	One way Traffic on Fanmar (east to west)	unprogrammed	33,000		\$ 33,000
N12	NTAC	Monterey Ave	Slow street design on lower Monterey Ave	unprogrammed	115,500		\$ 115,500
N13	NTAC	Various	Slow street design on Escalona, Fanmar, Cliff Ave, & El Salto	unprogrammed	90,900		\$ 90,900
N14	NTAC	Escalona	Small traffic circle at Escalona and Oakland	unprogrammed	12,400		\$ 12,400
N15	NTAC	Bay	Traffic Calming on Bay Ave	unprogrammed	206,400		\$ 206,400
N16	NTAC	Beulah	One way traffic on Beulah (west to east)	unprogrammed	20,600		\$ 20,600
N17	NTAC	Monterey and Hill	Sidewalks on Monterey and Hill	unprogrammed	50,300		\$ 50,300
N18	NTAC	47th Ave	Traffic Calming on 47th Ave	Unprogrammed	80,000		\$ 80,000
N19	NTAC	42nd Ave	Bulb-outs on 42nd at DMV	unprogrammed	33,000		\$ 33,000
N20	NTAC	Cliff Dr.	Bulb-outs on Cliff Drive below Prospect	unprogrammed	49,500		\$ 49,500
N21	NTAC	49th Ave	Bikeway striping on 49th Ave	unprogrammed	4,100		\$ 4,100
N22	NTAC	Various	Establish Truck Routes through City	unprogrammed	20,600		\$ 20,600
N24	NTAC	Wharf	Replace rolled curb on Wharf Road	Unprogrammed	74,300		\$ 74,300
N26	NTAC	49th Ave	Chicanes on 49th Ave	unprogrammed	45,400		\$ 45,400
N27	NTAC	Various	Signage depicting Neighborhoods	unprogrammed	20,600		\$ 20,600
N28	NTAC	42nd Ave	Slow Traffic Design on 42nd	unprogrammed	53,600		\$ 53,600
Total					\$2,853,300	\$1,100,000	\$1,753,300

Grand Totals	\$71,599,700	\$5,382,000	\$66,217,700
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CAPITAL IMPROVEMENT PROJECTS

2014-15					2014-15 Proposed Funding								
All figures x1,000					General Fund	Grants & Other	Gas Tax	TDA	Measure O	Wharf	Adopted 2014-15 Appropriations	Total Appropriations	
Project	Project Number	Fund Number	Location	Prior Budget Appropriations									
Completed Projects													
					Final cost								
2013 -14 Slurry Seal					\$ 90								
Lower Pacific Cove Parking Lot	S61	ct0004	Construct new 220 space lot		\$ 1,300								
Esplanade Sidewalk Cooperative Project			New sidewalks fronting restaurants		\$ 130								
On-Going Projects													
					Estimated Cost to date								
McGregor Park	P18		Skate, Dog, Bike Track	\$ 165	\$ 19	37						\$ 37	\$ 183
Clares & Wharf Traffic Calming	N5	ct0001	41st Ave to Wharf Rd	\$ 430	\$ 41						\$ -	\$ 389	
38th Avenue Overlay	S48	cs0008	Brommer St to Capitola Ave	\$ 590	\$ 51						\$ -	\$ 539	
Park Avenue Sidewalk	N6		Monterey Ave to Cabrillo Ave	\$ 450						\$ -	\$ 450		
Stockton Ave Pedestrian Improvements	N9		Stockton Ave & Esplanade	\$ 150	\$ 29						\$ -	\$ 121	
Hill Street Pedestrian Improvements	S53		Between Capitola Ave & Rosedale	\$ 70						\$ -	\$ 70		
New Projects													
Park Avenue Paving & Bike Lane	PMP	Streets	Cabrillo to McGregor			37		363				\$ 400	\$ -
Rosedale Ave, Carl Lane, Alma Lane & Rosedale Cir	PMP	Streets	Coordinate with sewer project					87				\$ 87	\$ -
Monterey & Park Railroad Station Park & Pathway		Parks	Beach & Village Lot 1			250		50				\$ 300	\$ -
Community Room Reconstruction		Facilities	City Hall			100						\$ 100	\$ -
Village Sidewalk Cooperative Projects		Streets	TBD			19						\$ 19	\$ -
Rispin/Peery Park Improvements		Parks	Park Design, CEQA review, Phase 1 path			300						\$ 300	\$ -
Roundabout Design at Capitola Ave and Bay Ave		Streets	Capitola Ave & Bay Ave			10		90				\$ 100	\$ -
Esplanade Showers		Parks	Recycling water system			30						\$ 30	\$ -
Totals				\$ 1,855	\$ 140	\$ 396	\$ 477	\$ -	\$ -	\$ 500	\$ -	\$ 1,373	\$ 3,000

Project No: P18

Capital Improvement Program

Project	Category	Location
McGregor Park	Parks	Development of a multi-use park on the city owned McGregor property

Description: Complete grading, fencing, landscaping, parking lot improvements, and related features of the park on the McGregor property. This project does not include construction of any of the feature elements which are skate park ramps, dog park, and bike park.

Maintenance Impact:

TBD

Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	165,000	-	-	-	-	-	165,000
Planning & Permitting	-	-	-	-	-	-	-
Design	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Construction Management	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Project Totals	165,000	-	-	-	-	-	165,000
Funding Sources							
General Fund	165,000						165,000
	-	-	-	-	-	-	-
Funding Totals	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Funding Shortfall:							
\$	-						

Capital Improvement Program

Project	Category	Location
Clares Street Pedestrian Improvements and Traffic Calming	NTAC	Clares Street from 41 st to and including Wharf Rd intersection

Description:

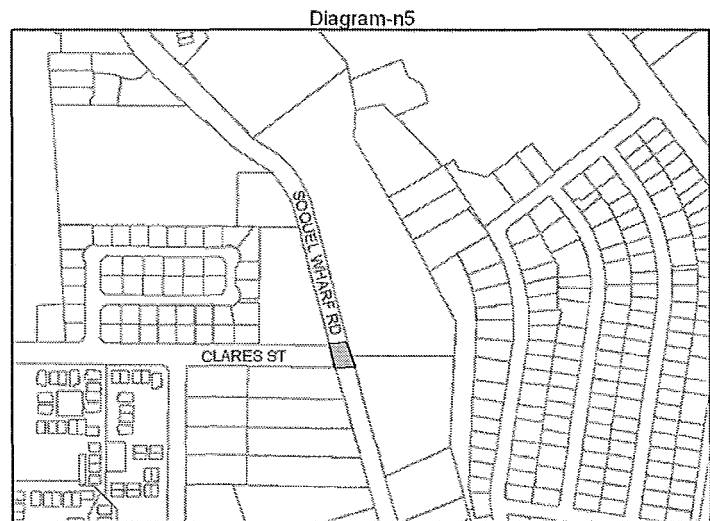
Construct traffic calming along Clares Street from 41st Avenue to Wharf Road. Original project concept was a condition placed on the Rispin Mansion project. Project to include use of chicanes, narrowed lanes, and center island medians. A preliminary plan was prepared by Harris & Associates and approved by the City on December 9, 2004. As of June 2014 the project is in final design, but construction has been delayed to accommodate a Santa Cruz County Sanitation Project that includes open cut trenching on Clares Street.

General Plan Consistency:

Chapter 9, Circulation: Policy 11, Protect the ability of minor arterials to provide through traffic while maintaining the livability of the street.

Maintenance Impact:

Increase in landscape maintenance cost of \$200 per month.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	390,000	-	-	-	-	-	390,000
Planning & Permitting	-	-	-	-	-	-	-
Design	6% 23,400	-	-	-	-	-	23,400
Right of Way	-	-	-	-	-	-	-
Construction Management	-	-	-	-	-	-	-
Contingency	4% 16,600	-	-	-	-	-	16,600
Project Totals	430,000	-	-	-	-	-	430,000
Funding Sources							
RTC	120,000	-	-	-	-	-	120,000
TDA Funds	-	-	-	-	-	-	-
Measure O	310,000	-	-	-	-	-	310,000
Funding Totals	\$ 430,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 430,000

Funding Shortfall:

\$ -

Capital Improvement Program

Project	Category	Location
38 th Avenue Overlay	Street	38 th Avenue from southern City limit to Capitola Road

Description:

Reconstruct 38th Avenue from just south of Brommer Street, north to Capitola Road. This street is primary collector in the middle of the Cities commercial corridor, which centers along adjacent 41st Avenue. 38th Avenue provides secondary ingress and egress to a shopping center with Orchard Supply Hardware, Save Mart Grocery, Rite Aid, Palace Arts, 41st Avenue movie theater, and other stores. The average daily traffic is 6,400 trips.

The project will also include the construction of 470 feet of curb, gutter and sidewalk along immediately south of Capitola Road completing on the largest gaps in the sidewalk system. Currently there is only a complete sidewalk connection on the eastern side of the street. Right of way acquisition will be required for the sidewalk, though no private improvements will need to be relocated.

Maintenance Impact:
 Reduction in maintenance costs used on filling potholes.

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		362,500	-	-	-	-	-	362,500
Planning & Permitting	10%	36,300	-	-	-	-	-	36,300
Design	25%	53,000	-	-	-	-	-	53,000
Right of Way	7%	65,000	-	-	-	-	-	65,000
Construction Management	0%	-	-	-	-	-	-	-
Contingency	20%	72,500	-	-	-	-	-	72,500
Project Totals		589,300	-	-	-	-	-	590,000
<u>Funding Sources</u>								
RSTPX		438,000						438,000
General Fund		152,000						152,000
Funding Totals		\$ 590,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 590,000

Funding Shortfall:
 \$ -

Capital Improvement Program

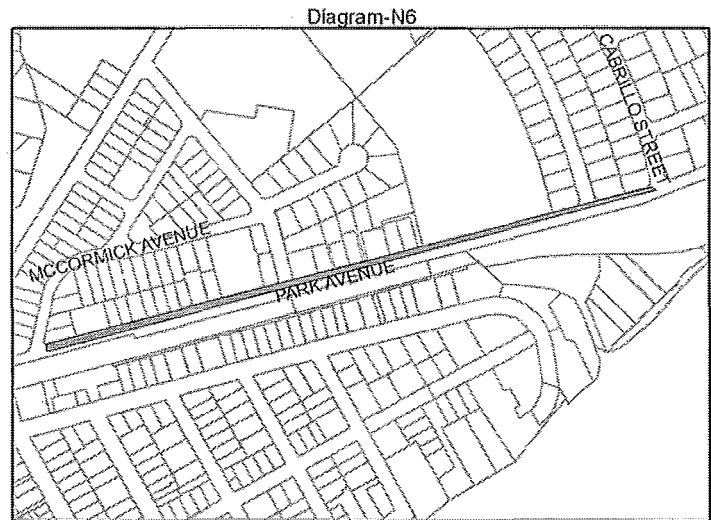
Project	Category	Location
Sidewalk construction	NTAC	Park Avenue

Description:

Construct curb, gutter, and sidewalk along the north side of Park Avenue from McCormick Avenue to Cabrillo Avenue, including crosswalks at Washburn Avenue and Cabrillo Avenue.

Maintenance Impact:

None



Fiscal Estimate:

Fiscal Year		<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		283,900	-	-	-	-	-	283,900
Planning & Permitting	5%	14,200	-	-	-	-	-	14,200
Design	22%	62,500	-	-	-	-	-	62,500
Right of Way	4%	11,400	-	-	-	-	-	11,400
Construction Management	10%	28,400	-	-	-	-	-	28,400
Contingency	10%	49,600	-	-	-	-	-	49,600
Project Totals		450,000	-	-	-	-	-	450,000
<u>Funding Sources</u>								
RTC Grant		200,000						200,000
TDA Funds		100,000						100,000
Measure O		150,000						150,000
Funding Totals		\$ 450,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450,000

Funding Shortfall:

\$

Project No. N9

Capital Improvement Program

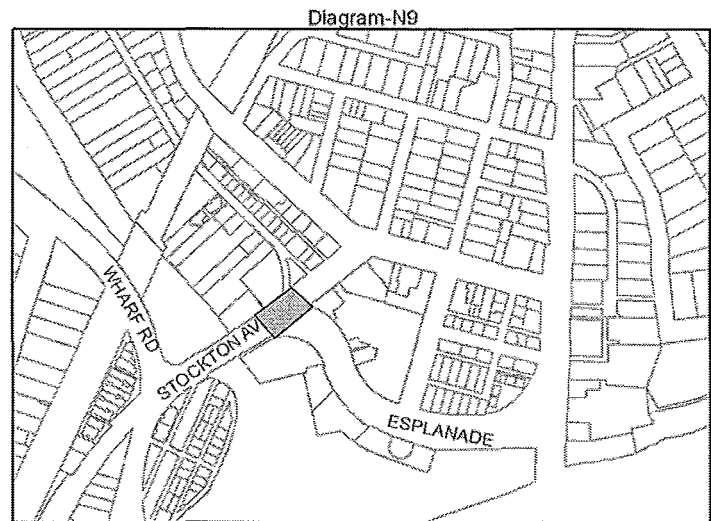
Project	Category	Location
Stockton Avenue and Esplanade Pedestrian Improvements	NTAC	Intersection of Stockton Ave and Esplanade

Description:

Construction of raised crosswalks or some other form of pedestrian safety devices at the Stockton Avenue/Esplanade intersection.

General Plan Consistency:

Chapter 9, Circulation, Policies 35 & 37 directs the development of safe pedestrian pathways.



Maintenance Impact:

None

Fiscal Estimate:

Fiscal Year		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		100,000	-	-	-	-	-	100,000
Planning & Permitting	5%	5,000	-	-	-	-	-	5,000
Design	10%	10,000	-	-	-	-	-	10,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	15%	15,000	-	-	-	-	-	15,000
Contingency	20%	20,000	-	-	-	-	-	20,000
Project Totals		150,000	-	-	-	-	-	150,000
Funding Sources								
General Fund		150,000	-	-	-	-	-	150,000
Funding Totals		150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000

Funding Shortfall:

\$

Capital Improvement Program

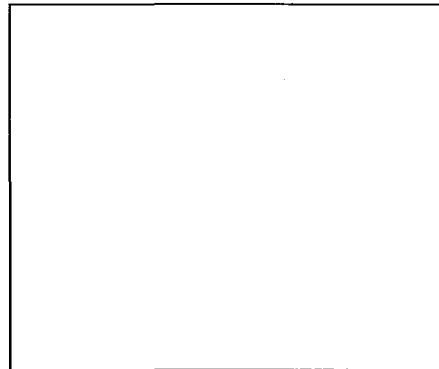
Project	Category	Location
Hill Street pedestrian improvements	Streets	South side of Hill Street between Capitola Avenue and Rosedale Avenue

Description:

Hill Street between Capitola Ave and Rosedale Ave is narrow with parking on both sides of the street and no sidewalk or bike lanes. Pedestrians and cyclists are forced to compete with cars while in this area. This project would remove all parking along the southern side of Hill Street and construct either a Class II bike lane or a standard sidewalk.

General Plan Consistency:

Chapter 9, Circulation, Policies 35& 37 directs the development of safe pedestrian pathways



Maintenance Impact:

None

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		46,100	-	-	-	-	-	46,100
Planning & Permitting	5%	2,300	-	-	-	-	-	2,300
Design	15%	6,900	-	-	-	-	-	6,900
Right of Way	5%	2,300	-	-	-	-	-	2,300
Construction Management	5%	2,300	-	-	-	-	-	2,300
Contingency	20%	9,200	-	-	-	-	-	9,200
Project Totals		69,100	-	-	-	-	-	70,000
Funding Sources								
General Fund		70,000						70,000
		-	-	-	-	-	-	-
Funding Totals		\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Funding Shortfall:								
\$		-						

Project No. S50**Capital Improvement Program**

Project	Category	Location
Pavement Management – 2014	Streets	Park Avenue from Wesley to Kennedy

Description: Pavement Management Program implementation**General Plan Consistency:**

Maintenance of existing local streets is consistent with Circulation Element general objectives for all roadways.

Maintenance Impact:

Reduction of street maintenance costs such as pothole filling estimated at \$1000 per year.

Fiscal Estimate:

<u>Fiscal Year</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction	350,000	-	-	-	-	-	350,000
Planning & Permitting	0%	-	-	-	-	-	-
Design	15%	52,000	-	-	-	-	52,000
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	10%	35,000	-	-	-	-	35,000
Project Totals	437,000	-	-	-	-	-	437,000
<u>Funding Sources</u>							
Grant fund	37,000	-	-	-	-	-	37,000
City General Fund	400,000	-	-	-	-	-	400,000
	-	-	-	-	-	-	-
Funding Totals	\$ 437,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 437,000

Funding Shortfall:

\$ -

Project No:

Capital Improvement Program

Project	Category	Location
Pavement Management Program -	Streets	Rosedale Ave, Carl Lane, Alma Lane, & Rosedale Ct

Description:

Paving project to be completed following Santa Cruz County Sanitation Noble Gulch Realignment project. County project has been delayed and is currently being redesigned. Anticipate start of sewer project in summer on 2015.

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		70,000	-	-	-	-	-	70,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	14%	9,800	-	-	-	-	-	9,800
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	7,000	-	-	-	-	-	7,000
Project Totals		86,800	-	-	-	-	-	87,000
Funding Sources								
Measure O		87,000	-	-	-	-	-	87,000
		-	-	-	-	-	-	-
Funding Totals		\$ 87,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,000
Funding Shortfall:								
\$		-	-	-	-	-	-	-

Project No:

Capital Improvement Program

Project	Category	Location
Monterey Avenue and Park Avenue Railroad Depot and Pathway	Streets	Pathway from Beach and Village Lot 1 to corner of Park Ave and Monterey Ave

Description: Construct pedestrian pathway along rail corridor adjacent City owned Upper Pacific Cove Parking lot. Trail would run from the parking lot to Monterey Avenue and would include new signage for the pedestrian crossing at Monterey Avenue to a newly constructed metro shelter located in a newly landscaped setting along the rail corridor.

Fiscal Estimate:

<u>Fiscal Year</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction	247,900	-	-	-	-	-	247,900
Planning & Permitting	0%	-	-	-	-	-	-
Design	11%	27,300	-	-	-	-	27,300
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	10%	24,800	-	-	-	-	24,800
Project Totals	300,000	-	-	-	-	-	300,000
<u>Funding Sources</u>							
Measure O	50,000	-	-	-	-	-	50,000
RTC Grant	250,000	-	-	-	-	-	250,000
Funding Totals	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000

Funding Shortfall:

\$ -

Project No:

Capital Improvement Program

Project	Category	Location
Community Room Reconstruction at City Hall	Facilities	Reconstruct Community Room, former kitchen space, and outside plaza at City Hall

Description: Following the relocation of Parking Enforcement staff to a new facility, the Community Room will be remodeled from its existing use as office space back to a community room. The project includes construction of a new closet for storage and conversion of the kitchen space, to an office.

Fiscal Estimate:

<u>Fiscal Year</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction	90,000	-	-	-	-	-	90,000
Planning & Permitting	0%	-	-	-	-	-	-
Design	11% 9,900	-	-	-	-	-	9,900
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	0%	-	-	-	-	-	-
Project Totals	99,900	-	-	-	-	-	100,000
<u>Funding Sources</u>							
Facility Fund	80,000	-	-	-	-	-	80,000
PEG Funds	20,000	-	-	-	-	-	20,000
Funding Totals	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000

Funding Shortfall:

\$ -

Project No:

Capital Improvement Program

Project	Category	Location
Village Sidewalk Cooperative Projects – Bank	Streets	All sidewalks in the Village area

Description: Project bank to fund future projects to replace old sidewalk with “Village Streetscape” sidewalk. Project bank will be used to pay for all engineering and accessibility portions of the project and 50% of the remaining construction costs. The remaining 50% of the construction costs are to be paid by the property owner/tenant by agreement.

Fiscal Estimate:

<u>Fiscal Year</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction	-	-	-	-	-	-	-
Planning & Permitting	0%	-	-	-	-	-	-
Design	14%	-	-	-	-	-	-
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	10%	-	-	-	-	-	-
Project Totals	-	-	-	-	-	-	-
<u>Funding Sources</u>							
General Fund	19,000						19,000
	-	-	-	-	-	-	-
Funding Totals	\$ 19,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,000
Funding Shortfall:							
\$	(19,000)						

Project No:

Capital Improvement Program

Project	Category	Location
Rispin/Peery Park ADA pathway improvements	Parks	Rispin and Peery Park

Description: Reconstruction of the ADA pathway from the Nob Hill Shopping Center to the pedestrian bridge over Soquel Creek. This is the first of three phases of work as stipulated in a stipulated agreement entered into the City in August, 2014. The project also includes the development of final park design for the Rispin Park and completion of the required environmental review.

