

**PLANNING COMMISSION  
AGENDA  
Regular Meeting  
Tuesday, June 13, 2023  
7:00 p.m.**

**Hoyer Hall at Clayton Community Library  
6125 Clayton Road, Clayton, California**

This meeting is being held with accommodations for both in-person and virtual attendance and participation by the public. Members of the public who prefer to view or listen to the meeting and to address the Planning Commission remotely during the meeting may do so using the methods listed under “Instructions for Participating in the Planning Commission Meeting Remotely,” below.

**Chair:** Daniel Richardson  
**Vice Chair:** Richard Enea  
**Commissioner:** Justin Cesarin  
**Commissioner:** Maria Shulman  
**Commissioner:** Ed Miller

Agendas are posted at: 1) City Hall, 6000 Heritage Trail; 2) Library, 6125 Clayton Road; and 3) Ohm’s Bulletin Board, 1028 Diablo Street, Clayton. A digital copy of the Agenda with a complete packet of information including staff reports and exhibits related to each agenda item is available for public review on the City’s website at <https://claytonca.gov/community-development/planning/planning-commission/planning-commission-agendas/>.

Any writings or documents provided to a majority of the Planning Commission after distribution of the Agenda Packet and regarding any public item on this Agenda are available for review on the City’s website at <https://claytonca.gov/community-development/planning/planning-commission/planning-commission-agendas/>.

If you have a physical impairment that requires special accommodations to participate, please call the City Clerk’s office at least 72 hours in advance of the meeting at 925-673-7300.

Most Planning Commission decisions are appealable to the City Council within 10 calendar days of the decision. Please contact Community Development Department staff for further information immediately following the decision. If the decision is appealed, the City Council will hold a public hearing and make a final decision. If you challenge a final

decision of the City in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s), either in spoken testimony at the hearing(s) or in written correspondence delivered to the Community Development Department at or prior to the public hearing(s). Further, any court challenge must be made within 90 days of the final decision on the noticed matter.

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### **Instructions for Participating in the Planning Commission Meeting Remotely**

The following options are provided as a courtesy for those who would prefer to view, listen to, or provide comments remotely for the meeting. While City staff will make every effort to facilitate remote participation in the meeting, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time.

**Videoconference:** To join the meeting on-line via smart phone or computer, click on the link: <https://us02web.zoom.us/j/83861915375>; or, through the Zoom application, enter **Webinar ID: 838 6191 5375**. No registration or meeting password is required. Attendees indicate their request to speak on an item during the meeting by using the "Raise Hand" feature in the Zoom application.

**Phone-in:** Dial toll free 877-853-5257. When prompted, enter the Webinar ID above. Attendees indicate their request to speak on an item during the meeting by dialing \*9.

**Email Public Comments:** If preferred, please email public comments to the Community Development Director at [danaa@claytonca.gov](mailto:danaa@claytonca.gov) by 5:00 p.m. on the day of the Planning Commission meeting. All emailed public comments received prior to 5:00 p.m. on the day of the Planning Commission meeting will be forwarded to the entire Planning Commission.

Each person attending the meeting via video conferencing or telephone and who wishes to speak on an agendized or non-agendized matter shall have a set amount of time to speak as determined by the Planning Commission Chair.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ACCEPTANCE OF THE AGENDA:** The Planning Commission will discuss the order of the agenda, may amend the order, add urgency items, note disclosures or intentions to abstain due to conflict of interest on agenda items or action items, and request Consent Calendar items be removed from the Consent Calendar for discussion. The Planning Commission may also remove items from the Consent Calendar prior to that portion of the Agenda.
5. **PUBLIC COMMENT (Non-Agenda Items):** This time has been set aside for members of the public to address the Planning Commission on items of general interest within the subject matter jurisdiction of the City. Although the Planning Commission values your comments, pursuant to the Brown Act, the Planning Commission generally cannot take any action on items not listed on the posted agenda. Each speaker shall have a set amount of time to speak as determined by the Planning Commission Chair.
6. **CONSENT CALENDAR:** The following routine matters may be acted upon in one motion. Individual items may be removed by the Planning Commission for separate discussion at this time or under Acceptance of the Agenda.
  - A. **MINUTES:**  
Planning Commission Regular Meeting of February 28, 2023
7. **ACTION ITEMS**
  - A. **Determination of Conformity of the Fiscal Year 2023/24 Capital Improvement Program Projects with the Clayton General Plan (GP-01-2023)**  
Section 65401 of the California Government Code requires the Planning Commission to determine whether projects proposed in the City's Capital Improvement Program (CIP) for planning, initiation or construction during the ensuing fiscal year are in conformity with the General Plan. The Planning Commission is requested at tonight's meeting to review the draft list of CIP projects for which funding is proposed to be identified for planning, initiation or construction during fiscal year (FY) 2023/24, and to make determinations of General Plan consistency for the projects, in accordance with the Government Code. The Planning Commission's determination will be forwarded to the City Council for their consideration prior to the City Council's adoption of the final CIP for the next fiscal year.
8. **COMMUNICATIONS:** This time is set aside for the Planning Commission to make requests of staff, and/or for issues of concern to Planning Commissioners to be briefly presented, prioritized, and set for future meeting dates. This time is also provided for staff to share any informational announcements with the Commission.

**9. ADJOURNMENT**

The next Planning Commission Regular Meeting is Tuesday, June 28, 2023.

**Minutes  
City of Clayton Planning Commission  
Regular Meeting  
Tuesday, February 28, 2023**

**1. CALL TO ORDER**

Chair Daniel Richardson called the meeting to order at 7:01 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair Richardson led the Pledge of Allegiance.

**3. ROLL CALL**

Present:                   Chair Daniel Richardson  
                                  Vice Chair Richard Enea  
                                  Commissioner Justin Cesarin  
                                  Commissioner Maria Shulman

Excused:                   Commissioner Ed Miller

Planning Commission Secretary/Community Development Director Dana Ayers and Assistant Planner Milan Sikela were present from City staff.

**4. PRESENTATIONS**

There were no presentations.

**5. ACCEPTANCE OF THE AGENDA**

There were no changes to the agenda as submitted.

**6. PUBLIC COMMENT**

There were no public comments on any item not on the agenda.

**7. CONSENT CALENDAR**

**A. Minutes of Planning Commission Regular Meeting of February 28, 2023.**

There being no member of the public attending in person or virtually who wished to comment on the Consent Calendar, Chair Richardson invited a motion.

Vice Chair Enea moved to adopt the Consent Calendar with Minutes of the Planning Commission Regular Meeting of February 28, 2023, as submitted. Commissioner Shulman seconded the motion. The motion passed by a vote of 4 to 0.

## 8. PUBLIC HEARING

### A. **Recommendation on an Amendment to Clayton Municipal Code Chapter 17.47, Sections 17.04.083 and 17.44.030, and Schedule 17.37.030A Pertaining to Accessory Dwelling Units, and Finding that Such Amendment is Exempt from CEQA Pursuant to Public Resources Code Section 21080.17.**

This is a public hearing on a City-initiated request for the Planning Commission to recommend City Council adoption of an ordinance amending the City's development and permitting regulations applicable to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) to comply with statutory requirements of California law. This proposed amendment is statutorily exempt from the California Environmental Quality Act (CEQA, Public Resources Code section 21000 *et seq.*), pursuant to Public Resources Code section 21080.17 (Application of Division to Ordinances Implementing Law Relating to Construction of Dwelling Units and Second Units).

Director Ayers introduced the item and summarized the staff report. She also introduced Bonique Emerson of the firm Precision Civil Engineering, who had been assisting City staff in drafting the ordinance amendment and developing the architectural plans that would become part of the City's pre-reviewed ADU plan program.

Chair Richardson invited questions from the Commissioners.

In response to Commissioner Shulman, Director Ayers confirmed that ADUs could not be sold separately from the principal residence, except in specific circumstances, such as when a nonprofit corporation was involved in the transaction, as referenced in the ordinance and defined in California law.