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		203,000	-	-	-	-	-	203,000
Planning & Permitting	20%	40,600	-	-	-	-	-	40,600
Design	12%	24,400	-	-	-	-	-	24,400
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	15%	31,500	-	-	-	-	-	31,500
Project Totals		299,500	-	-	-	-	-	300,000
Funding Sources								
General Fund		300,000						300,000
		-	-	-	-	-	-	-
Funding Totals		\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Funding Shortfall:								
\$	-							

Project No. N3

Capital Improvement Program

Project	Category	Location
Construct Roundabout or Signals	NTAC	Intersection of Bay Ave. and Capitola Ave

Description:

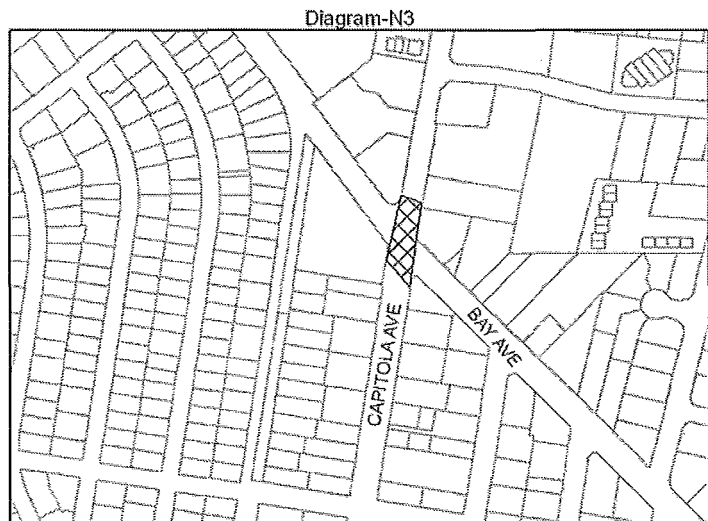
Perform engineering analysis of intersection to determine whether a roundabout or traffic signal would be best method for reducing both congestion and traffic right-of-way problems.

General Plan Consistency:

Maintaining LOS of C or better for all city roadways.

Maintenance Impact:

Roundabout construction would result in increased landscaping maintenance estimated at \$2,400 per year. Signal maintenance would be approximately \$5,000 per year.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	270,750	-	-	-	-	-	270,750
Planning & Permitting	5%	-	-	-	-	-	-
Design	20%	-	-	-	-	-	-
Right of Way	25%	-	-	-	-	-	-
Construction Management	15%	40,600	-	-	-	-	40,600
Contingency	20%	54,200	-	-	-	-	54,200
Project Totals	365,550	-	-	-	-	-	365,550
Funding Sources							
General Fund	10,000	-	-	-	-	-	10,000
RTC Grant	90,000	-	-	-	-	-	90,000
Funding Totals	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000

Funding Shortfall:

\$ 265,550

Project No:

Capital Improvement Program

Project	Category	Location
Water recycling system for the public showers	Parks	Esplanade Park

Description: Develop, design, and construct a water recycling system for the showers at Esplanade Park so that the water is reused for irrigation of the lawns in the park.

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		25,000	-	-	-	-	-	25,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	20%	5,000	-	-	-	-	-	5,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	0%	-	-	-	-	-	-	-
Project Totals		30,000	-	-	-	-	-	30,000
Funding Sources								
General Fund		30,000	-	-	-	-	-	30,000
		-	-	-	-	-	-	-
Funding Totals		\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Funding Shortfall:								
\$	-							

CAPITAL IMPROVEMENT PROJECTS

2015-16 FISCAL YEAR		New Proposed Funding										Total Est. Appropriation
Project	Project Number	Project Category	Project Location/Description	Opinion of Project Cost	Carry Forward Funding all funding sources	General Fund	Grants & Other	Gas Tax	TDA	Measure O	Wharf	
On-Going Projects												
New Projects												
Monterey Avenue Paving	PMP	Streets	Washburn to Park Ave	330						330		\$ 330
PMP paving - 42nd & Diamond neighborhood	PMP	Streets	See PMP	198						198		\$ 198
Utility Undergrounding	S35		Bay Avenue Utility Undergrounding	300			133					\$ 133
Stockton Avenue Bridge Assessment	S22	Streets	Conduct Hazard Analysis							50		\$ 50
Bay Avenue Streetscape			Oak to Monterey		\$ 34							\$ -
Rispin Park	P17	Parks	Development of Rispin Park	549			384					\$ 384
Totals												
			\$ -		\$ 34	\$ -	\$ 517	\$ -	\$ -	\$ 578	\$ -	\$ -

Project No.

Capital Improvement Program

Project	Category	Location
Pavement Management – 2015	Streets	Monterey Ave & Kennedy Dr, 42 nd Ave, Diamond St, and Ruby Ct.

Description: Monterey Ave – 2 inch overlay
42nd, Diamond, and Ruby – 1 ½ inch overlay

Maintenance Impact:
Reduction of street maintenance
costs such as pothole filling
estimated at \$1000 per year.

Fiscal Estimate:

<u>Fiscal Year</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction	-	422,400	-	-	-	-	422,400
Planning & Permitting	0%	-	-	-	-	-	-
Design	15%	-	63,400	-	-	-	63,400
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	10%	-	42,200	-	-	-	42,200
Project Totals	-	528,000	-	-	-	-	528,000
<u>Funding Sources</u>							
City General Fund	-	528,000	-	-	-	-	528,000
Funding Totals	\$ -	\$ 528,000	\$ -	\$ -	\$ -	\$ -	\$ 528,000

Funding Shortfall:

\$ -

Capital Improvement Program

Project	Category	Location
Utility Undergrounding	Streets	To Be Determined

Description:

Utilizing PG&E Rule 20A funding, convert existing electric and other utility lines from traditional overhead service to underground facilities. As of February, 2013 the City has allocation credits of \$1,816,536. The uses of these funds have various rules and restrictions. In 1999 the City adopted a resolution establishing an undergrounding district along the Bay Avenue corridor. The estimated cost of the project is currently \$2,500,000 and PG&E will not begin work on the project until it is fully funded. City staff is working with PG&E to redefine the boundaries of the district to reduce the costs.

General Plan Consistency:

Chapter 6, Conservation, Policy 3 establishes the undergrounding of utilities within the City as a long range goal.

Maintenance Impact:

Reduction of Graffiti removal efforts on behalf of the City related to utility poles.

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	200,000	-	-	-	-	200,000
Planning & Permitting	10%	-	20,000	-	-	-	-	20,000
Design		-	-	-	-	-	-	-
Right of Way	20%	-	40,000	-	-	-	-	40,000
Construction Management		-	-	-	-	-	-	-
Contingency	20%	-	40,000	-	-	-	-	40,000
Project Totals		-	300,000	-	-	-	-	300,000

Funding Sources

PG&E		-	133,000	-	-	-	-	133,000
Funding Totals		\$ -	\$ 133,000	\$ -	\$ -	\$ -	\$ -	\$ 133,000

Funding Shortfall:

\$ 167,000

Project No. S22

Capital Improvement Program

Project	Category	Location
Bridge Rehabilitation/Replacement	Streets	Stockton Avenue Bridge

Description:

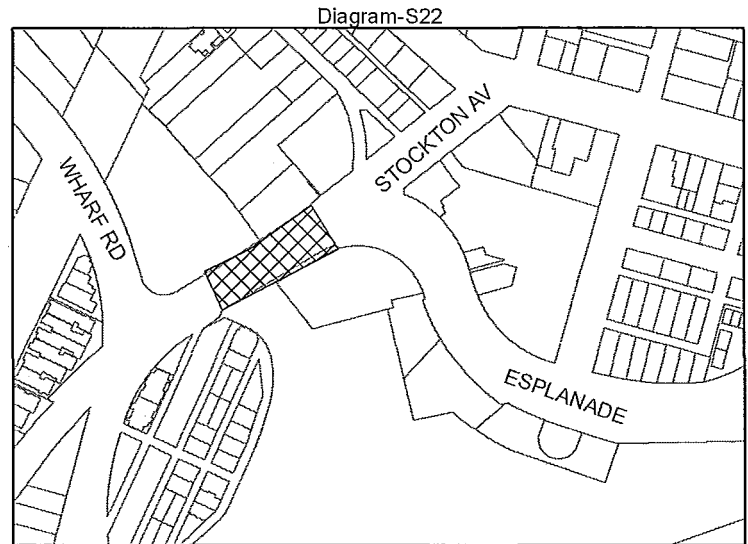
Utilizing the Federal Highway Bridge Rehabilitation and Replacement program rehabilitate or replace the Stockton Avenue Bridge. Initial work will entail a preliminary engineering study to determine existing conditions, risks, recommend actions and repairs. The budget at this time is only for completion of the feasibility study.

General Plan Consistency:

Maintenance of existing local streets is consistent with Circulation Element general objectives for all roadways.

Maintenance Impact:

A flood of the Village area would create a significant amount of emergency work for Public Works, Police Department, other City staff and private property owners. Flood prevention could save thousands of dollars in maintenance costs.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	50,000	-	-	-	-	50,000
Planning & Permitting	-	-	-	-	-	-	-
Design	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Construction Management	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Project Totals	-	50,000	-	-	-	-	50,000
Funding Sources							
General Fund		50,000					50,000
Gas Tax							
	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000

Funding Shortfall:

\$ -

Capital Improvement Program

Project	Category	Location
Bay Avenue Streetscape & Paving	Streets	From Oak Drive to Monterey Avenue

Description: Repave portion of Bay Avenue between Oak Drive and Capitola Avenue. Add two landscaped drainage catchment areas next to sidewalk on south side of Bay Avenue between Capitola Avenue and Monterey Avenue.

Project is approximately 50% funded.

Maintenance Impact:

Increase in landscape maintenance.

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	60,000	-	-	-	-	60,000
Planning & Permitting	1%	-	600	-	-	-	-	600
Design	10%	-	6,000	-	-	-	-	6,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	6,000	-	-	-	-	6,000
Project Totals		-	72,600	-	-	-	-	73,000
<u>Funding Sources</u>								
Measure O			34,000					34,000
		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ 34,000	\$ -	\$ -	\$ -	\$ -	\$ 34,000

Funding Shortfall:

\$ 39,000

Project No: P17

Capital Improvement Program

Project	Category	Location
Rispin Park Development	Parks	Rispin Mansion

Description: Complete the development of the Rispin property into a city park. Complete ADA ramps to mansion level, restore fountain and stairway, regrade pathways, and restore landscaping. This project received a HCD Housing Related grant in the amount of \$383,925

Maintenance Impact:
Increase in park maintenance costs of approximately \$30,000 per year.

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	450,000	-	-	-	-	450,000
Planning & Permitting	2%	-	9,000	-	-	-	-	9,000
Design	10%	-	45,000	-	-	-	-	45,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	45,000	-	-	-	-	45,000
Project Totals		-	549,000	-	-	-	-	549,000
 <u>Funding Sources</u>								
HCD's Housing Related Parks Program			383,925					383,925
		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ 383,925	\$ -	\$ -	\$ -	\$ -	\$ 383,925

Funding Shortfall:
\$ 165,075

CAPITAL IMPROVEMENT PROJECTS

2016-17 FISCAL YEAR							New Proposed Funding					
Project	Project Number	Project Category	Project Location/Description	Opinion of Project Cost	Carry Forward Funding	General Fund	Grants & Other	Gas Tax	TDA	Measure O	Wharf	Total Est. Appropriation
					all funding sources							
On-Going Projects												
New Projects												
Fanmar Paving & Drainage	PMP	Streets	Capitola Ave to Monterey		150					150		150
PMP Paving - Mid Avenues	PMP	Streets	See PMP		310					310		310
Totals												\$ -
							\$ -	\$ -	\$ -	\$ 460	\$ -	\$ -

Project No.

Capital Improvement Program

Project	Category	Location
Pavement Management – 2016	Streets	<ul style="list-style-type: none"> • Fanmar • 43rd Ave, 44th Ave, 47th Ave, 48th Ave, & 49th Ave

Description: Fanmar – 1 /12 inch over lay including drainage improvements
43rd, 44th, 47th, 48th, & 49th – 1 ½ inch overlay

Maintenance Impact:
Reduction of street maintenance costs such as pothole filling estimated at \$1000 per year.

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	368,000	-	-	-	368,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	15%	-	-	55,200	-	-	-	55,200
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	36,800	-	-	-	36,800
Project Totals		-	-	460,000	-	-	-	460,000
Funding Sources								
City General Fund		-	-	460,000	-	-	-	460,000
Funding Totals		\$ -	\$ -	\$ 460,000	\$ -	\$ -	\$ -	\$ 460,000
Funding Shortfall:								
\$		-						

CAPITAL IMPROVEMENT PROJECTS

2017-18 FISCAL YEAR							New Proposed Funding					
Project	Project Number	Project Category	Project Location/Description	Opinion of Project Cost	Carry Forward Funding all funding sources	General Fund	Grants & Other	Gas Tax	TDA	Measure O	Wharf	Total Est. Appropriation
On-Going Projects												
New Projects												
PMP Paving - Bay, Washburn neighborhood, 30th Ave	PMP	Streets	PMP 2017		335					335		\$ 335
PMP Slurry - Jewel Box	PMP	Streets	Slurry 2017		102					102		\$ 102
Totals												\$ - \$ - \$ - \$ 437 \$ - \$

Item #: 9.A. Attach 2.pdf

Project No.

Capital Improvement Program

Project	Category	Location
Pavement Management – 2017	Streets	<ul style="list-style-type: none"> • Bay Avenue • McCormick Ave, Younger Ave, Loma Ave, Washburn Ave • 30th Ave

Description: Bay Avenue – 2 inch over lay
 McCormick, Younger, Lome, Washburn, & 30th – 1 ½ inch overlay

Maintenance Impact:
 Reduction of street maintenance costs such as pothole filling estimated at \$1000 per year.

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	268,000	-	-	268,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	15%	-	-	-	40,200	-	-	40,200
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	-	26,800	-	-	26,800
Project Totals		-	-	-	335,000	-	-	335,000

Funding Sources

Measure O					335,000			335,000
Funding Totals		\$ -	\$ -	\$ -	\$ 335,000	\$ -	\$ -	\$ 335,000

Funding Shortfall:
 \$ -

Capital Improvement Program

Project	Category	Location
Slurry seal program –2017	Streets	Childers Lane, Shirley Lane, Lincoln Ave, Crystal St, Emerald St, Topaz St, Garnet St, Jewel St, Opal St

Description: Complete annual slurry seal program.

General Plan Consistency:

Maintenance of existing local streets is consistent with Circulation Element general objectives for all roadways.

Maintenance Impact:

None

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	81,600	-	-	81,600
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	7%	-	-	-	5,700	-	-	5,700
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	18%	-	-	-	14,700	-	-	14,700
Project Totals		-	-	-	102,000	-	-	102,000

Funding Sources

Measure O					102,000			-
		-	-	-	-	-	-	102,000
Funding Totals		\$ -	\$ -	\$ -	\$ 102,000	\$ -	\$ -	\$ 102,000

Funding Shortfall:

\$ -

CAPITAL IMPROVEMENT PROJECTS

2018-19 FISCAL YEAR				New Proposed Funding								
Project	Project Number	Project Category	Project Location/Description	Opinion of Project Cost	Carry Forward Funding all funding sources	General Fund	Grants & Other	Gas Tax	TDA	Measure O	Wharf	Total Est. Appropriation
On-Going Projects												
New Projects												
41st Ave - Clares to Cory	PMP	Streets	PMP 2018		560					560		\$ 560
Wharf Road - Capitola Rd to City limit	PMP											\$ -
Totals												\$ - \$ - \$ - \$ 560 \$ - \$

Item #: 9.A. Attach 2.pdf

Project No.

Capital Improvement Program

Project	Category	Location
Pavement Management – 2018	Streets	<ul style="list-style-type: none"> • 41st Avenue – Clares to Cory • Wharf Rd – Capitola Rd to City limits

Description: 41st Ave – 2.5 inch overlay
 Wharf Rd – 1.5 inch overlay

Maintenance Impact:
 Reduction of street maintenance costs such as pothole filling estimated at \$1000 per year.

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	448,000	-	448,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	15%	-	-	-	-	67,200	-	67,200
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	-	-	44,800	-	44,800
Project Totals		-	-	-	-	560,000	-	560,000

Funding Sources

Measure O		-	-	-	-	560,000	-	560,000
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ 560,000	\$ -	\$ 560,000

Funding Shortfall:
 \$ -

Capitola Pavement Management Implementation Program

Fiscal Year 2014/2015

Street Name	Limits of work	Est. Project Cost*	Type of work					
			Mill, SAMI & 2.5" Overlay	2" Overlay w/ PavementMat	1.5" Overlay w/ PavingMat	1.5" Overlay w/ SAMI	Cape Seal	Slurry Seal
			\$36/SY	\$20/SY	\$15/SY	17/SY	\$4.25/SY	\$2.75/SY
Park Avenue	Grove Ln to Kennedy Drive	\$400,000	X					
Rosdale Ave.	Bay Ave. to Plum St.	\$60,000			X			
Carl Lane	Rosedale Ave. to End	\$11,000			X			
Alma Lane	Rosedale Ave. to End	\$9,000			X			
Rosedale Cir.	Rosedale Ave. to End	\$7,000			X			

TOTAL PROJECTED COST: \$487,000

Fiscal Year 2015/2016

Street Name	Limits of work	Est. Project Cost	Type of work					
			Mill, SAMI & 2.5" Overlay	2" Overlay w/ PavementMat	1.5" Overlay w/ PavingMat	1.5" Overlay w/ SAMI	Cape Seal	Slurry Seal
			\$36/SY	\$20/SY	\$15/SY	17/SY	\$4.25/SY	\$2.75/SY
Monterey Ave./Kennedy Ave.	Wasburn Ave. to Park Ave.	\$330,000		X				
42nd Ave.	Jade St. to Capitola Rd.	\$83,000				X		
Diamond Street	42nd Ave. to 45th Ave.	\$91,000				X		
Ruby Court	Jade St. to End	\$24,000				X		

TOTAL PROJECTED COST: \$528,000

Fiscal Year 2016/2017

Street Name	Limits of work	Est. Project Cost	Type of work					
			Mill, SAMI & 2.5" Overlay	2" Overlay w/ PavementMat	1.5" Overlay w/ PavingMat	1.5" Overlay w/ SAMI	Cape Seal	Slurry Seal
			\$36/SY	\$20/SY	\$15/SY	17/SY	\$4.25/SY	\$2.75/SY
Fanmar Way	Capitola Ave. to Monterey Ave.	\$60,000			X			
43rd Ave.	Capitola Rd. to Grace St.	\$30,000			X			
44th Ave.	Capitola Rd. to Grace St.	\$50,000			X			
47th Ave.	Capitola Rd. to Grace St.	\$50,000			X			
48th Ave.	Capitola Rd. to Grace St.	\$55,000			X			
49th Ave.	Capitola Rd. to Wharf Rd.	\$35,000			X			
Grace Street	46th Ave. to Wharf Ave.	\$55,000			X			
Grace Street	42nd Ave. to 44th Ave.	\$35,000			X			

TOTAL PROJECTED COST: \$370,000

Fiscal Year 2017/2018

Street Name	Limits of work	Est. Project Cost	Type of work					
			Mill, SAMI & 2.5" Overlay	2" Overlay w/ PavementMat	1.5" Overlay w/ PavingMat	1.5" Overlay w/ SAMI	Cape Seal	Slurry Seal
			\$36/SY	\$20/SY	\$15/SY	17/SY	\$4.25/SY	\$2.75/SY
Bay Ave.	Monterey Ave. to Oak St.	\$200,000		X				
McCormick Ave.	Park Ave. to Washburn Ave.	\$50,000			X			
Younger Ave.	Monterey Ave. to Loma Ave.	\$15,000			X			
Loma Ave	McCormick Ave. to Washburn Ave.	\$25,000			X			
Washburn Ave.	Park Ave. to Monterey Ave.	\$55,000			X			
30th Ave.	Capitola Rd. to End	\$45,000			X			
Childers Lane	30th to Shirey Lane	\$5,000					X	
Shirey Lane	Capitola Rd. to End	\$7,000					X	
Lincoln Ave.	Wharf Rd. to Garnet St.	\$6,000						X
Crystal Street	45th Ave. to 49th Ave.	\$14,000						X
Emerald Street	45th Ave. to 49th Ave.	\$14,000						X
Topaz Street	45th Ave. to 49th Ave.	\$14,000						X
Garnet Street	45th Ave. to 49th Ave.	\$14,000						X
Jewel Street	45th Ave. to 49th Ave.	\$14,000						X
Opal Street	45th Ave. to 49th Ave.	\$14,000						X
TOTAL PROJECTED COST:		\$492,000						

Fiscal Year 2018/2019

Street Name	Limits of work	Est. Project Cost	Type of work					
			Mill, SAMI & 2.5" Overlay	2" Overlay w/ PavementMat	1.5" Overlay w/ PavingMat	1.5" Overlay w/ SAMI	Cape Seal	Slurry Seal
			\$36/SY	\$20/SY	\$15/SY	17/SY	\$4.25/SY	\$2.75/SY
41st Ave.	Clares St. to Cory St.	\$360,000	X					
Wharf Rd.	Capitola Rd. to City Limits	\$200,000				X		
TOTAL PROJECTED COST:		\$560,000						

* Estimated project costs include 2006 construction costs, 10% contingency and 5% design and construction costs have 6% inflation rate added per year.

Completed Projects

Project Category	Location	Project	Year Completed	Engineer's Estimate	Final Cost	Measures P,D, & O Expenses
Facility	City Hall	Improve drainage around building	2002/03	\$ 91,300	\$ 91,000	
Facility	City Hall	Remodel Community Room	2002/03	20,200	20,000	
Facility	City Hall	Partial New Roof and Roof Access	2002/03	20,000	7,500	
Streets	Various	Slurry Seals - 2002	2002/03	94,000	72,600	
Wharf	Wharf	Permanent Installation of Dock Ramp	2002/03	32,000	12,000	
Wharf	Wharf	Emergency Piling Replacement	2002/03	50,000	50,000	
Creek	Soquel	Soquel Creek Improvements	2003/04	190,000	106,000	
Streets	Village	Lawn Way Storm Pump Station	2003/04	170,000	285,000	
Streets	Various	Pedestrian Safety Project	2003/04	30,000	35,139	
Streets	Various	Pedestrian and Bikeway Improvements	2003/04	35,000	36,005	
Streets	Park Ave	Sidewalks from Washburn to Monterey	2003/04	60,000	109,900	
Wharf	Wharf	Entrance Gate	2003/04	40,000	37,000	
Streets	Gross Road	Left Hand turn lane addition	2004/05	250,000	618,509	
NTAC	41st	41st Ave/Clares Street ADA Improvements	2004/05	48,000	48,000	
NTAC	41st	41st Avenue North/South Corridor Improvements	2004/05	163,200	163,200	
Creek	Soquel	Clean Beach Initiative	2004/05	100,000	85,000	
Streets	Various	Slurry Seals - 2004	2004/05	50,000	47,500	
Parks	Jade	Resurface Tennis Courts	2005-06	15,000	15,000	\$ 15,000
Streets	46th Ave	Resurface - Phase 1	2005-06	168,000	181,123	181,123
Streets	46th Ave	Resurface - Phase 2	2005-06	96,000	Incl with above	
Streets	Various	Slurry Seals - 2005	2005-06	70,000	76,500	76,500
Facility	Corp Yard & City Hall	New Roof & Roof Repairs	2005-06	39,000	30,000	30,000
Facility	City Hall	Museum Cabin Restoration	2006-07	20,000	47,000	57,000
Streets	Various	Slurry Seals - 2006	2006-07	70,000	58,000	58,000
Streets	Burlingame	Road & Sewer Reconstruction	2006-07	306,000	367,000	173,000
Streets	Riverview Ave	Pavement Overlay	2006-07	100,000	66,000	66,000
Streets	38th Ave	Sidewalks at Garden Street	2006-07	30,000	25,300	25,300
Parks	Jade	New Play Equipment for 2-5 Year Olds	2006-07	50,000	33,500	43,500
Streets	Pavement Management	PMP Phase 2	2006-07	324,900	510,000	610,000
Streets	41st Northbound	Resurface	2006-07	345,100	260,000	50,000
Streets	Park Ave Overlay	Resurface	2006-07	300,000	230,000	265,000
Streets	42nd Ave Overlay	Resurface	2006-07	150,000	100,000	110,000
Parks	Library Property	Tot Lot Construction	2007-08	135,000	188,300	52,100
Streets	Pavement Management	PMP Phase 3	2007-08	137,600	137,600	117,600

Completed Projects

Project Category	Location	Project	Year Completed	Engineer's Estimate	Final Cost	Measures P,D, & O Expenses	
Facility	City Hall	Improve drainage around building	2002/03	\$ 91,300	\$ 91,000		
Streets	41st Ave Overcrossing Imp.	Additonal S/B Lane	2007-08	212,000	212,000		
Parks	Esplanade	Expand/Renovate Bathrooms	2008-09	265,000	240,200	123,000	
Streets	Various	Slurry Seals - 2007	2008-09	70,000	70,000	70,000	
Streets	Various	Slurry Seals - 2008	2008-09	70,000	63,000	63,000	
Soquel Crk	Soquel Creek	Bioswale Treatment Wetland	2009-10	625,000	625,000		
Streets	Bay Avenue	Sidewalk Capitola Ave to Monterey Ave	2009-10	190,000	190,000	125,000	
Wharf	Wharf Pile Replacement	Piling Replacement and Repairs	2009-10	145,000	153,000		
Streets	41st Ave Rehabilitation	ARRA project	2009-10	450,000	405,000	50,000	
Streets	Pavement Management	PMP Phase 4	2009-10	470,000	465,000	130,000	
Streets	Capitola Rd/42nd	Pedestrian Improvements	2010-11	484,769	525,000		
Facilities	PD HVAC Improvements		2010-11		65,000	65,000	
Streets	41st Avenue Paving UPRR south	Payment to County	2010-11		10,000	10,000	
Facilities	Beulah House Demolition	504 Beulah Ave	2010-11		16,700	16,700	
Streets	Cherry Avenue	Overlay	2011-12	90,000	85,640	105,640	
Parks	Rispin Repairs	Rispin Park	2011-12		650,000		
Facilities	Electric Vehicle Charging Station	Pacific Cove	2011-12		4,500	4,500	
Streets	Slurry Seal Program - 2012	City Wide	2012-13		101,000	92,100	
Streets	Brommer St/41st Ave Intersector	Removing median and re-stripe	2012-13		22,500	22,300	
Streets	Slurry Seal Program - 2013	Riverview and Cliffwood Heights	2012-13		100,000	102,000	
Streets	Lower Pacific Cove	Surface Parking Lot Construction	2013-14	1,300,000	1,400,000		
2013 -14	Slurry Seal			\$ 90,000	85,000	85,000	
Esplanade	Sidewalk Cooperative Project	New sidewalks fronting restaurants		\$ 130,000	128,000	70,000	
Total Expenditures					\$ 9,766,216	\$ 3,624,455	

Item #: 9.A. Attach 2.pdf

**Soquel Creek Projects
Unprogrammed Projects**

Project List - Soquel Creek

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	IRWP	Funding Sources			Total Available Funds
							Clean Beaches Grant (SWRCB)	City Funds	Unfunded	
C5	Creek	Soquel	Flume Repair/Replacement	Unprogrammed	500,000				500,000	-
C3	Creek	Soquel	Pump House Area Reconstruction	unprogrammed	141,900				141,900	-
C6	Creek	Beach	West Jetty Refurbishment	Unprogrammed	440,000				440,000	-
				Total	\$ 1,081,900	\$ -	\$ -	\$ -	\$ 1,081,900	\$ -

Project No: C5

Capital Improvement Program

Project	Category	Location
Soquel Creek Lagoon flume replacement/repairs	Soquel Creek	Flume across beach

Description:

The existing flume was built in the 1930's and while still functional has developed several significant crack and has operational problems resulting in water flow underneath the flume, resulting in sink holes on the beach. This project has been developed to look into options for rebuilding or repairing the flume to resolve these issues.

General Plan Consistency:

Chapter 5, Open Space, Parks, and Recreation goal number 5: to conserve and enhance the waterfront are for public use and views
 Chapter 6, Conservation Goal: Protect and preserve the natural resources within the Capitola Area

Maintenance Impact:

Reoccurring sink holes require maintenance on a daily basis.

Fiscal Estimate:

Fiscal Year		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	-	400,000	400,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	15%	-	-	-	-	-	60,000	60,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	-	-	-	40,000	40,000
Project Totals		-	-	-	-	-	500,000	500,000

Funding Sources

General Fund

	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 500,000

Capital Improvement Program

Project	Category	Location
Soquel Creek pathway Riparian Enhancement	Creek	Eastern shore, upstream of the Stockton Ave. Bridge

Description:

Improve planting and public access to City owned parcel adjacent to Stockton Avenue Bridge on the eastern shore. Project includes removal of abandoned fire flow pump station and development of new viewing area above creek. Riparian enhancements to focus on shade producing vegetation.

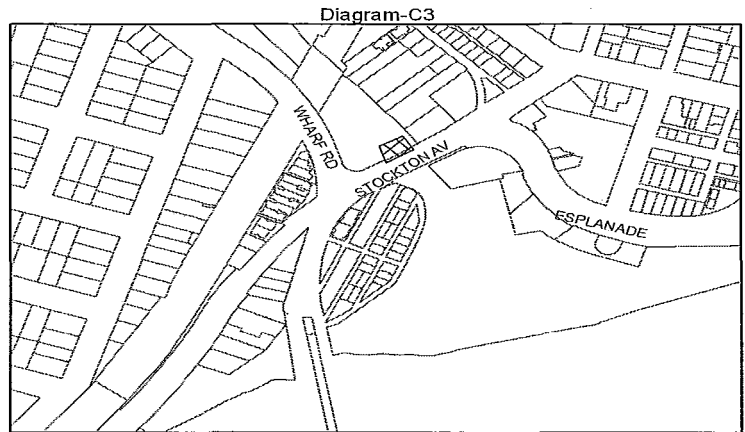
General Plan Consistency:

Maintenance Impact:

Minimal impacts, City already maintains area.

Public Art Funding Eligibility:

Fiscal Estimate:



Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	86,000	86,000
Planning & Permitting	5%	-	-	-	-	-	4,300	4,300
Design	20%	-	-	-	-	-	17,200	17,200
Right of Way	5%	-	-	-	-	-	4,300	4,300
Construction Management	15%	-	-	-	-	-	12,900	12,900
Contingency	20%	-	-	-	-	-	17,200	17,200
Project Totals		-	-	-	-	-	141,900	141,900

Funding Sources

Funding Totals	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
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Funding Shortfall:
\$ 141,900

Project No: C6

Capital Improvement Program

Project	Category	Location
Capitola Beach Jetty Refirbishment	Creek	West Jetty on Capitola Beach

Description:

The existing rock jetty at the eastern end of Capitola Beach, which is actually the western of two jetty's, is the primary structure retaining sand for the beach. This jetty was first built in the 1970's, since that time the boulders have subsided and the outer end of the jetty sank. This project would place new boulders to restore the jetty to its original elevations.

General Plan Consistency:

Chapter 5, Open Space, Parks, and Recreation goal number 5: to conserve and enhance the waterfront are for public use and views

Maintenance Impact:

Retaining more sand for the beach will help the annual grading done by the City.

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	300,000	300,000
Planning & Permitting	20%	-	-	-	-	-	60,000	60,000
Design	15%	-	-	-	-	-	45,000	45,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	-	-	-	30,000	30,000
Project Totals		-	-	-	-	-	435,000	440,000

Funding Sources

STIP								
Prop 1A								
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 440,000

Facility Projects Unprogrammed Projects

Project List - Facilities

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	PEG funds	Facility Fund	City General Funds	Unfunded	Total Funds
	Facility	City Hall	Community Room Reconstruction	2014-15	100,000	20,000	80,000		-	100,000
F9	Facility	Corp Yard	Second Story Addition - Remodel	Unprogrammed	480,000				480,000	-
F11	Facility	City Hall	Install Emergency Generator	Unprogrammed	92,800				92,800	-
F13	Facility	City Hall	Remodel City Hall including Offices	Unprogrammed	2,720,000				2,720,000	-
F15	Facility	Community Center	Remodel Community Center	Unprogrammed	1,728,000				1,728,000	-
				Totals	\$ 5,120,800	\$ 20,000	\$ 80,000	\$ -	\$ 5,020,800	\$ 100,000

Project No. F9

Capital Improvement Program

Project	Category	Location
Second Story Addition	Facility	Corporation Yard

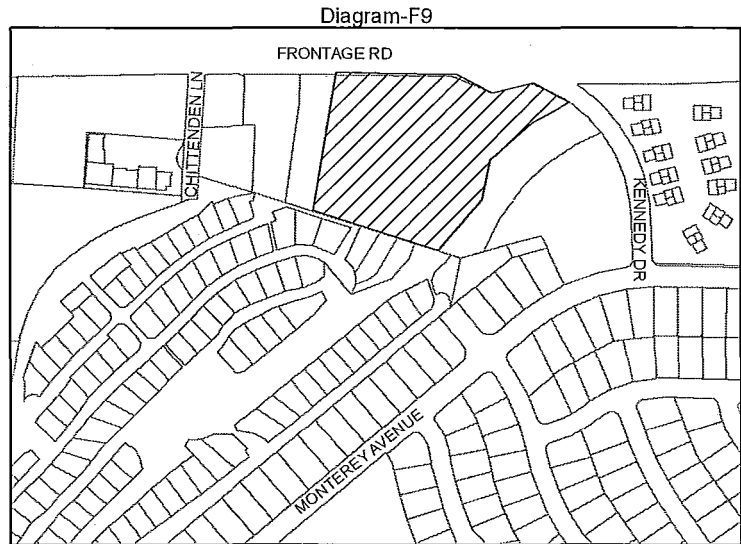
Description:

Increase office space and crew facilities at corporation yard by adding a second level to the existing building, adding approximately 1000 square feet.

General Plan Consistency:

Maintenance Impact:

Minimal increase in maintenance cost for extra floor space estimated at \$500 per year.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	331,000	331,000
Planning & Permitting	5%	-	-	-	-	-	16,600	16,600
Design	20%	-	-	-	-	-	66,200	66,200
Right of Way		-	-	-	-	-	-	-
Construction Management		-	-	-	-	-	-	-
Contingency	20%	-	-	-	-	-	66,200	66,200
Project Totals		-	-	-	-	-	480,000	480,000

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:
\$ 480,000

Capital Improvement Program

Project	Category	Location
City Hall Emergency Generator	Facility	City Hall

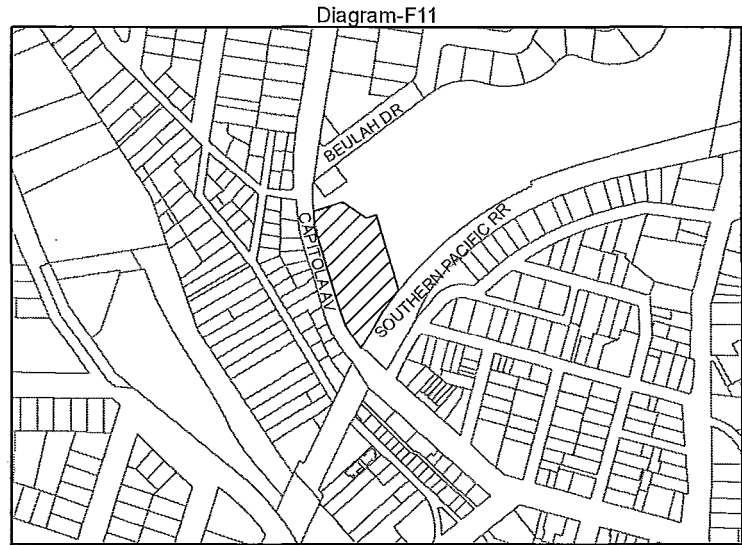
Description:

Install a new generator below the pedestrian ramp to Pacific Cove parking lot that is large enough to serve the entire City Hall complex, including the Police Department. This project will replace the existing generator outside the Police Department’s back door.

General Plan Consistency:

Maintenance Impact:

Maintenance on new generator will be similar to existing.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	58,000	58,000
Planning & Permitting	5%	-	-	-	-	2,900	2,900
Design	20%	-	-	-	-	11,600	11,600
Right of Way	-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	8,700	8,700
Contingency	20%	-	-	-	-	11,600	11,600
Project Totals	-	-	-	-	-	92,800	92,800

Funding Sources

General Fund	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:
\$ 92,800

Project No. F13

Capital Improvement Program

Project	Category	Location
Remodel or Expand Office Space	Facility	City Hall

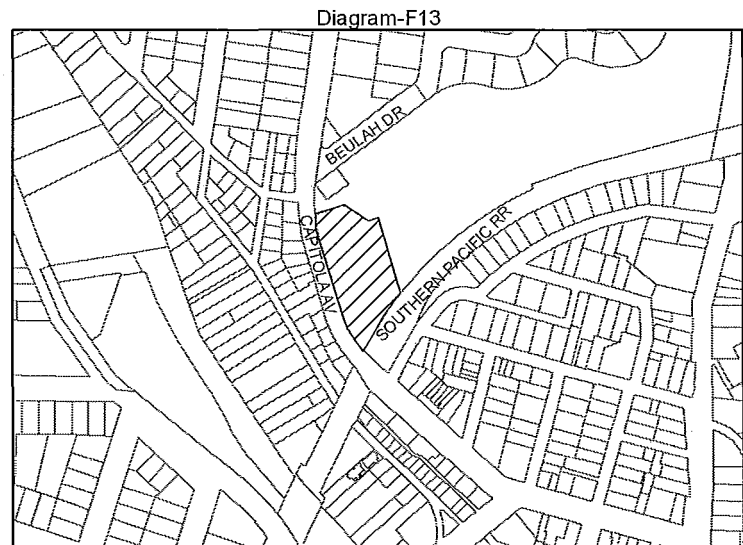
Description:

Remodel and expand office space at City Hall as recommended as a long-term project in the approved facility masterplan.

General Plan Consistency:

Maintenance Impact:

Increase in janitorial costs due to added space can be anticipated.
Cost unknown.



Fiscal Estimate:

Fiscal Year		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	-	1,700,000	1,700,000
Planning & Permitting	5%	-	-	-	-	-	85,000	85,000
Design	20%	-	-	-	-	-	340,000	340,000
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	255,000	255,000
Contingency	20%	-	-	-	-	-	340,000	340,000
Project Totals		-	-	-	-	-	2,720,000	2,720,000

Funding Sources

General Fund		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 2,720,000

Capital Improvement Program

Project	Category	Location
Remodel to accommodate	Facility	Community Center at Jade Street

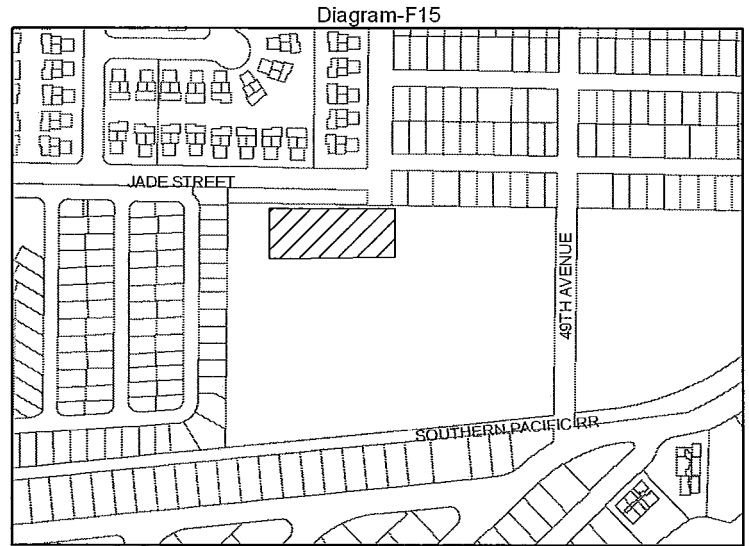
Description:

Remodel existing Community Center building at Jade Street park to better accommodate Recreation Department's needs as recommended in the approved Facility Master Plan.

General Plan Consistency:

Maintenance Impact:

To be determined.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	1,080,000	1,080,000
Planning & Permitting	5%	-	-	-	-	-	54,000	54,000
Design	20%	-	-	-	-	-	216,000	216,000
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	162,000	162,000
Contingency	20%	-	-	-	-	-	216,000	216,000
Project Totals		-	-	-	-	-	1,728,000	1,728,000

Funding Sources

General Fund								-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:
\$ 1,728,000

**Neighborhood Traffic Advisory Committee
Unprogrammed Projects**

Project List - Neighborhood Traffic Advisory Committee Recommended Projects

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	Gas Tax	Other Grants	TDA Funds	RDA Funds	General Fund	Unfunded	Total Funds Available
N5	NTAC	Clares & Wharf	Clares & Wharf Traffic Calming	2014-15	400,000		\$ 100,000			300,000	\$ -	\$ 400,000
N6	NTAC	Park Ave	Park Ave sidewalks to Cabrillo	2014-15	450,000		\$ 200,000	\$ 100,000		150,000	\$ -	\$ 450,000
N9	NTAC	Stockton Ave	Pedestrian Improvements at Stockton & Esplanade	2014-15	150,000					150,000	\$ -	\$ 150,000
N3	NTAC	Bay & Cap Ave	Bay Ave/Cap Ave Intersection Improvements	2014-15	365,000		90000			10,000	\$ 265,000	\$ 100,000
N4	NTAC	Bay & Monterey	Bay Ave/Monterey Ave Intersection Improvements	Unprogrammed	297,000						\$ 297,000	\$ -
N7	NTAC	Monterey Ave	Relocate Stop Signs on Monterey Ave	unprogrammed	8,700						\$ 8,700	\$ -
N8	NTAC	Depot Hill	Ingress/Egress improvements to Depot Hill	unprogrammed	148,500						\$ 148,500	\$ -
N10	NTAC	Park Ave	Slow Street Design on Park Ave	unprogrammed	123,900						\$ 123,900	\$ -
N11	NTAC	Fanmar	One way Traffic on Fanmar (east to west)	unprogrammed	33,000						\$ 33,000	\$ -
N12	NTAC	Monterey Ave	Slow street design on lower Monterey Ave	unprogrammed	115,500						\$ 115,500	\$ -
N13	NTAC	Various	Slow street design on Escalona, Fanmar, Cliff Ave, & El Salto	unprogrammed	90,900						\$ 90,900	\$ -
N14	NTAC	Escalona	Small traffic circle at Escalona and Oakland	unprogrammed	12,400						\$ 12,400	\$ -
N15	NTAC	Bay	Traffic Calming on Bay Ave	unprogrammed	206,400						\$ 206,400	\$ -
N16	NTAC	Beulah	One way traffic on Beulah (west to east)	unprogrammed	20,600						\$ 20,600	\$ -
N17	NTAC	Monterey and Hill	Sidewalks on Monterey and Hill	unprogrammed	50,300						\$ 50,300	\$ -
N18	NTAC	47th Ave	Traffic Calming on 47th Ave	Unprogrammed	80,000						\$ 80,000	\$ -
N19	NTAC	42nd Ave	Bulb-outs on 42nd at DMV	unprogrammed	33,000						\$ 33,000	\$ -
N20	NTAC	Cliff Dr.	Bulb-outs on Cliff Drive below Prospect	unprogrammed	49,500						\$ 49,500	\$ -
N21	NTAC	49th Ave	Bikeway striping on 49th Ave	unprogrammed	4,100						\$ 4,100	\$ -
N22	NTAC	Various	Establish Truck Routes through City	unprogrammed	20,600						\$ 20,600	\$ -
N24	NTAC	Wharf	Replace rolled curb on Wharf Road	Unprogrammed	74,300						\$ 74,300	\$ -
N26	NTAC	49th Ave	Chicanes on 49th Ave	unprogrammed	45,400						\$ 45,400	\$ -
N27	NTAC	Various	Signage depicting Neighborhoods	unprogrammed	20,600						\$ 20,600	\$ -
N28	NTAC	42nd Ave	Slow Traffic Design on 42nd	unprogrammed	53,600						\$ 53,600	\$ -
				Totals	\$ 2,853,300	\$ -	\$ 390,000	\$ -	\$ -	\$ 610,000	\$ 1,753,300	\$ 1,100,000

Project No. N12

Capital Improvement Program

Project	Category	Location
Slow street design	NTAC	Monterey Avenue

Description:

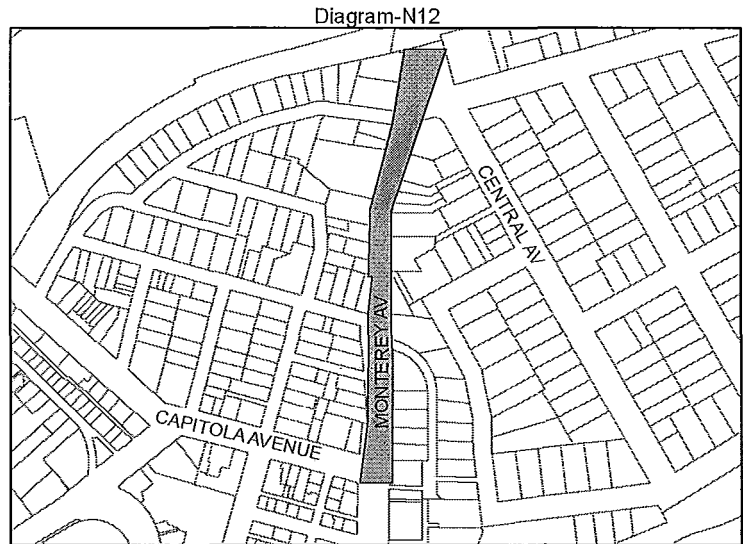
Design and construct street improvements along Monterey Avenue from Park Avenue to the Village that will slow the traffic down and provide better pedestrian safety.

General Plan Consistency:

Maintenance Impact:

Unknown

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	70,000	70,000
Planning & Permitting	5%	-	-	-	-	-	3,500	3,500
Design	20%	-	-	-	-	-	14,000	14,000
Right of Way	5%	-	-	-	-	-	3,500	3,500
Construction Management	15%	-	-	-	-	-	10,500	10,500
Contingency	20%	-	-	-	-	-	14,000	14,000
Project Totals		-	-	-	-	-	115,500	115,500

Funding Sources

Funding Totals	\$	-	\$	-	\$	-	\$	-

Funding Shortfall:

\$ 115,500

Capital Improvement Program

Project	Category	Location
Slow street design	NTAC	Escalona, Fanmar, Cliff Ave, & El Salto

Description:

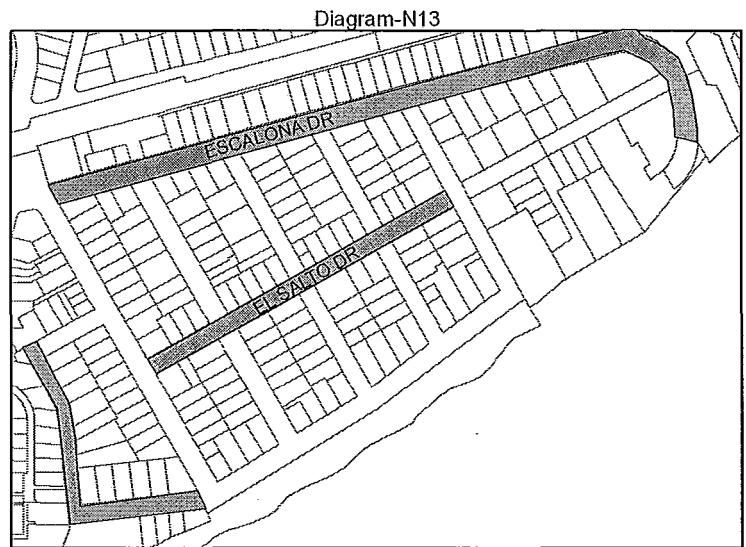
Design and construct street improvements along Escalona, Fanmar, Cliff Ave., and El Salto that will slow the traffic down and provide better pedestrian safety.

General Plan Consistency:

Maintenance Impact:

Unknown

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	55,000	55,000
Planning & Permitting	5%	-	-	-	-	-	2,800	2,800
Design	20%	-	-	-	-	-	11,000	11,000
Right of Way	5%	-	-	-	-	-	2,800	2,800
Construction Management	15%	-	-	-	-	-	8,300	8,300
Contingency	20%	-	-	-	-	-	11,000	11,000
Project Totals		-	-	-	-	-	90,900	90,900

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 90,900

Project No. N14

Capital Improvement Program

Project	Category	Location
Small Traffic Circle	NTAC	Escalona Ave at Oakland Ave

Description:

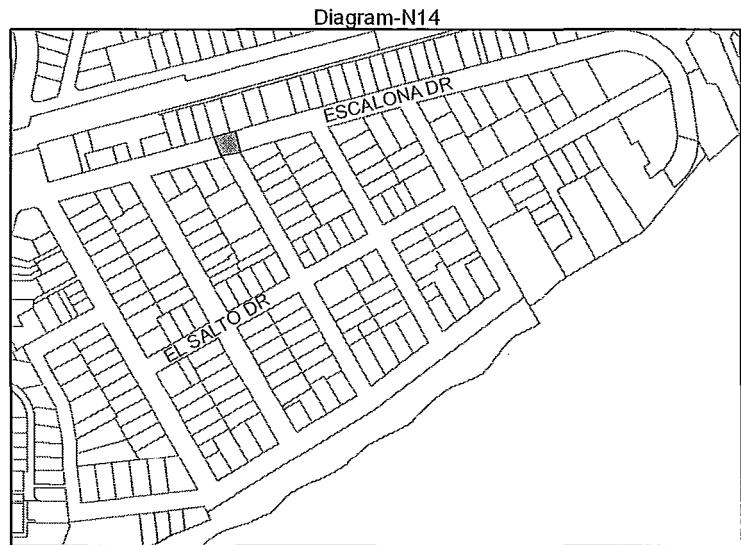
Install a small traffic circle on Escalona Avenue at Oakland Avenue.

General Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	7,500	7,500
Planning & Permitting	5%	-	-	-	-	-	400	400
Design	20%	-	-	-	-	-	1,500	1,500
Right of Way	5%	-	-	-	-	-	400	400
Construction Management	15%	-	-	-	-	-	1,100	1,100
Contingency	20%	-	-	-	-	-	1,500	1,500
Project Totals		-	-	-	-	-	12,400	12,400

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 12,400

Capital Improvement Program

Project	Category	Location
Traffic calming	NTAC	Bay Avenue

Description:

Similar to slow traffic design, develop a strategy and improvement to Bay Avenue to provide smoother traffic flows and pedestrian safety.

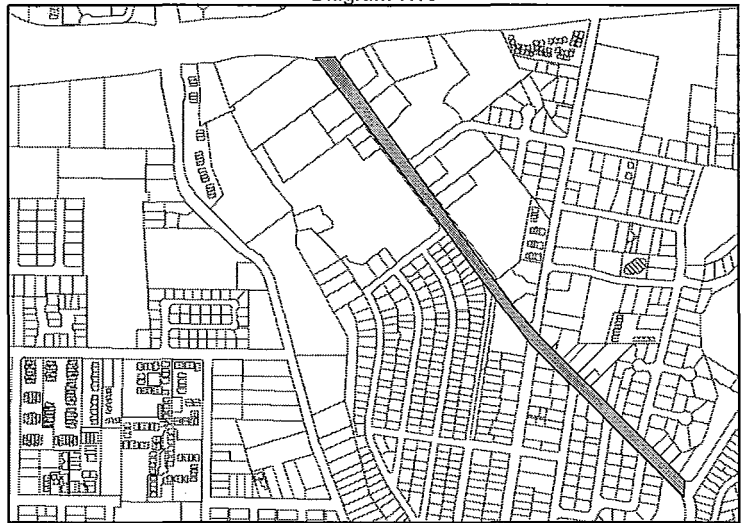
General Plan Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:

Diagram-N15



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	125,000	125,000
Planning & Permitting	5%	-	-	-	-	-	6,300	6,300
Design	20%	-	-	-	-	-	25,000	25,000
Right of Way	5%	-	-	-	-	-	6,300	6,300
Construction Management	15%	-	-	-	-	-	18,800	18,800
Contingency	20%	-	-	-	-	-	25,000	25,000
Project Totals		-	-	-	-	-	206,400	206,400

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 206,400

Project No. N16

Capital Improvement Program

Project	Category	Location
One way traffic designation	NTAC	Beulah Avenue

Description:

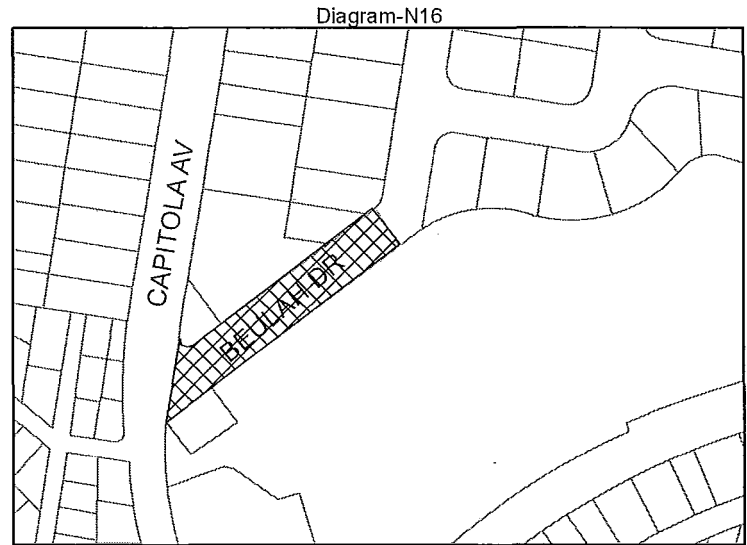
Designate Beulah Avenue for one way traffic from west to east.

General Plan Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	12,500	12,500
Planning & Permitting	5%	-	-	-	-	-	600	600
Design	20%	-	-	-	-	-	2,500	2,500
Right of Way	5%	-	-	-	-	-	600	600
Construction Management	15%	-	-	-	-	-	1,900	1,900
Contingency	20%	-	-	-	-	-	2,500	2,500
Project Totals		-	-	-	-	-	20,600	20,600

Funding Sources

		-	-	-	-	-	-	-
Funding Totals	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 20,600

Capital Improvement Program

Project	Category	Location
Sidewalk construction	NTAC	Monterey Avenue and Hill Street

Description:

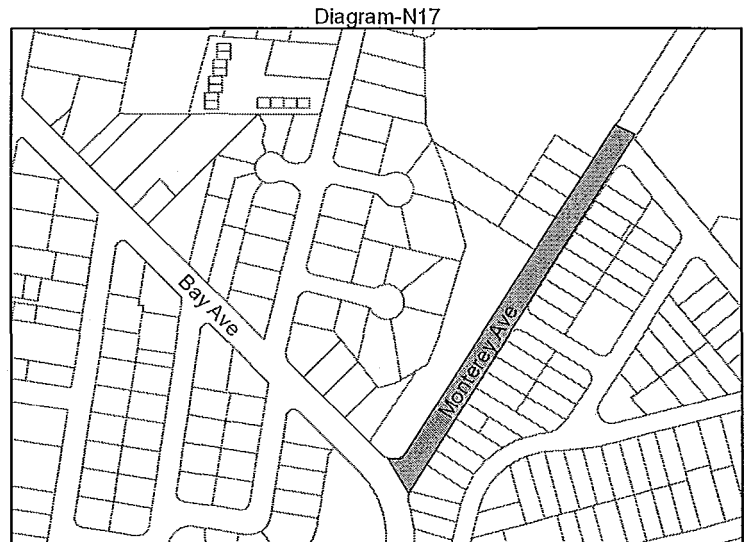
Construct curb, gutter and sidewalks along Monterey Avenue from Bay Avenue to Washburn Avenue and along Hill Street from Capitola Avenue to the Crossroads Road.

General Plan Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	30,500	30,500
Planning & Permitting	5%	-	-	-	-	-	1,500	1,500
Design	20%	-	-	-	-	-	6,100	6,100
Right of Way	5%	-	-	-	-	-	1,500	1,500
Construction Management	15%	-	-	-	-	-	4,600	4,600
Contingency	20%	-	-	-	-	-	6,100	6,100
Project Totals		-	-	-	-	-	50,300	50,300

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:
\$ 50,300

Project No. N18

Capital Improvement Program

Project	Category	Location
Jewel Box Traffic calming	NTAC	47 th Avenue

Description:

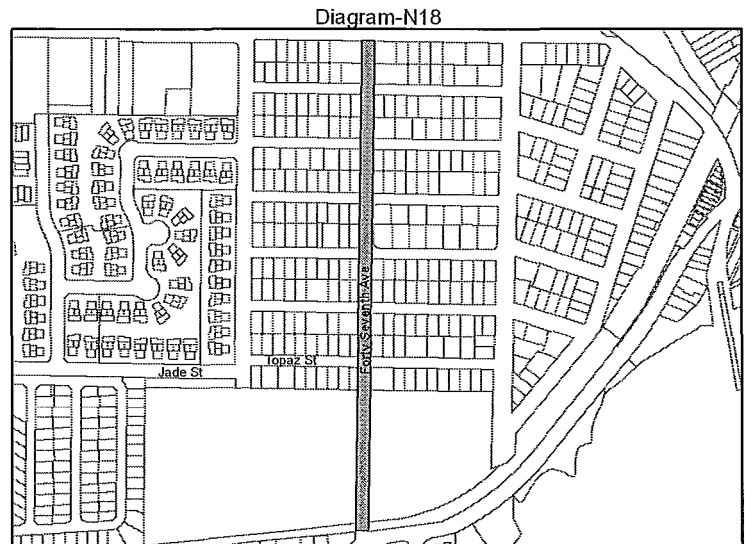
Install traffic calming measures to address traffic volume and speed issues in the Jewel Box neighborhood. Initial studies began in 2006-07.

General Plan Consistency:

Chapter 9, Circulation, Maintain the livability of local and collector streets while preserving the safety of travel on them.

Maintenance Impact:

Unkown



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	50,000	50,000
Planning & Permitting	5%	-	-	-	-	2,500	2,500
Design	20%	-	-	-	-	10,000	10,000
Right of Way	-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	7,500	7,500
Contingency	20%	-	-	-	-	10,000	10,000
Project Totals	-	-	-	-	-	80,000	80,000

Funding Sources

Contract Services							-
Transfer from NTAC Project Bank							-
Transfer from Tot Lot 4.002							-
General Fund							-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 80,000

Capital Improvement Program

Project	Category	Location
Bulb-out construction	NTAC	42 nd Avenue

Description:

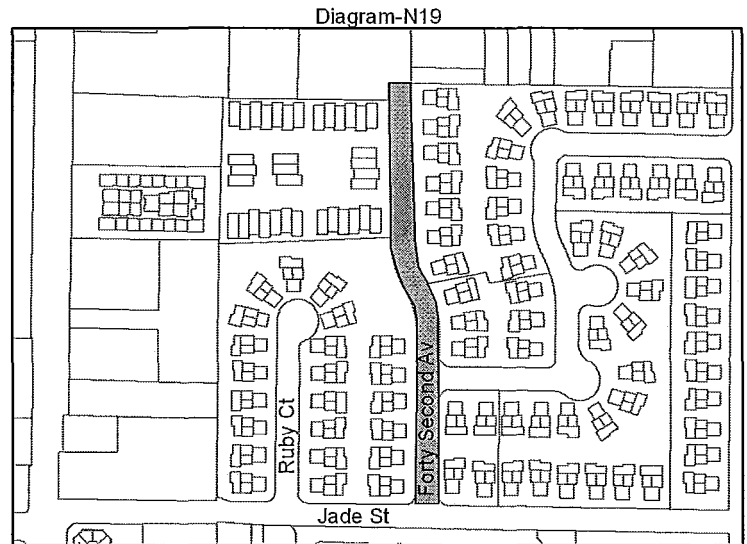
Construct traffic bulb-outs on 42nd Avenue at the DMV driveway to provide better pedestrian safety measures.

General Plan Consistency:

Maintenance Impact:

\$500 per year increased landscaping costs

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	20,000	20,000
Planning & Permitting	5%	-	-	-	-	-	1,000	1,000
Design	20%	-	-	-	-	-	4,000	4,000
Right of Way	5%	-	-	-	-	-	1,000	1,000
Construction Management	15%	-	-	-	-	-	3,000	3,000
Contingency	20%	-	-	-	-	-	4,000	4,000
Project Totals		-	-	-	-	-	33,000	33,000

Funding Sources

	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 33,000

Project No. N20

Capital Improvement Program

Project	Category	Location
Bulb-out construction	NTAC	Cliff Drive

Description:

Construct bulbouts along Cliff Drive near the larger Cliff side parking lot to provide better pedestrian safety.

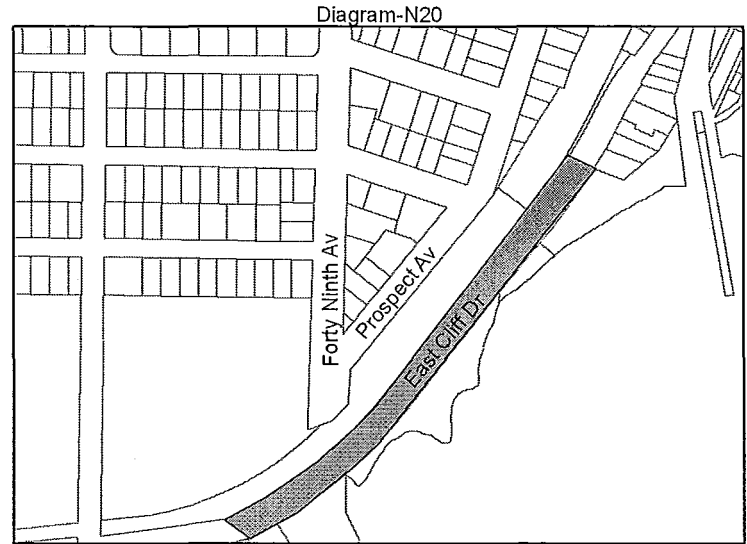
General Plan Consistency:

Chapter 9, Circulation, Policies 35 & 37 directs the development of safe pedestrian pathways.

Maintenance Impact:

\$500 per year increased landscaping costs

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	30,000	30,000
Planning & Permitting	5%	-	-	-	-	-	1,500	1,500
Design	20%	-	-	-	-	-	6,000	6,000
Right of Way	5%	-	-	-	-	-	1,500	1,500
Construction Management	15%	-	-	-	-	-	4,500	4,500
Contingency	20%	-	-	-	-	-	6,000	6,000
Project Totals		-	-	-	-	-	49,500	49,500

Funding Sources

Funding Totals	\$	-	\$	-	\$	-	\$	-

Funding Shortfall:

\$ 49,500

Capital Improvement Program

Project	Category	Location
Bikeway stripping	NTAC	49 th Avenue

Description:

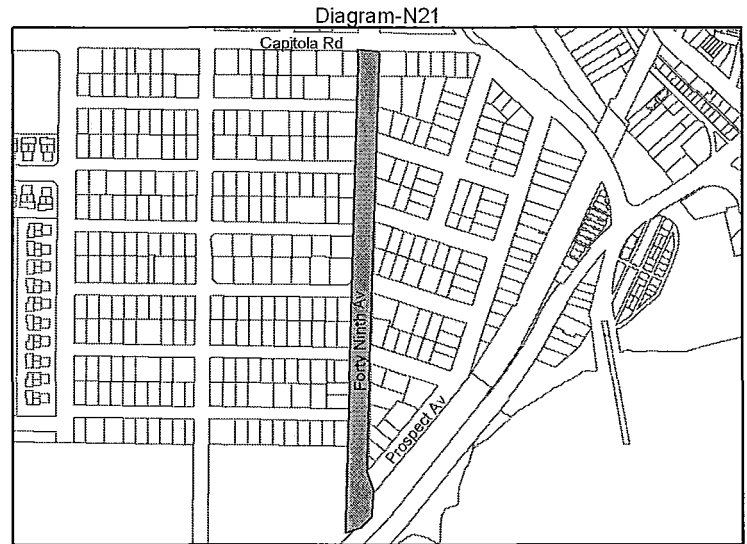
Install bikeway designation along 49th Avenue below Capitola Road to narrow the traffic lanes and slow vehicles.

General Plan Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	2,500	2,500
Planning & Permitting	5%	-	-	-	-	100	100
Design	20%	-	-	-	-	500	500
Right of Way	5%	-	-	-	-	100	100
Construction Management	15%	-	-	-	-	400	400
Contingency	20%	-	-	-	-	500	500
Project Totals	-	-	-	-	-	4,100	4,100

Funding Sources

	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 4,100

Project No. N22

Capital Improvement Program

Project	Category	Location
Truck Routes	NTAC	Establish Truck Routes

Description:

Establish truck routes throughout the City to keep commercial traffic on arterial streets as much as possible.

General Plan Consistency:

Chapter 9, Circulation, Policy 6 seek to enhance, maintain and provide the maximum capacity on arterial streets and locating high traffic-generating uses on arterial streets.

Maintenance Impact:

None

Public Art Funding Eligibility:

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	-	12,500	12,500
Planning & Permitting	5%	-	-	-	-	-	600	600
Design	20%	-	-	-	-	-	2,500	2,500
Right of Way	5%	-	-	-	-	-	600	600
Construction Management	15%	-	-	-	-	-	1,900	1,900
Contingency	20%	-	-	-	-	-	2,500	2,500
Project Totals		-	-	-	-	-	20,600	20,600

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 20,600

Capital Improvement Program

Project	Category	Location
Standard Curb construction	NTAC	Wharf Road

Description:

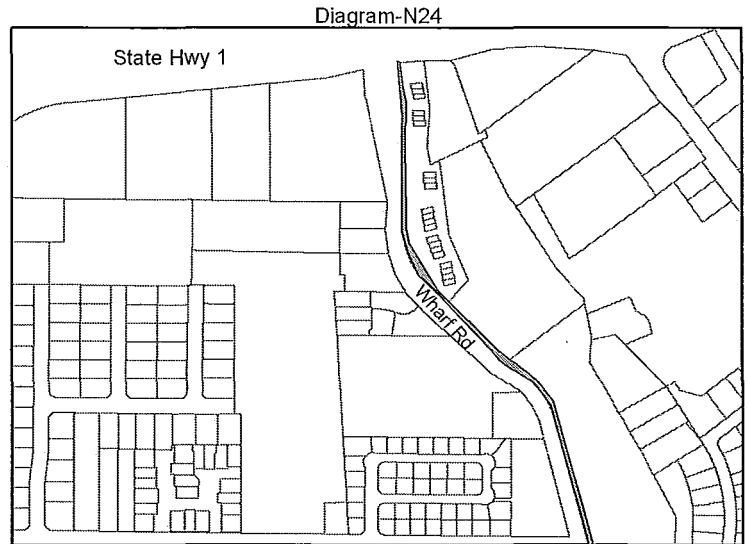
Replace the section of existing rolled curb along Wharf Road from the Rispin Mansion to Highway 1 with standard curbing.

General Plan Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	46,400	46,400
Planning & Permitting	5%	-	-	-	-	-	2,300	2,300
Design	20%	-	-	-	-	-	9,300	9,300
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	7,000	7,000
Contingency	20%	-	-	-	-	-	9,300	9,300
Project Totals		-	-	-	-	-	74,300	74,300

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 74,300

Project No. N26

Capital Improvement Program

Project	Category	Location
Chicane construction	NTAC	49 th Avenue

Description:

Construct chicanes or some other traffic calming measures along 49th Avenue above Capitola Road.

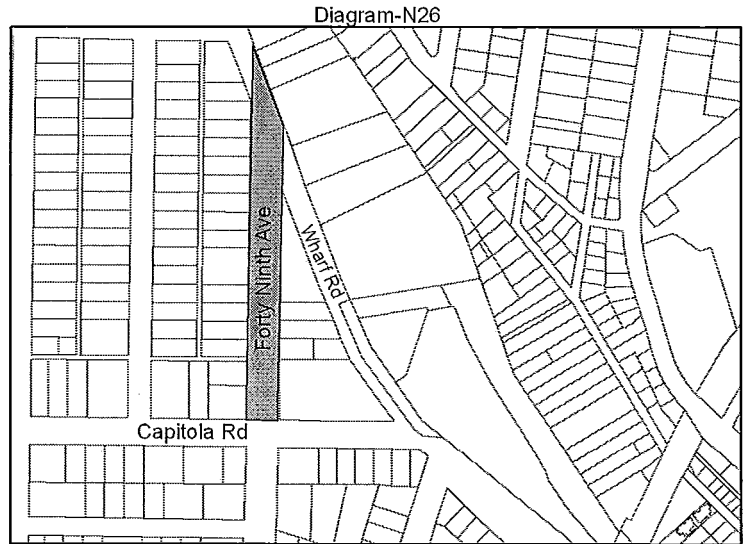
General Plan Consistency:

Maintenance Impact:

\$500 per year increased landscaping costs

Public Art Funding Eligibility:

Fiscal Estimate:



Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	27,500	27,500
Planning & Permitting	5%	-	-	-	-	-	1,400	1,400
Design	20%	-	-	-	-	-	5,500	5,500
Right of Way	5%	-	-	-	-	-	1,400	1,400
Construction Management	15%	-	-	-	-	-	4,100	4,100
Contingency	20%	-	-	-	-	-	5,500	5,500
Project Totals		-	-	-	-	-	45,400	45,400

Funding Sources

		-	-	-	-	-	-	-
Funding Totals	\$	-	\$	-	\$	-	\$	-

Funding Shortfall:

\$ 45,400

Capital Improvement Program

Project	Category	Location
Neighborhood signage	NTAC	Multiple

Description:

Design, construct, and install signage for the entrance to residential neighborhoods that tells drivers that they need to slow down and drive carefully.

General Plan Consistency:

Maintenance Impact:

\$50 per year per sign

Public Art Funding Eligibility:

Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	-	12,500	12,500
Planning & Permitting	5%	-	-	-	-	-	600	600
Design	20%	-	-	-	-	-	2,500	2,500
Right of Way	5%	-	-	-	-	-	600	600
Construction Management	15%	-	-	-	-	-	1,900	1,900
Contingency	20%	-	-	-	-	-	2,500	2,500
Project Totals		-	-	-	-	-	20,600	20,600

Funding Sources

	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 20,600

Project No. N8

Capital Improvement Program

Project	Category	Location
Ingress/Egress Improvements	NTAC	Monterey Ave at Depot Hill

Description:

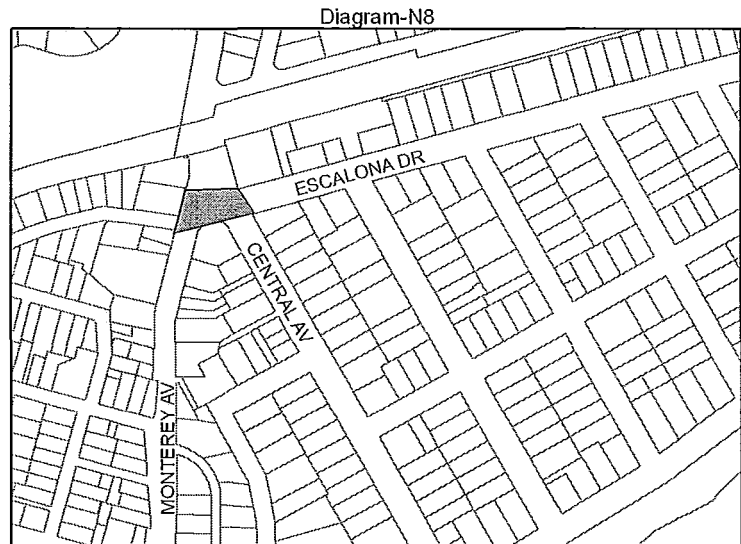
Provide yet to be determined improvements to improve the vehicle ingress and egress to Depot Hill along Escalona Ave and also provide safer pedestrian crossing at this intersection.

General Plan Consistency:

Maintenance Impact:

Unknown

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	90,000	90,000
Planning & Permitting	5%	-	-	-	-	-	4,500	4,500
Design	20%	-	-	-	-	-	18,000	18,000
Right of Way	5%	-	-	-	-	-	4,500	4,500
Construction Management	15%	-	-	-	-	-	13,500	13,500
Contingency	20%	-	-	-	-	-	18,000	18,000
Project Totals		-	-	-	-	-	148,500	148,500

Funding Sources

	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 148,500

Capital Improvement Program

Project	Category	Location
Slow street design	NTAC	Park Ave

Description:

Design and construct street improvements along Park Avenue that will slow the traffic down and provide better pedestrian safety.

General Plan Consistency:

Chapter 9, Circulation, Policies 13 & 14 both encourage the development of traffic control measures to maintain the livability of streets while preserving the safety of travel on them.

Maintenance Impact:

Unkonwn

Public Art Funding Eligibility:

Fiscal Estimate:

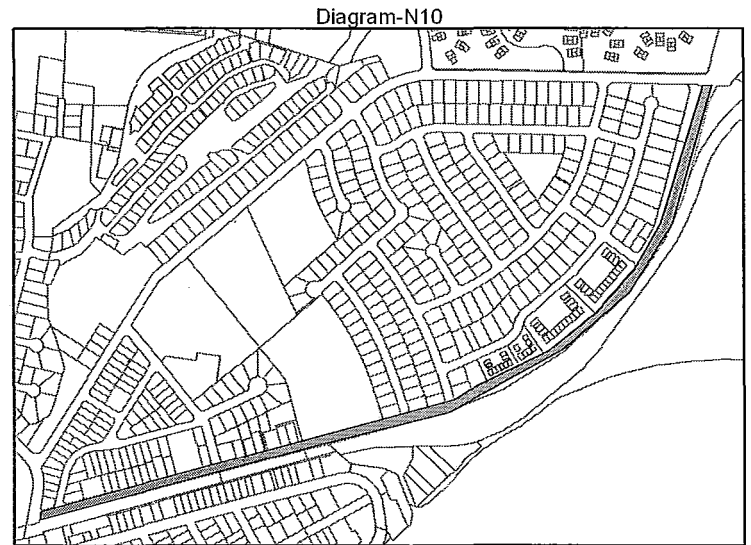
Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	75,000	75,000
Planning & Permitting	5%	-	-	-	-	-	3,800	3,800
Design	20%	-	-	-	-	-	15,000	15,000
Right of Way	5%	-	-	-	-	-	3,800	3,800
Construction Management	15%	-	-	-	-	-	11,300	11,300
Contingency	20%	-	-	-	-	-	15,000	15,000
Project Totals		-	-	-	-	-	123,900	123,900

Funding Sources

	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 123,900



Project No. N11

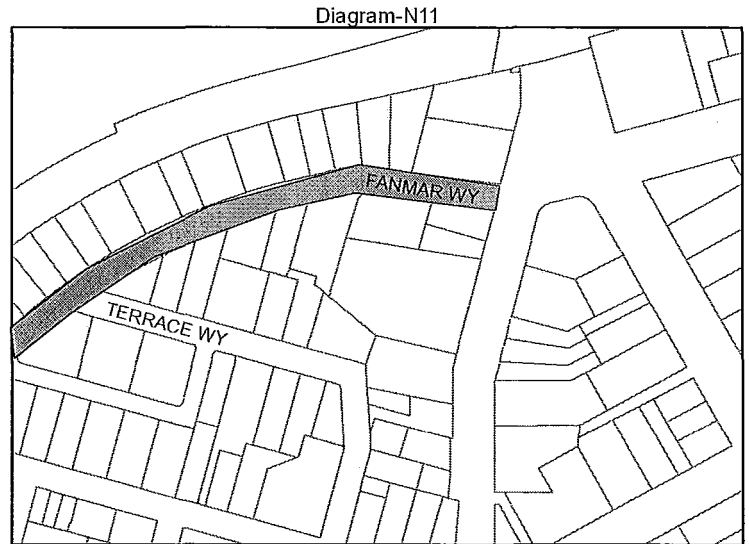
Capital Improvement Program

Project	Category	Location
One way traffic designation	NTAC	Fanmar Avenue

Description:

Designate Fanmar Avenue for one way traffic from east to west.

General Plan Consistency:



Maintenance Impact:

None

Public Art Funding Eligibility:

Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	20,000	20,000
Planning & Permitting	5%	-	-	-	-	1,000	1,000
Design	20%	-	-	-	-	4,000	4,000
Right of Way	5%	-	-	-	-	1,000	1,000
Construction Management	15%	-	-	-	-	3,000	3,000
Contingency	20%	-	-	-	-	4,000	4,000
Project Totals	-	-	-	-	-	33,000	33,000

Funding Sources

	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 33,000

Capital Improvement Program

Project	Category	Location
Intersection Improvements	NTAC	Intersection of Monterey Avenue and Bay Avenue

Description:

Investigate and construct intersection improvements to increase traffic movement from one street to the other (left hand turns), pedestrian safety, and reduce speeds. Possible solutions include a roundabout, traffic signals, or all-way stops.

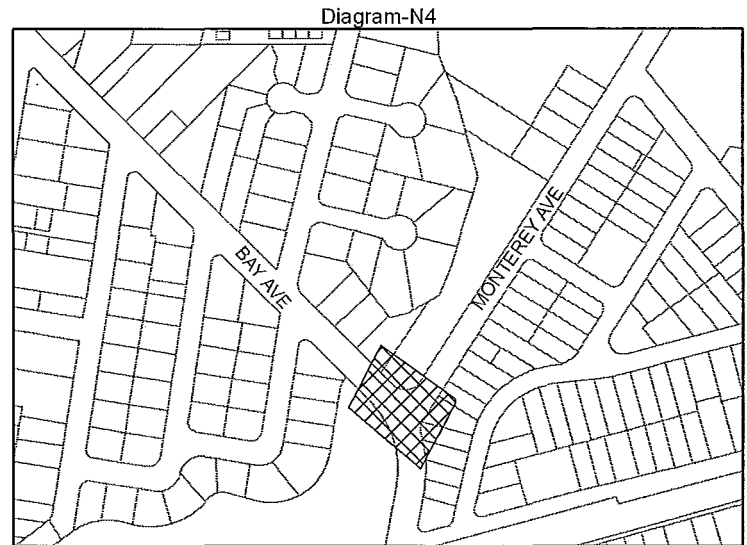
General Plan Consistency:

Maintenance Impact:

Roundabouts or signals will have increased maintenance requirements estimated at \$2000 per year.

Public Art Funding Eligibility:

Fiscal Estimate:



Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	180,000	180,000
Planning & Permitting	5%	-	-	-	-	-	9,000	9,000
Design	20%	-	-	-	-	-	36,000	36,000
Right of Way	5%	-	-	-	-	-	9,000	9,000
Construction Management	15%	-	-	-	-	-	27,000	27,000
Contingency	20%	-	-	-	-	-	36,000	36,000
Project Totals		-	-	-	-	-	297,000	297,000

Funding Sources

Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 297,000

Project No. N7

Capital Improvement Program

Project	Category	Location
Relocate Existing Stop Signs	NTAC	Kennedy Drive and Monterey Avenue

Description:

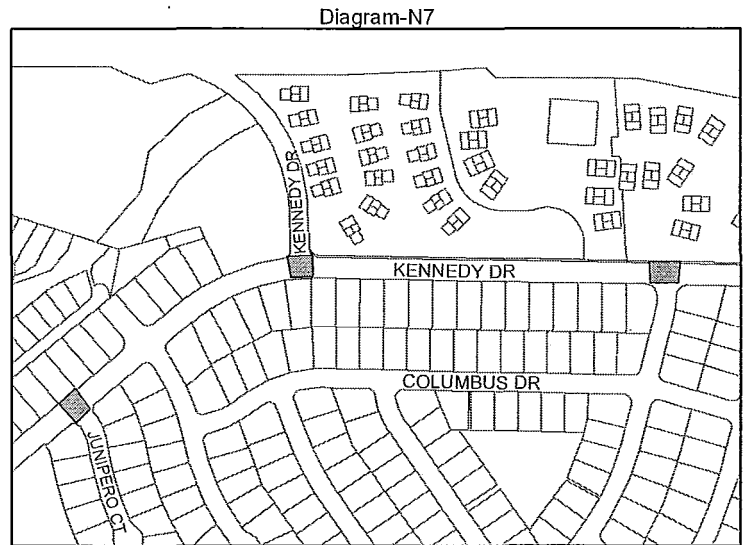
Remove the existing stop signs located on Kennedy Drive at Sir Francis Drive and Kennedy Drive and Monterey Ave. Install new stop sign on Monterey Ave at Elinor.

General Plan Consistency:

Maintenance Impact:

None

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	6,000	6,000
Planning & Permitting	5%	-	-	-	-	300	300
Design	-	-	-	-	-	-	-
Right of Way	5%	-	-	-	-	300	300
Construction Management	15%	-	-	-	-	900	900
Contingency	20%	-	-	-	-	1,200	1,200
Project Totals	-	-	-	-	-	8,700	8,700

Funding Sources

Funding Totals	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
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Funding Shortfall:
\$ 8,700

Capital Improvement Program

Project	Category	Location
Slow traffic design	NTAC	42 nd Avenue

Description:

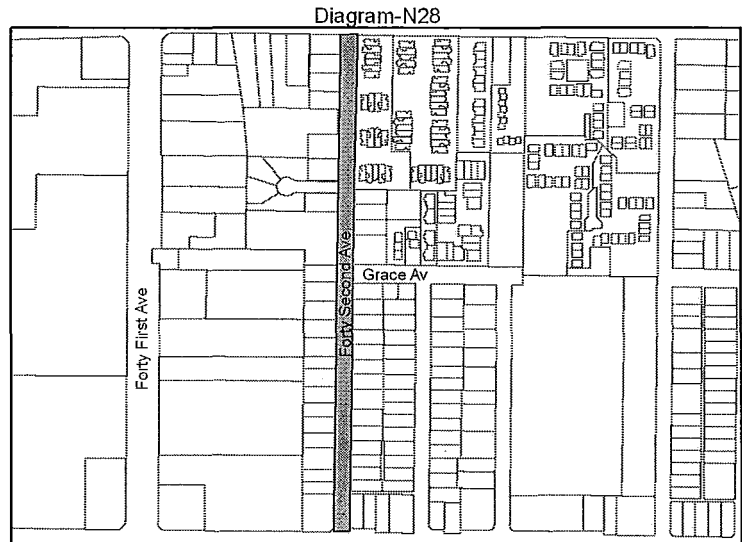
Design and construct street improvements along 42nd Avenue above Capitola road that will slow the traffic down and provide better pedestrian safety.

General Plan Consistency:

Maintenance Impact:

Unknown

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	32,500	32,500
Planning & Permitting	5%	-	-	-	-	-	1,600	1,600
Design	20%	-	-	-	-	-	6,500	6,500
Right of Way	5%	-	-	-	-	-	1,600	1,600
Construction Management	15%	-	-	-	-	-	4,900	4,900
Contingency	20%	-	-	-	-	-	6,500	6,500
Project Totals		-	-	-	-	-	53,600	53,600

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 53,600

**Park Projects
Unprogrammed Projects**

Project List - Parks

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	RTC Grant	State Parks Grant	City General Funds	Unfunded	Total Available Funds	
15	P18	Parks	McGregor	McGregor Park Development	2014-15	\$ 165,000		165,000	\$ -	\$ 165,000	
6		Parks	Monterey Depot	Pathway and Depot Improvement at Monterey and Par	2014-15	\$ 300,000	250,000	50,000	\$ -	\$ 300,000	
7		Parks	Esplanade	Water Recycling System	2014-15	\$ 30,000		30,000	\$ -	\$ 30,000	
9		Parks	Rispin/Peery	ADA Improvements	2014-15	\$ 300,000		300,000	\$ -	\$ 300,000	
	P17	Parks	Rispin	Complete conversion to park	2015-16	\$ 549,000		383,925	\$ 165,075	\$ 383,925	
10	P6	Parks	Jade	Soccer and Baseball Field Improvements	Unprogrammed	\$ 24,100			\$ 24,100	\$ -	
11	P12	Parks	Jade & Cortez	Develop Picnic and BBQ area @ Jade	Unprogrammed	\$ 37,600			\$ 37,600	\$ -	
12	P7	Parks	Cortez	Landscaping and Pathways	Unprogrammed	\$ 45,400			\$ 45,400	\$ -	
13	P9	Parks	Monterey	Field Irrigation and Drainage Improvements	Unprogrammed	\$ 48,000			\$ 48,000	\$ -	
14	P11	Parks	Soquel Creek	Repair Retaining Wall	Unprogrammed	\$ 49,500			\$ 49,500	\$ -	
16	P15	Parks	Esplanade	Bluff Erosion Control	Unprogrammed	\$ 90,900			\$ 90,900	\$ -	
17	P10	Parks	Cortez	New Play Equipment in Swing Areas	Unprogrammed	\$ 96,500			\$ 96,500	\$ -	
	P16	Parks	Jade	Reconstruct Tennis Courts	Unprogrammed	\$ 100,600			\$ 100,600	\$ -	
totals						\$ 1,836,600	\$ 250,000	\$ 383,925	\$ 545,000	\$ 657,675	\$ 1,178,925

Project No. P6

Capital Improvement Program

Project	Category	Location
Field Improvements	Parks	Jade Street

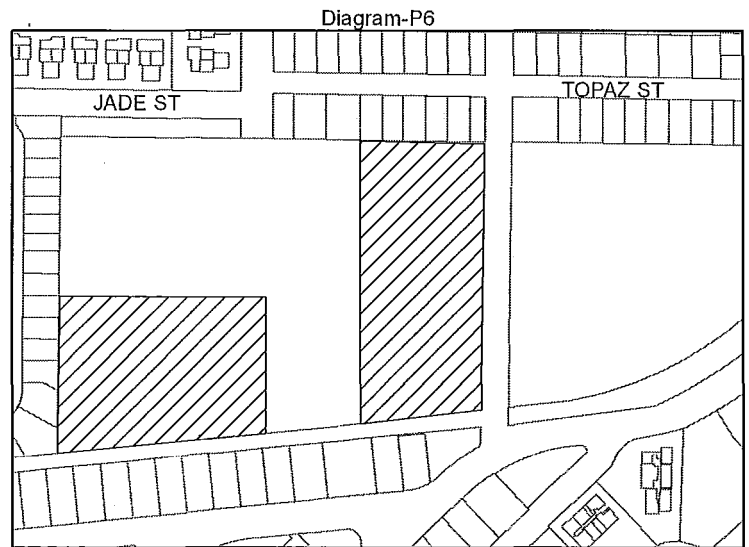
Description:

Irrigation and drainage improvements to the existing soccer and baseball fields at Jade Street Park.

General Plan Consistency:

Maintenance Impact:

Reduction of maintenance costs of \$2000 per year.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	40,000	40,000
Planning & Permitting	5%	-	-	-	-	-	2,000	2,000
Design	20%	-	-	-	-	-	8,000	8,000
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	6,000	6,000
Contingency	20%	-	-	-	-	-	8,000	8,000
Project Totals		-	-	-	-	-	64,000	64,000

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 64,000

Capital Improvement Program

Project	Category	Location
Develop Picnic Areas	Parks	Jade Street and Cortez Parks

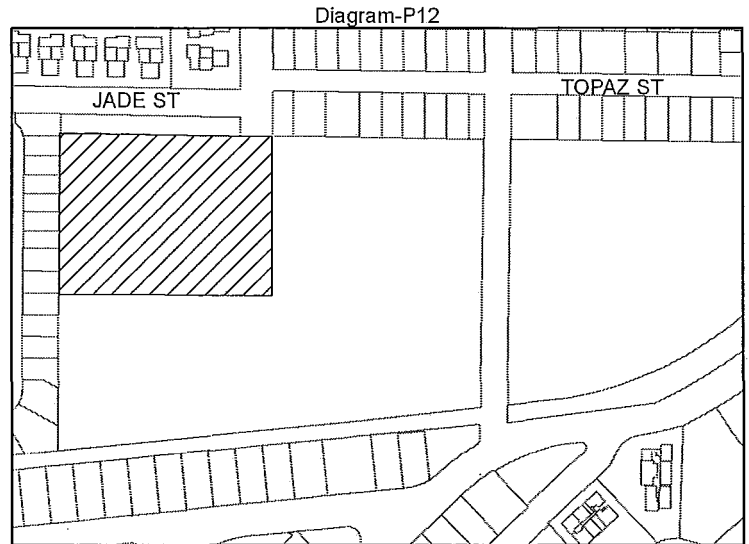
Description:

Construct picnic areas that may include barbeque areas at each park.

General Plan Consistency:

Maintenance Impact:

Increase park maintenance costs of \$1000 per year..



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	23,500	23,500
Planning & Permitting	5%	-	-	-	-	-	1,200	1,200
Design	20%	-	-	-	-	-	4,700	4,700
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	3,500	3,500
Contingency	20%	-	-	-	-	-	4,700	4,700
Project Totals		-	-	-	-	-	37,600	37,600

Funding Sources

Funding Totals		0	0	0	0	0	0	0

Funding Shortfall:

\$ 37,600

Project No. P7

Capital Improvement Program

Project	Category	Location
Landscape and pathway improvements	Parks	Cortez Park

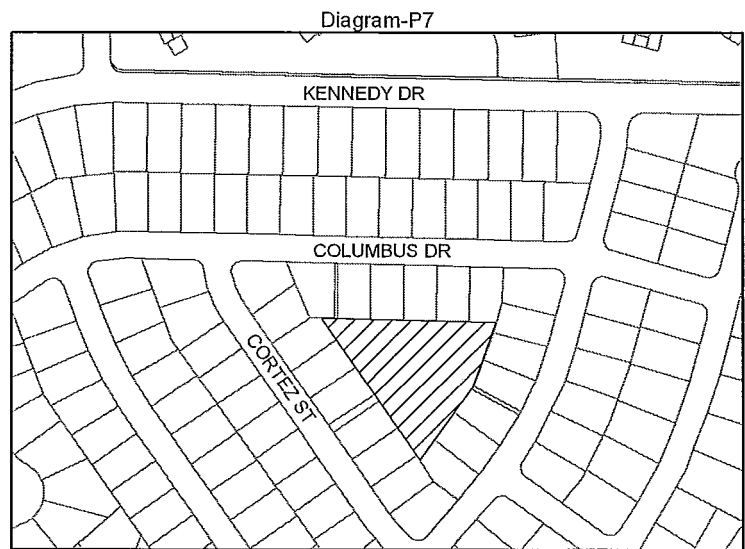
Description:

Re-landscape the existing perimeter areas and construct new ADA compliant pathways throughout park to connect different areas together.

General Plan Consistency:

Maintenance Impact:

None.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	27,500	27,500
Planning & Permitting	5%	-	-	-	-	-	1,400	1,400
Design	20%	-	-	-	-	-	5,500	5,500
Right of Way	5%	-	-	-	-	-	1,400	1,400
Construction Management	15%	-	-	-	-	-	4,100	4,100
Contingency	20%	-	-	-	-	-	5,500	5,500
Project Totals		-	-	-	-	-	45,400	45,400

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 45,400

Capital Improvement Program

Project	Category	Location
Field Improvements	Parks	Monterey Park

Description:

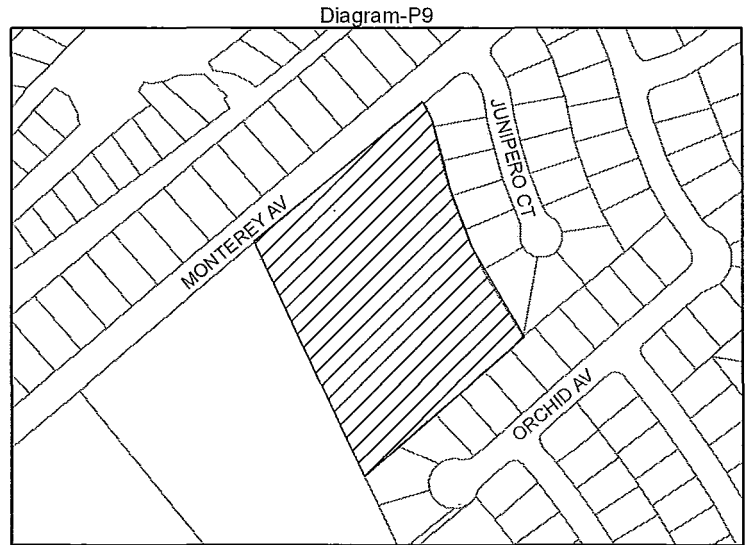
Improve drainage and irrigation of the existing field.

General Plan Consistency:

Maintenance of park facilities is consistent with the General Plan.

Maintenance Impact:

Decrease in field maintenance costs of \$500 per year.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	30,000	30,000
Planning & Permitting	5%	-	-	-	-	-	1,500	1,500
Design	20%	-	-	-	-	-	6,000	6,000
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	4,500	4,500
Contingency	20%	-	-	-	-	-	6,000	6,000
Project Totals		-	-	-	-	-	48,000	48,000

Funding Sources

General Fund		-	-	-	-	-	-	-
Funding Totals		-	\$ -	0	0	0	0	\$ -

Funding Shortfall:

\$ 48,000

Project No. P11

Capital Improvement Program

Project	Category	Location
Repair Retaining Wall	Parks	Soquel Creek Park

Description:

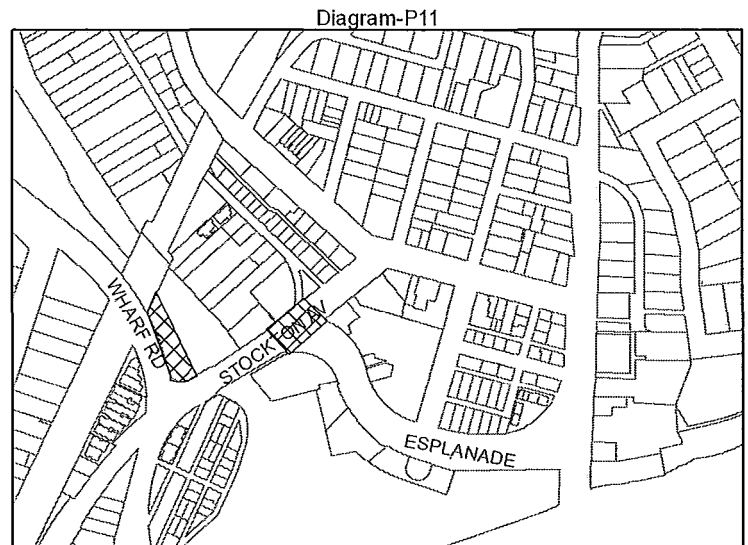
Repair existing retaining wall along Soquel Creek in Soquel Creek Park. This project may be completed as part of the Soquel Creek Wetland Reconstruction Project, Project No. C4.

General Plan Consistency:

Maintenance Impact:

Failure of the wall would result in a maintenance cost of \$1000 per year.

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	30,000	30,000
Planning & Permitting	5%	-	-	-	-	-	1,500	1,500
Design	20%	-	-	-	-	-	6,000	6,000
Right of Way	5%	-	-	-	-	-	1,500	1,500
Construction Management	15%	-	-	-	-	-	4,500	4,500
Contingency	20%	-	-	-	-	-	6,000	6,000
Project Totals		-	-	-	-	-	49,500	49,500

Funding Sources

	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 49,500

Capital Improvement Program

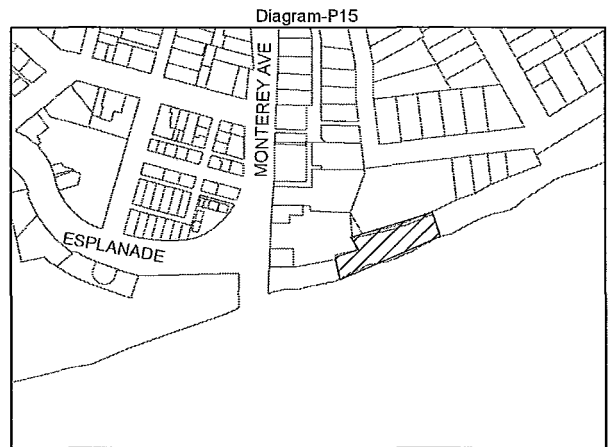
Project	Category	Location
Esplanade Park Erosion Control	Park	Eastern end of Esplanade Park

Description:

Provide additional erosion control measures of the bluff face immediately above the upper portion of Esplanade Park. Measures could include retaining wall construction along with cliff face stabilization.

Maintenance Impact:

Reduction in park maintenance costs caused by continual clean up efforts of debris that currently takes place. Estimated savings: \$500 per year.



Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	-	105,000	105,000
Planning & Permitting	5%	-	-	-	-	-	5,300	5,300
Design	20%	-	-	-	-	-	21,000	21,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	15,800	15,800
Contingency	20%	-	-	-	-	-	21,000	21,000
Project Totals		-	-	-	-	-	168,100	168,100

Funding Sources

General Fund		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 168,100

Project No. P10

Capital Improvement Program

Project	Category	Location
Cortez Park Play Equipment Replacement	Parks	Cortez Park

Description:

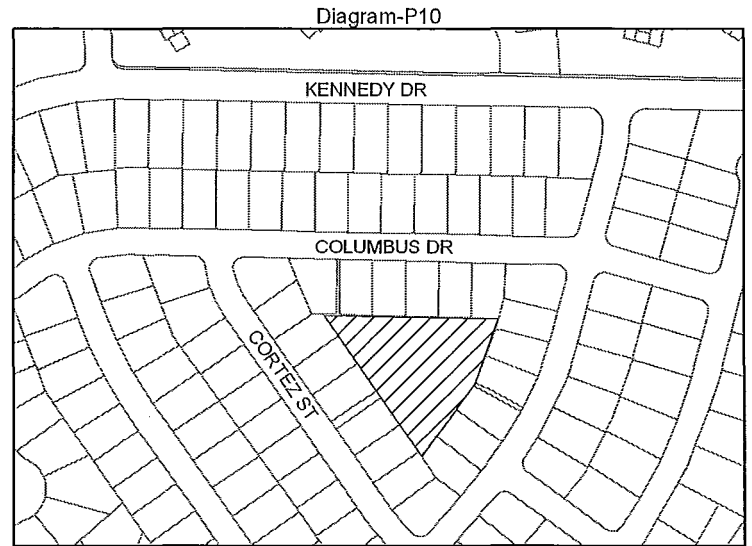
Remove and replace existing swings and other play equipment in sand boxes with new equipment.

General Plan Consistency:

The play equipment at Cortez Park meets the Park and Recreational Activities of the General Plan. This project is the maintenance of these facilities.

Maintenance Impact:

Reduction of park maintenance costs for existing sand boxes of \$500 per year.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	83,900	83,900
Planning & Permitting	5%	-	-	-	-	-	4,200	4,200
Design	0%	-	-	-	-	-	-	-
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	-	-	-	8,400	8,400
Project Totals		-	-	-	-	-	96,500	96,500

Funding Sources

General Fund		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 96,500

Capital Improvement Program

Project	Category	Location
Resurface Tennis Courts	Parks	Jade Street

Description:

Resurface all 4 existing tennis courts. Work to include crack sealing, surface sealing, repainting and striping.

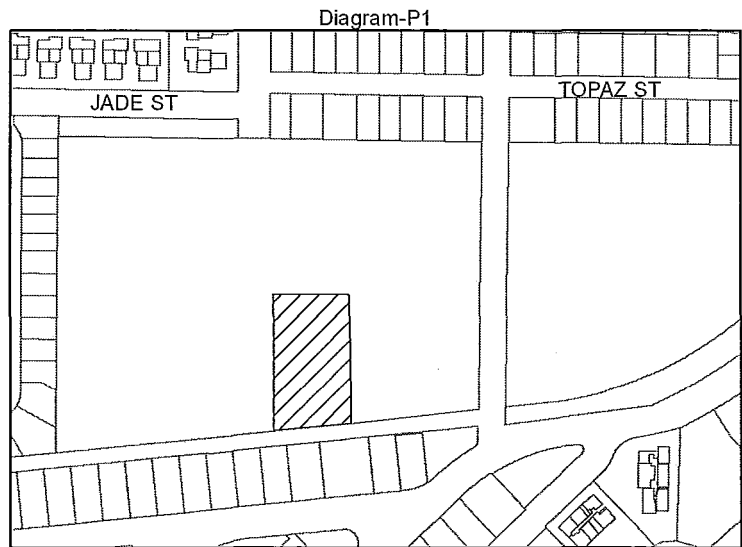
General Plan Consistency:

The tennis courts at Jade Street Park meet the Park and Recreational Activities of the General Plan. This project is maintenance of these facilities.

Maintenance Impact:

Reduction in maintenance required on courts of \$500 per year for 5 years.

Public Art Funding:



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	102,800	102,800
Planning & Permitting	-	-	-	-	-	-	-
Design	10%	-	-	-	-	10,300	10,300
Right of Way	-	-	-	-	-	-	-
Construction Management	-	-	-	-	-	-	-
Contingency	20%	-	-	-	-	20,600	20,600
Project Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,700	\$ 133,700

Funding Sources

General Fund	-	-	-	-	-	-	-
Funding Totals	-	0	0	0	0	0	-

Funding Shortfall:

\$ 133,700

Street Projects Unprogrammed Projects

Project List - Streets

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	RSTP Funds	Gas Tax	Grants and other	RDA Funds	City		Total Funds Available	
										General Funds	Unfunded		
S48	Streets	38th Avenue	Overlay from Brommer St to Capitola Rd	2014-15	590,000			438,000		152,000	-	590,000	
S53	Streets	Hill Street	Ped. Impts from Cap Ave to Rosedale	2014-15	70,000					70,000	-	70,000	
S74	Streets	Capitola Ave to Monterey	Bay Ave Streetscape & Paving Bank	2015-16	73,000					34,000	39,000	34,000	
S56	Streets	Park Avenue	PMP - 2014	2014-15	400,000					400,000	-	400,000	
S57	Streets	Rosedale neighborhood	Repaving in conjunction with sewer project	2014-15	87,000					70,000	17,000	70,000	
S22	Streets	Stockton Ave Bridge	Hazard Assessment	2015-16	50,000					50,000	-	50,000	
S35	Streets	Bay Avenue Corridor	Utility Undergrounding	2015-16	300,000			133,000			167,000	133,000	
S68	Streets	Monterey Ave paving	PMP - 2015	2015-16	330,000					330,000	-	330,000	
S69	Streets	42nd & Diamond Paving	PMP - 2015	2015-16	198,000					198,000	-	198,000	
S70	Streets	Fanmar Ave Paving & Drainage	PMP - 2016	2016-17	150,000					150,000	-	150,000	
S72	Streets	43rd - 48th Ave, Grace St	PMP - 2016	2016-17	310,000					310,000	-	310,000	
S74	Streets	Bay, McCorminck Paving	PMP - 2017	2017-18	390,000					390,000	-	390,000	
S73	Streets	Jewel Box area	Slurry - 2017	2017-18	102,000					102,000	-	102,000	
	Streets	41st Ave and Wharf Rd	PMP - 2018	2018-19	560,000					560,000	-	560,000	
S1	Streets	Pacific Cove Parking	Lighting & Sidewalk Improvements	Unprogrammed	95,700						95,700	-	
S2	Streets	Village	Phase II - Multi-modal improvements	Unprogrammed	1,226,800						1,226,800	-	
S8	Streets	Cliff Dr.	Seawall (Corps)	Unprogrammed	1,150,000						1,150,000	-	
S9	Streets	Hooper's Beach	Stairway Repairs	Unprogrammed	32,400						32,400	-	
S10	Streets	41st/Cap Rd	New Signals	Unprogrammed	270,000						270,000	-	
S20	Streets	Pacific Cove Parking	Multi level parking lot addition	Unprogrammed	13,856,500						13,856,500	-	
S21	Streets	Village	Phase III - Multi-modal improvements	Unprogrammed	1,151,600						1,151,600	-	
S27	Streets	Village	Phase IV - Multi-modal improvements	Unprogrammed	858,000						858,000	-	
S28	Streets	41st	Widen Highway 1 Overpass to 6 lanes	Unprogrammed	5,775,000						5,775,000	-	
S40	Streets	Grand Ave	Drainage Improvements	Unprogrammed	859,000						859,000	-	
S42	Streets	Wharf Road	Retaining wall extension	Unprogrammed	412,500						412,500	-	
S55	Streets	41st Rehab Phase 2	Gross Road to Clares Street	Unprogrammed	427,000						427,000	-	
				Totals	\$ 29,724,500	##	\$ -	\$ -	\$ 133,000	\$ -	\$ 2,664,000	\$ 18,864,000	\$ 3,311,000

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Project No. S42

Capital Improvement Program

Project	Category	Location
Retaining Wall Extension	Streets	Wharf Road

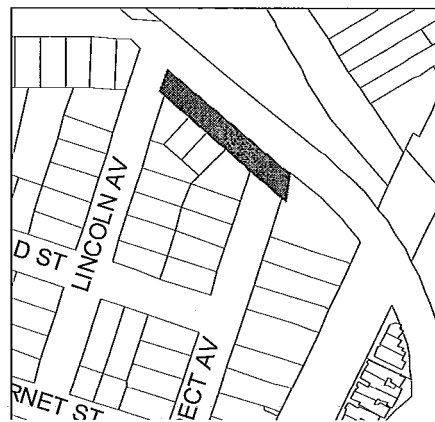
Description:

Extend existing retaining wall below railroad trestle further up Wharf Road to mitigate continual hillside failures. Project maybe somewhat mitigated by walls being constructed on property above Wharf Road at the old Lent House.

General Plan Consistency:

Maintenance Impact:

Reduction of maintenance efforts required on bare hillside. Projected savings of \$2000 per year.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	250,000	250,000
Planning & Permitting	5%	-	-	-	-	-	12,500	12,500
Design	20%	-	-	-	-	-	50,000	50,000
Right of Way	5%	-	-	-	-	-	12,500	12,500
Construction Management	15%	-	-	-	-	-	37,500	37,500
Contingency	20%	-	-	-	-	-	50,000	50,000
Project Totals		-	-	-	-	-	412,500	412,500

Funding Sources

General Fund		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 412,500

Capital Improvement Program

Project	Category	Location
Capitola Village Enhancement Project, Phase 3	Streets	Village

Description:

Phase 3 of the Capitola Village Enhancements includes sidewalk and streetscape improvements along Esplanade from Lawn Way to Monterey Avenue and along Monterey Avenue to Capitola Avenue. This project also includes the expansion of Esplanade Park to encompass the palm tree island.

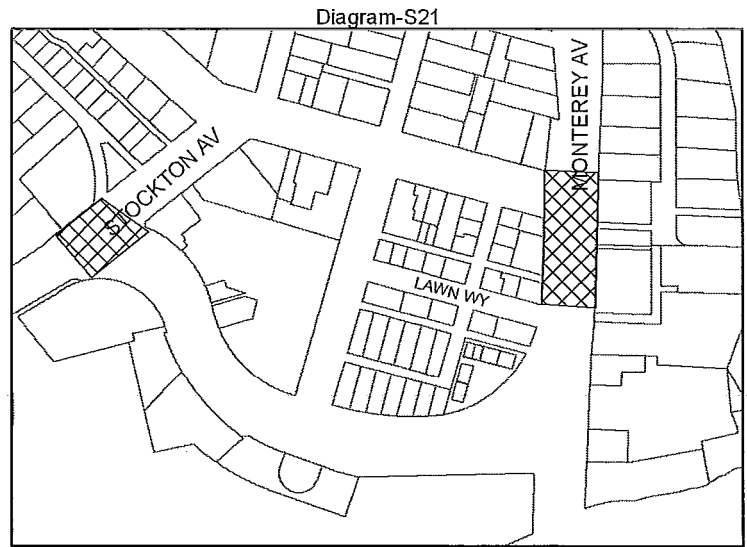
General Plan Consistency:

Maintenance Impact:

Park maintenance costs will increase by an estimated \$1,500 per year for the expanded park. Road maintenance will be reduced slightly due to the reduction in maintained roads.

Public Art Funding Eligibility:

Fiscal Estimate:



Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	697,900	697,900
Planning & Permitting	5%	-	-	-	-	-	34,900	34,900
Design	20%	-	-	-	-	-	139,600	139,600
Right of Way	5%	-	-	-	-	-	34,900	34,900
Construction Management	15%	-	-	-	-	-	104,700	104,700
Contingency	20%	-	-	-	-	-	139,600	139,600
Project Totals		-	-	-	-	-	1,151,600	1,151,600

Funding Sources

		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 1,151,600

Project No. S27

Capital Improvement Program

Project	Category	Location
Capitola Village Enhancement Project Phase 4	Streets	Village

Description:

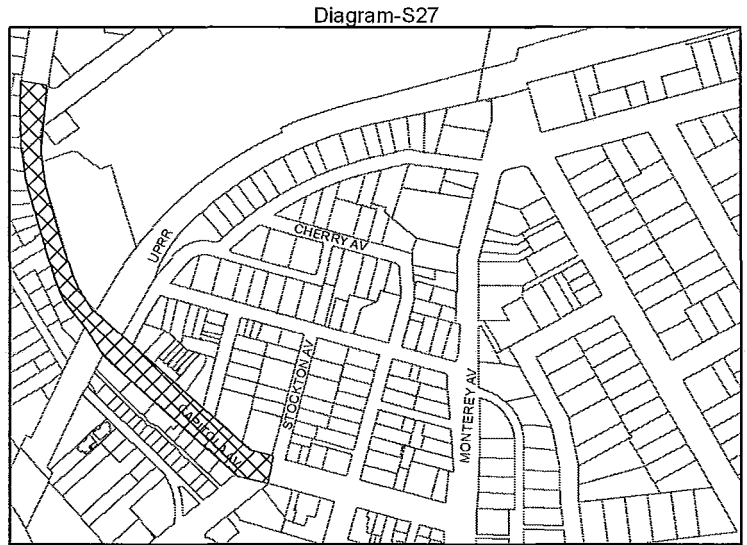
Phase 4 of the Capitola Village Enhancement Project that includes sidewalk and streetscape improvements along Capitola Avenue from approximately Stockton Avenue to Beulah Drive. This project is directed at connecting people parking at Pacific Cove safely along Capitola Avenue to the Village. The project was originally identified as part of the Village Master Plan.

General Plan Consistency:

Maintenance Impact:

An increase of landscape maintenance will be offset by a decrease in street maintenance.

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	520,000	520,000
Planning & Permitting	5%	-	-	-	-	26,000	26,000
Design	20%	-	-	-	-	104,000	104,000
Right of Way	5%	-	-	-	-	26,000	26,000
Construction Management	15%	-	-	-	-	78,000	78,000
Contingency	20%	-	-	-	-	104,000	104,000
Project Totals	-	-	-	-	-	858,000	858,000

Funding Sources

Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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Funding Shortfall:

\$ 858,000

Capital Improvement Program

Project	Category	Location
41 st Avenue Highway 1 Overpass Widening	Street	41 st Avenue

Description:

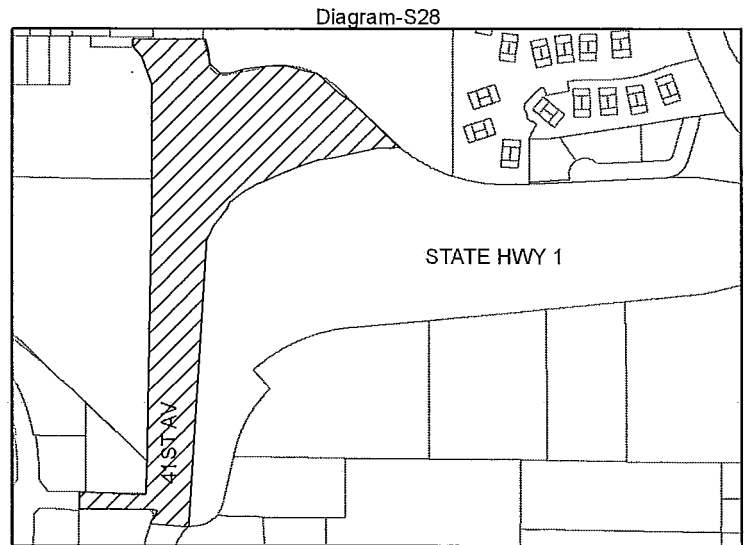
Widen the existing 4 lane Highway 1 overpass to 6 lanes. This project was identified as a middle priority project in the City’s previous transportation plans. It’s value and necessity should be evaluated. Project may be eligible for RDA funding.

General Plan Consistency:

Maintenance of existing local streets is consistent with Circulation Element general objectives for all roadways.

Maintenance Impact:

Additional street resurfacing costs of \$5,000 every 10 years. Structure is maintained by Caltrans.



Public Art Funding Eligibility:

Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	3,500,000	3,500,000
Planning & Permitting	5%	-	-	-	-	-	175,000	175,000
Design	20%	-	-	-	-	-	700,000	700,000
Right of Way	5%	-	-	-	-	-	175,000	175,000
Construction Management	15%	-	-	-	-	-	525,000	525,000
Contingency	20%	-	-	-	-	-	700,000	700,000
Project Totals		-	-	-	-	-	5,775,000	5,775,000

Funding Sources

Funding Totals	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
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Funding Shortfall:

\$ 5,775,000

Project No. S40

Capital Improvement Program

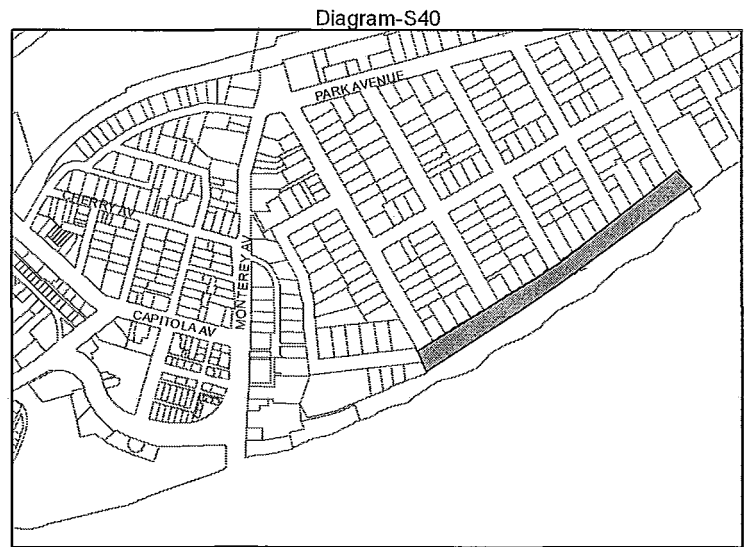
Project	Category	Location
Drainage Improvements	Streets	Grand Avenue, Depot Hill

Description:

A joint project with the Depot Hill Geological Hazard Abatement District. Based on a review of the drains off the cliff face by a geotechnical engineer, it been determined that the best course of action would be to install a surface drain along the inland side of Grand Avenue to capture all drainage and carry it to the cliff drains to ensure there is no sheet flow over the cliff face.

Maintenance Impact:

Maintenance of improvements expected to be done as part of routine work. Expected increase in cost will be negligible.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	100,000	100,000
Planning & Permitting	0%	-	-	-	-	-	-	-
Design	15%	-	-	-	-	-	15,000	15,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-	-
Contingency	10%	-	-	-	-	-	10,000	10,000
Project Totals		-	-	-	-	-	125,000	125,000

Funding Sources

STIP		-	-	-	-	-	-	-
Prop 1A		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 125,000

Capital Improvement Program

Project	Category	Location
Lighting Improvements	Streets	Pacific Cove Parking Lot

Description:

increased lighting in main parking area and walkways to Monterey Ave.

General Plan Consistency:

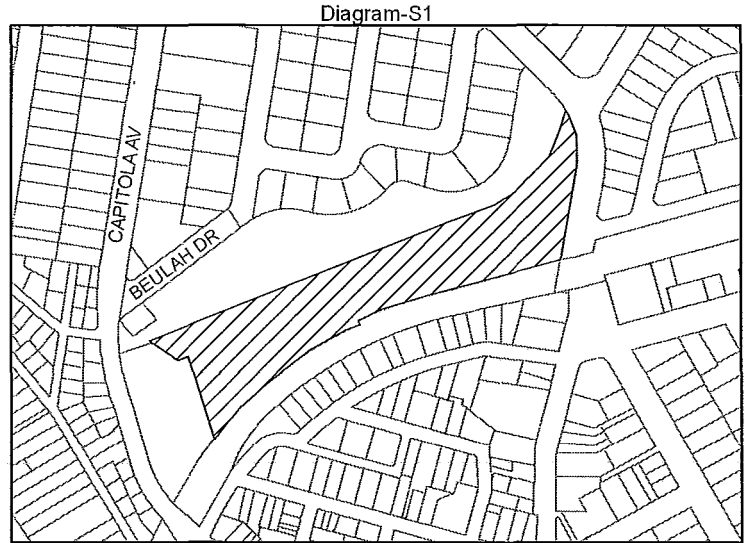
Chapter 9, Circulation, Policies 35 & 37 directs the development of safe pedestrian pathways.

Maintenance Impact:

Increase maintenance costs for additional lighting will be minimal, less than \$1000 per year.

Public Art Funding Eligibility:

Fiscal Estimate:



Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	33,000	33,000
Planning & Permitting	5%	-	-	-	-	-	1,700	1,700
Design	20%	-	-	-	-	-	6,600	6,600
Right of Way	5%	-	-	-	-	-	1,700	1,700
Construction Management	15%	-	-	-	-	-	5,000	5,000
Contingency	20%	-	-	-	-	-	6,600	6,600
Project Totals		-	-	-	-	-	54,600	54,600

Funding Sources

Funding Totals	\$	-	\$	-	\$	-	\$	-

Funding Shortfall:

\$ 54,600

Project No. S2

Capital Improvement Program

Project	Category	Location
Capitola Village Enhancement Project, Phase 2	Street	Village

Description:

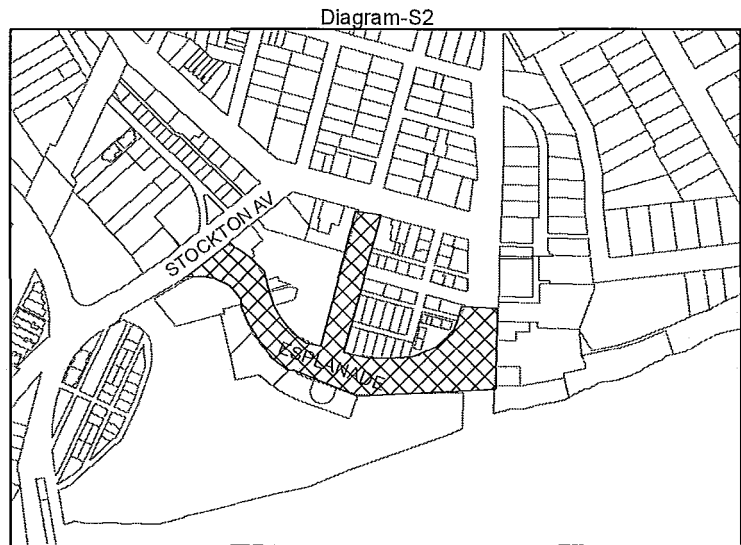
Construct new sidewalk and streetscape along Esplanade from Stockton Avenue to Lawn Way and along San Jose Avenue from Esplanade to Capitola Avenue. Design to be consistent with improvements completed along Capitola Avenue in Phase 1, and also with the Village Master Plan. Funding is available for design work to be initiated in 2002-03.

General Plan Consistency:

Maintenance Impact:

Increased landscaping maintenance costs are estimated at \$1200 per year.

Public Art Funding Eligibility:



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	677,400	677,400
Planning & Permitting	5%					33,900	33,900
Design	20%					135,500	135,500
Right of Way	5%					33,900	33,900
Construction Management	15%					101,600	101,600
Contingency	20%					135,500	135,500
Project Totals						1,117,800	1,117,800

Funding Sources

Local	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 1,117,800

Capital Improvement Program

Project	Category	Location
Construct Seawall	Street	Cliff Drive

Description:

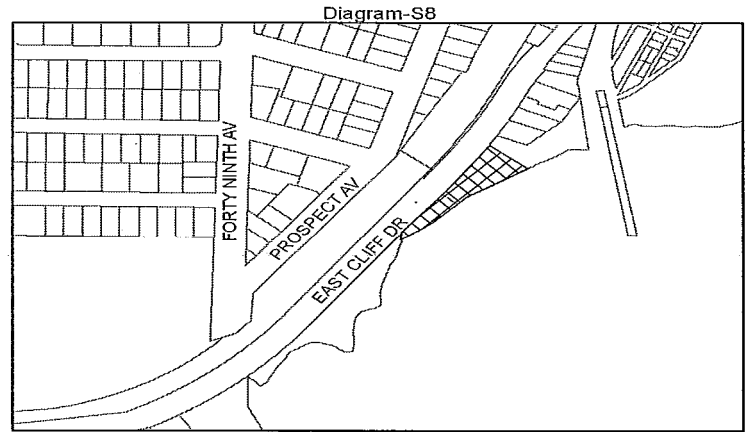
In conjunction with U.S. Army Corps of Engineers construct a seawall at the cliff base along Cliff Drive. This project has been identified by the Corps of Engineers as a potential cliff stabilization project and the Corps is proceeding under Section 103 of the Rivers and Harbors Act. These guidelines require the City to pay 50% of the Project Detail Report estimated to cost \$900,000 and 35% of all construction related costs that are estimated at \$2 million. The budget below comprises the City's portion only.

General Plan Consistency:

Maintenance Impact:

If completed this project will stabilize Cliff Drive, which will eliminate road failure maintenance in the future.

Public Art Funding Eligibility:



Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	1,150,000	1,150,000
Planning & Permitting	-	-	-	-	-	-	-
Design	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Construction Management	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-
Project Totals	-	-	-	-	-	1,150,000	1,150,000

Funding Sources

	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 1,150,000

Fiscal Estimate:

Project No. S9

Capital Improvement Program

Project	Category	Location
Hooper's Beach Stairway Repair	Streets	Hooper's Beach

Description:

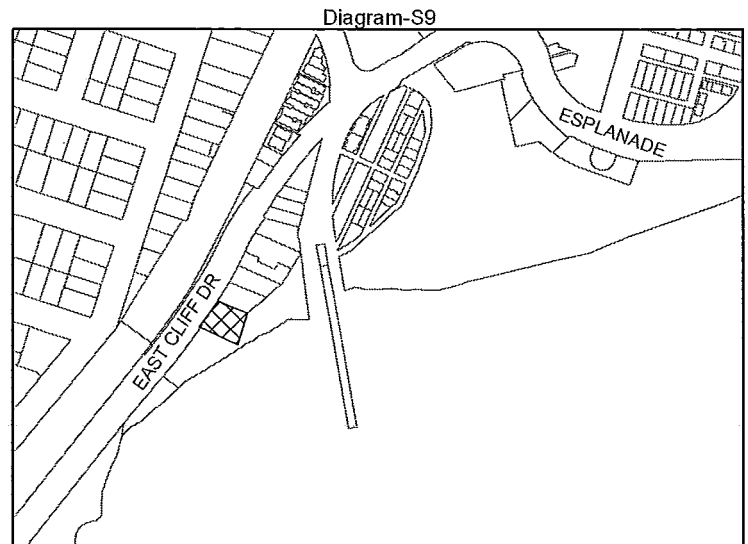
Repair concrete stairway structural members that are showing signs of corrosion and cracking. Repair plans have been developed by Messiti-Miller Engineers.

General Plan Consistency:

Chapter 9, Circulation, Policies 35 & 37 directs the development of safe pedestrian pathways.

Maintenance Impact:

No reduction in existing maintenance work is anticipated.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	27,000	27,000
Planning & Permitting	-	-	-	-	-	-	-
Design	-	-	-	-	-	-	-
Right of Way	-	-	-	-	-	-	-
Construction Management	10%	-	-	-	-	2,700	2,700
Contingency	10%	-	-	-	-	2,700	2,700
Project Totals	-	-	-	-	-	32,400	32,400

Funding Sources

	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 32,400

Capital Improvement Program

Project	Category	Location
New Traffic Signals	Street	Intersection of 41 st Avenue and Capitola Road

Description:

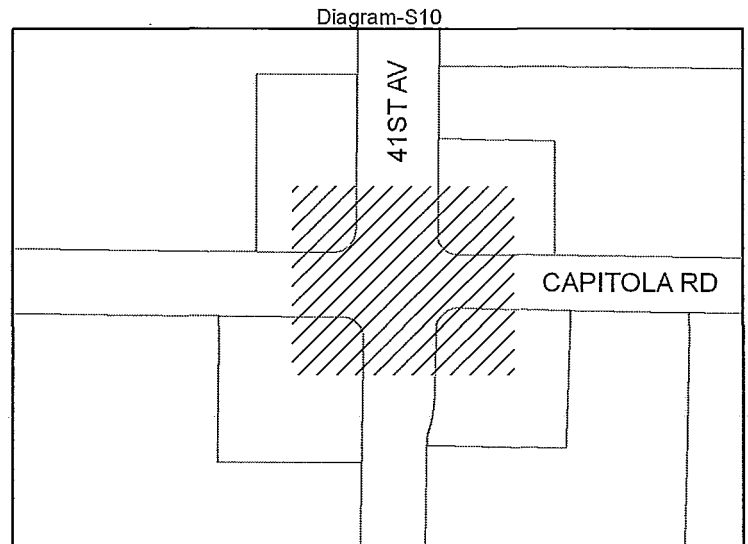
Replace exiting traffic signals at intersection of 41st Avenue and Capitola Road with new signal masts and heads. New signals should remove center island masts, provide centrally located pedestrian buttons at the corners and have LED lights. Project may be expanded to include median improvements between 41st Ave. and 42nd Ave.

General Plan Consistency:

Maintenance of existing local streets is consistent with Circulation Element general objectives for all roadways.

Maintenance Impact:

Routine maintenance costs will remain the same. Replacement costs of center island signals will be eliminated. Energy cost savings for new lights will also be realized.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	174,000	174,000
Planning & Permitting	5%	-	-	-	-	-	8,700	8,700
Design	20%	-	-	-	-	-	34,800	34,800
Right of Way	5%	-	-	-	-	-	8,700	8,700
Construction Management	15%	-	-	-	-	-	26,100	26,100
Contingency	10%	-	-	-	-	-	17,400	17,400
Project Totals		-	-	-	-	-	270,000	270,000

Funding Sources

RDA

	-	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 270,000

Project No. S20

Capital Improvement Program

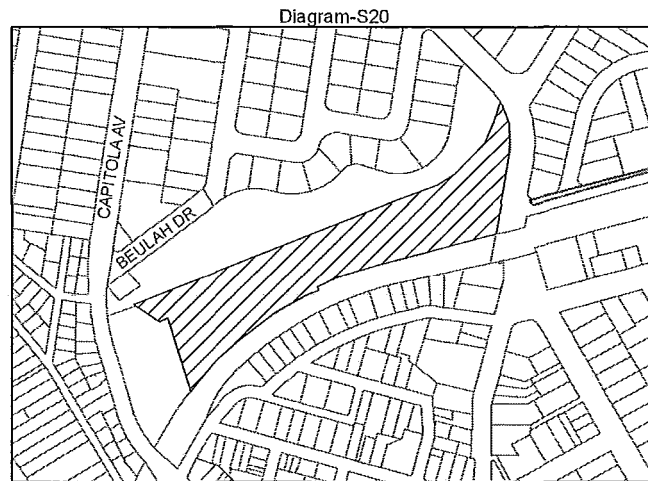
Project	Category	Location
Multi Level Parking Structure	Streets	Pacific Cove Parking Lot

Description:

Construct multi level of parking structure over lot at Pacific Cove. Feasibility study was completed in 2006. A detailed planning study on the size and costs of this project was completed in 2010 by Watry Design, Inc. The cost shown below reflect the costs identified in this report for Option 1 plus a 10% contingency.

Maintenance Impact:

Increase in parking meter and facility maintenance estimated at \$12,000 per year including lighting costs would be offset by an estimated increase in parking meter revenue of \$20,000.



Fiscal Estimate:

Fiscal Year		2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction		-	-	-	-	-	10,700,000	10,700,000
Planning & Permitting	3%	-	-	-	-	-	321,000	321,000
Design	10%	-	-	-	-	-	1,070,000	1,070,000
Right of Way	0%	-	-	-	-	-	-	-
Construction Management	7%	-	-	-	-	-	695,500	695,500
Contingency	10%	-	-	-	-	-	1,070,000	1,070,000
Project Totals		-	-	-	-	-	13,856,500	13,856,500

Funding Sources

Grants								
General Fund								
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 13,856,500

Capital Improvement Program

Project	Category	Location
41 st Avenue Reconstruction Phase 2	Street	41 st Avenue from Clares St. to Gross Road

Description:

Remove 2 inches of existing pavement and overlay street section. Removal of pavement is necessary to conform new asphalt to existing drainage contours along both edges of the street.

Maintenance Impact:

Reduction of maintenance demand for road patching and filling potholes.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	356,000	356,000
Planning & Permitting	0%	-	-	-	-	-	-
Design	0%	-	-	-	-	-	-
Right of Way	0%	-	-	-	-	-	-
Construction Management	13%	-	-	-	-	46,300	46,300
Contingency	15%	-	-	-	-	53,400	53,400
Project Totals	-	-	-	-	-	455,700	455,700

Funding Sources

ARRA	-	-	-	-	-	-	-
Prob 1B	-	-	-	-	-	-	-
RDA	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 455,700

Wharf Projects Funding Sources

Project List - Wharf

Project Number	Project Category	Location	Project	Year Scheduled	Engineer's Estimate	Wharf Funds	City Funds	Unfunded	Total Available Funding
W2	Wharf		Utility Improvements (Water, Sewer, Electrical)	Unprogrammed	88,100			88,100	-
W3	Wharf		Restaurant & Restroom Remodeling	Unprogrammed	300,000			300,000	-
W\$	Wharf		Wharf Piling Improvements	Unprogrammed	870,000			870,000	-
				Total	\$ 388,100	\$ -	\$ -	\$ 388,100	\$ -

Project No. W2

Capital Improvement Program

Project	Category	Location
Municipal Wharf Utility Improvements	Wharf	Wharf

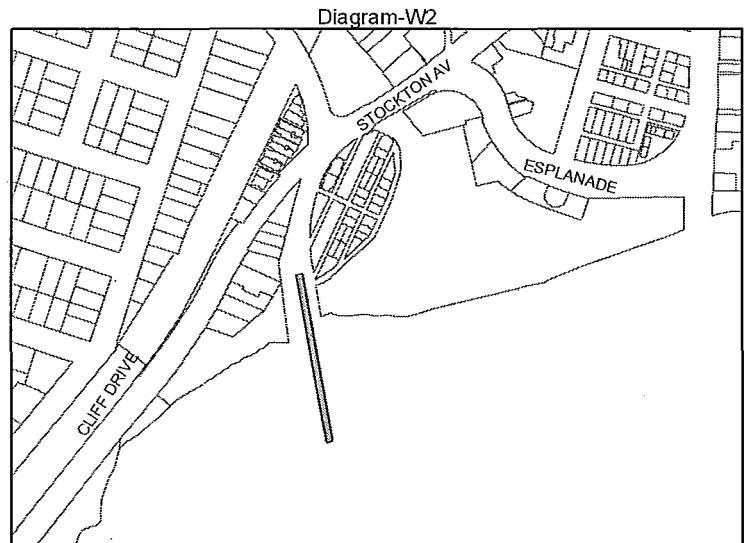
Description: Improve water, sewer, and electrical services on the Wharf. Water improvements include the construction of a dry fire service line with hydrants for use by Central Fire. The sewer improvements include looking at ways to protect the sewage pump station from damage during storms. The Electrical work involves replacement of service panels.

General Plan Consistency:

The Wharf is a major facility in meeting Goal 5 of Chapter 5, Open Space, Parks and Recreation, which specifies the conservation and enhancement of water front areas for public use and views. This project improves fire protection and better electrical and swage utilities to the Wharf.

Maintenance Impact:

This work will reduce existing emergency call outs to deal with failures. Estimated savings could be up to \$5,000 per year.



Fiscal Estimate:

<u>Fiscal Year</u>		<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>	<u>2018-19</u>	<u>Unprogrammed</u>	<u>Total</u>
Project Construction		-	-	-	-	-	55,000	55,000
Planning & Permitting	5%	-	-	-	-	-	2,800	2,800
Design	20%	-	-	-	-	-	11,000	11,000
Right of Way		-	-	-	-	-	-	-
Construction Management	15%	-	-	-	-	-	8,300	8,300
Contingency	20%	-	-	-	-	-	11,000	11,000
Project Totals		-	-	-	-	-	88,100	88,100
<u>Funding Sources</u>								
Wharf fund		-	-	-	-	-	-	-
Funding Totals		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:
\$ 88,100

Capital Improvement Program

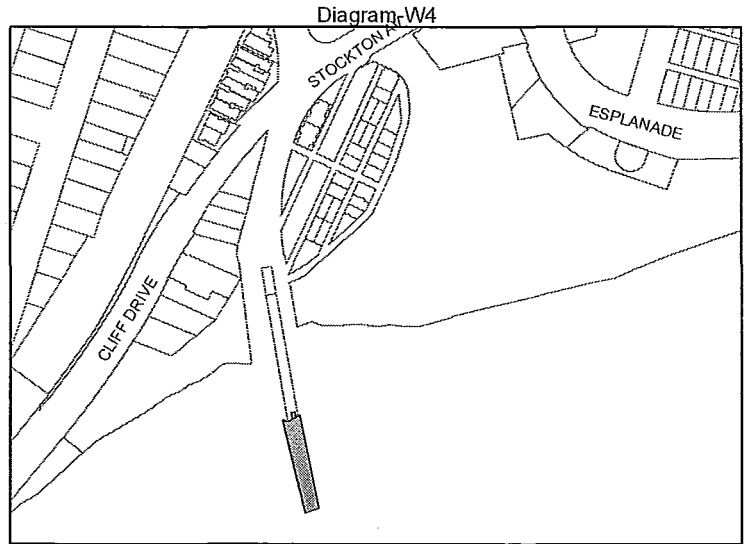
Project	Category	Location
Restaurant and Restroom Reconstruction	Wharf	Wharf

Description:

Construction of new restroom building between the existing restaurant and boast and bait shop to allow for the restaurant to expand into the area of the existing restrooms, providing them with westward looking views.

Maintenance Impact:

Maintenance cost will remain unchanged due to this project.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	235,000	235,000
Planning & Permitting	0%	-	-	-	-	-	-
Design	15%	-	-	-	-	35,300	35,300
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	12%	-	-	-	-	28,200	28,200
Project Totals	-	-	-	-	-	298,500	300,000

Funding Sources

STIP	-	-	-	-	-	-	-
Prop 1A	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:

\$ 300,000

Project No. W4

Capital Improvement Program

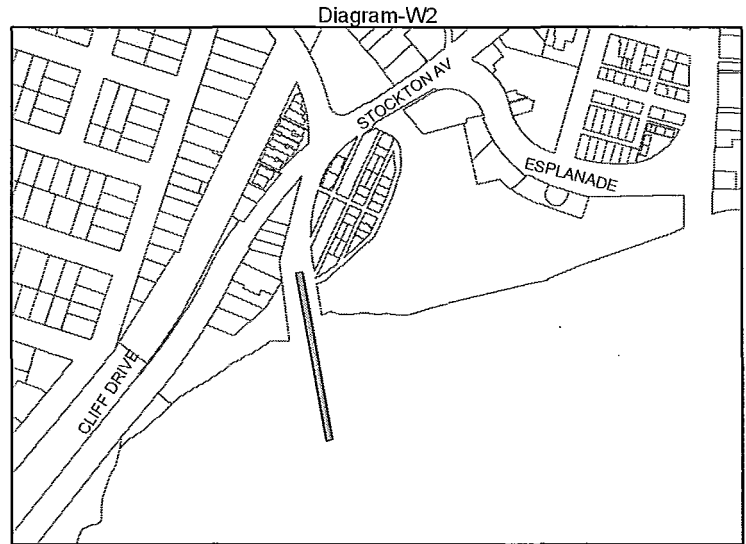
Project	Category	Location
Piling Inspection & Replacement	Wharf	Wharf

Description:

Perform detailed inspection of existing wharf pilings and replace failing and deteriorated pilings, include redecking and utility improvements.

Maintenance Impact:

City crews perform little to no maintenance on existing pilings.



Fiscal Estimate:

Fiscal Year	2014-15	2015-16	2016-17	2017-18	2018-19	Unprogrammed	Total
Project Construction	-	-	-	-	-	600,000	600,000
Planning & Permitting	0%	-	-	-	-	-	-
Design	25%	-	-	-	-	150,000	150,000
Right of Way	0%	-	-	-	-	-	-
Construction Management	0%	-	-	-	-	-	-
Contingency	20%	-	-	-	-	120,000	120,000
Project Totals	-	-	-	-	-	870,000	870,000

Funding Sources

	-	-	-	-	-	-	-
Funding Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Funding Shortfall:
\$ 870,000



CITY COUNCIL AGENDA REPORT

MEETING OF OCTOBER 9, 2014

FROM: CITY MANAGER

SUBJECT: CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN EXCLUSIVE NEGOTIATING AGREEMENT WITH LAWLOR/FRENCH LLC TO DEVELOP A PARKING STRUCTURE, A NEW PUBLIC PARK, NEW CIVIC FACILITIES, AND A HOTEL ON 420 CAPITOLA AVE AND THE PACIFIC COVE SITES

RECOMMENDED ACTION: Authorize the City Manager to execute an Exclusive Negotiating Agreement (ENA) with Lawlor/French LLC which includes the terms and conditions referenced below in a form acceptable to the City Attorney.

BACKGROUND: In 2013 the City Council authorized a temporary parking lot on Lower Pacific Cove. At that time City Council directed staff to develop a plan to transition those parking spaces into a parking structure to free up the Lower Pacific Cove site for public open space. Further, in 2011 City facilities were flooded twice, with water inundating the police station and City Council Chambers. That flood required the relocation of the police department into trailers for more than five months. The Local Hazard Mitigation Plan, which was prepared in 2012, identifies moving these important public facilities out of the flood plain as a high priority project.

DISCUSSION: Developing a parking structure and new civic facilities out of the flood plain will cost more than \$20 million. In an effort to develop a cost effective solution to these issues that does not result in a significant new liability to the existing General Fund, or impose a new tax on the community, staff has worked with a local developer to develop a conceptual project that achieves the City's identified goals of:

- Building a multi-story parking structure to consolidate existing surface parking lots;
- Creates a multi-acre park/open space on the Lower Pacific Cove site;
- Relocates police and emergency operations out of the flood plain;
- Does not have a significant impact on the existing General Fund.

The primary financing mechanism behind the overall project would be the creation of a new approximately 80 room hotel on the current City Hall site. Should City Council wish to further develop this project staff has negotiated terms for an ENA with Lawlor/French LLC. Craig French and Owen Lawlor, the principles of Lawlor/French LLC, are very experienced local developers who have a strong understanding of our community's unique qualities and attributes. The salient terms and conditions include:

- Nine month ENA for existing Capitola City Hall site with terms to allow mutually agreed-upon extension;
- Developer will prepare design options for an approximately 80-room hotel with City Staff input throughout the design process;
- Developer to provide hotel revenue estimates;

Item #: 9.B. Staff Report.pdf

AGENDA STAFF REPORT OCTOBER 9, 2014

SUBJECT: EXCLUSIVE NEGOTIATING AGREEMENT WITH LAWLOR/FRENCH LLC

- Developer agrees to assist City with project management to relocate City Hall, build parking structure, and develop a new park;
- Developer Project Manager to work with City to select site design team;
- Design team will work with Project Manager and City staff to produce conceptual site plans for the entire 7-acre site (hotel, structure, park, and civic);
- Project Manager produces (with City input) financial alternatives and construction costs (parking structure and new City Hall);
- City leads public outreach process with participation by Project Manager;
- Parties agree to negotiate in good faith regarding terms for next agreement;
- Return to City Council with recommended project alternative, next agreement within six months of entering ENA;
- City to reimburse Project Manager for up to \$25,000 in design services to design/plan parking structure and civic facilities;
- Should City elect not to enter future agreement with Developer, City agrees to pay Project Manager an additional fixed fee of \$25,000 to cover Project Manager costs associated with the planning and project management for parking structure and civic facilities.

Should City Council authorize the ENA, staff will work with the developer to prepare conceptual project design options and host public workshops to solicit input. The results of those workshops would be presented to Council, who would then have the discretion to continue with the project or discontinue the planning process at that time.

FISCAL IMPACT: Funding for the design services would be available using \$10,000 in the City Manager's Unanticipated Events Budget, and \$15,000 from the Community Development Department Contract Services Budget. Should the City ultimately elect not to pursue a follow up agreement, and be required to pay the \$25,000 project management fee, existing General Fund balance would be utilized.

ATTACHMENTS:

1. Policy references

Report Prepared By: Jamie Goldstein
City Manager

Reviewed and Forwarded
By City Manager 

GENERAL PLAN GOALS & POLICIES

Policy LU-7.4 Parking and Transportation Alternatives. Provide for additional parking and alternative transportation systems — such as an in-lieu parking fee program, a shuttle bus, remote parking, a new parking structure on the Beach and Village Parking Lot #1, and valet parking — to allow additional development and investment that increases vitality and activity in the Village.

Action LU-7.2 Village Parking. Develop a program to provide alternative parking arrangements for visitor-serving uses in the Village.

FIGURE LU-8 CITY HALL/PACIFIC COVE VISION



- ① **Capitola Avenue.** Consider renovating the existing City Hall and Police Department building to elevate governmental offices and police facilities out of the flood plain. Also, consider moving City Hall to a new location, either to a higher elevation portion of the property or to an entirely new site within the city. If City Hall is relocated, redevelopment of the current City Hall site shall be consistent with the character of the Central Village and in accordance with the Village-Mixed Use land use designation.
- ② **Upper Pacific Cove.** Utilize this area for additional parking to serve the Village, preferable in the form of a multi-story parking structure. The parking structure should be sensitively designed to be compatible with the surrounding neighborhood. Providing additional parking in this area to meet Village and surrounding area needs should be one of the City's highest priorities.
- ③ **Lower Pacific Cove.** Use this area for temporary parking to serve the Village. When additional parking is provided in the Upper Pacific Cove area, consider converting the Lower Pacific Cove area to a park/recreational/natural open space area. To the extent possible, daylight the stream that currently flows through a pipe under the site. Maintain the option that a portion of the site, particularly near Bay Avenue, could be utilized for a public or community facility.
- ④ **Monterey Avenue.** In the short term, maintain this area as undeveloped open space. Maintain the option to allow a public or community facility within some or all of this area.

- Action LU-11.1** **Parking Structure.** Design, approve, finance, and construct a new parking structure in the location of the Beach and Village Parking Lot #1 to serve residents and visitors to Capitola Village and Beach. The design of the parking structure should minimize impacts on neighboring properties, improve pedestrian connectivity between the parking structure and the central Village, and incorporate sustainable design features. This can be done by:
- ◆ Minimizing structure mass and reducing visibility from surrounding areas by constructing the structure below grade of the adjacent railway.
 - ◆ Locating the main pedestrian gateway to the parking structure on Capitola Avenue as close to the central Village as possible, and designing this gateway to have an inviting presence on Capitola Avenue.
 - ◆ Providing a secondary pedestrian entrance to the parking structure from Monterey Avenue.
 - ◆ Enhancing pedestrian and bicycle connections from Monterey Avenue to Capitola Avenue and the central Village.
 - ◆ Accommodating the needs of persons with disabilities to access the parking structure and to get to and from the central Village.
 - ◆ Making sidewalk, lighting, and other improvements to Capitola Avenue and Monterey Avenue between the parking structure and the Village.
 - ◆ Providing a shuttle connection between the parking structure and the central Village and beach.
 - ◆ Incorporating photovoltaic panels and electric vehicle charging stations into the parking structure design.
- Action LU-11.3** **Phased Open Space Plan.** Develop a phased plan to convert the temporary surface parking on the Beach and Village Parking Lot #2 to open space, park, or other public use during the process of constructing a new parking structure.
- Policy LU-12.3** **Police Station.** Maintain the Capitola Police Station in a central location with easy access to all areas within Capitola. Consider relocating the Police Station from its current location on Capitola Avenue to a location outside of the floodplain if an alternative site becomes available.
- Action SN-5.5** **Critical Facilities.** Continue to study opportunities to relocate police, fire, and other first responders out of flood hazard areas.

Policy ED-2.2 Tax Revenue. Support additional visitor accommodation uses and retail sales to grow sales tax and transient-oriented tax revenues.

Local Hazard Mitigation Plan, Table 38, Page 108

<p>C. Relocate or elevate critical facilities (e.g. City hall, police, fire, etc.) above the level of the 100-year flood elevation.</p>	<p>Public Works and Community Development</p>	<p>PDM, HMGP, General Fund</p>	<p>2020</p>	<p>High</p>
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Local Coastal Program

Policy I-1 It shall be the policy of the City of Capitola to maintain and enhance access to Capitola Beach, Village, and Wharf while maintaining and enhancing the existing character of Capitola Village and the surrounding residential areas. The intensity of new development shall be limited to the availability of parking and other alternative transportation systems, such as a shuttle bus an remote parking. (see Visual Resource and Special Communities & Public Access Components for further discussion.)

Implementation:

- a) Develop a Capitola Village/Beach parking program that will provide 300 to 400 new parking places for Village Beach users.
- b) Require adequate parking for new users, such parking to be provided at sites outside the Village area within walking distance or remote and served by shuttle system; exceptions to permit on-site parking may be made for (1) non-historic structures in residential areas bounding the central commercial district of the Village as shown on Exhibit B attached; (2) for the Capitola Theatre site and the Mercantile site as shown on Exhibit B attached, and providing that site designs shall provide for minimizing driveway cuts and for ground floor street frontage commercial development with parking areas/structures on the interior of the sites; (3) if mandated under Federal Emergency Agency regulations and as consistent with the certified LCP.

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