Commissioner Shulman then asked if an ADU could be built in the front yard of a principal residence rather than in the back yard. Director Ayers advised that an ADU could be built in front of a principal residence if the ADU complied with the minimum required front yard setback of the zoning district in which the property was located. Ms. Emerson added that, in limited instances, an ADU could be built within the minimum *required* front setback. More specifically, the minimum required front yard setback of a zoning district could not be imposed, and an ADU could be built there, if there was no other location on the property that could accommodate an ADU and if imposing the minimum required front yard setback would require the ADU to be fewer than 800 square feet in size.

In response to Commissioner Shulman, Director Ayers advised that ADUs built on existing residential properties would not be required to be deed restricted for affordability. However, developers who were proposing to build ADUs to meet their obligations under Clayton's Inclusionary Housing Ordinance would be required to record deed restrictions for affordability on the properties where they proposed to build ADUs.

Commissioner Shulman asked how the ordinance would apply to ADUs that were built without permits, and whether they would be "grandfathered" in. Director Ayers advised that like any structure built without permits, an ADU that was built without a permit would be subject to the City's code enforcement process to ensure that the construction of the unit met Building Code standards of health and safety.

There were no other questions from Commissioners. Chair Richardson opened the public hearing.

There being no one in attendance in person or virtually who wished to speak on the item, Chair Richardson closed the public hearing and invited discussion among Commissioners.

Vice Chair Enea reiterated that the ordinance was necessary to comply with California law.

Commissioner Shulman believed it was better to have a local ordinance in place than to have State law supersede local regulation. She thought it was great that the City would have a local ordinance and was interested in seeing the City's ADU plans.

Chair Richardson thought that there was a lot of good that would come from the ordinance. He saw ADUs as a tool to house the community's children and adults as they get older, and he thought that removing the hurdles to achieve these results was a good idea. Though there had been recent discussion about it, he had not previously given much thought to Clayton as being a single-family home community. However, after he thought about it himself, he thought that Clayton indeed did not have many rental housing opportunities. He saw ADUs as something in-between single-family housing and rental units, and as a means toward diversity in the community. He shared that he had been thinking of building an ADU for himself or his children and saw the ordinance and State regulations as potentially reducing cost and simplifying process for constructing ADUs.

Commissioner Shulman made a motion to adopt draft Resolution No. 03-2023 attached to the staff report. Vice Chair Enea seconded the motion. There being no discussion on the motion, Chair Richardson called for the vote. The motion passed by a vote of 4 to 0.

**9. COMMUNICATIONS**

There were no communications from staff or Commissioners.

**10. ADJOURNMENT**

The meeting was adjourned at 7:33 p.m. to the next regular meeting of the Planning Commission on March 14, 2023.

Respectfully submitted:

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Dana Ayers, AICP, Secretary

Approved by the Clayton Planning Commission:

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Daniel Richardson, Chair





## **PLANNING COMMISSION STAFF REPORT**

**To:** Honorable Chair and Planning Commissioners

**From:** Dana Ayers, AICP  
Community Development Director

**Date:** June 13, 2023

**Subject:** Agenda Item 7.A  
Determination of Conformity of the Fiscal Year 2023/24 Capital  
Improvement Program Projects with the Clayton General Plan (GP-  
01-2023)

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### **SUMMARY**

Section 65401 of the California Government Code requires the Planning Commission to determine whether projects proposed in the City's Capital Improvement Program (CIP) for planning, initiation or construction during the ensuing fiscal year are in conformity with the General Plan. The Planning Commission is requested at tonight's meeting to review the draft list of CIP projects for which funding is proposed to be identified for planning, initiation or construction during fiscal year (FY) 2023/24, and to make determinations of General Plan consistency for the projects, in accordance with the Government Code. The Planning Commission's determination will be forwarded to the City Council for their consideration prior to the City Council's adoption of the final CIP for the next fiscal year.

### **RECOMMENDATION**

Staff recommends that the Planning Commission accept any testimony from any interested party, review the list of proposed CIP projects, and adopt the attached Resolution determining the CIP projects identified for planning, initiation or construction during fiscal year 2023/24 to be consistent with the Clayton General Plan.

### **BACKGROUND**

The draft five-year CIP for fiscal years 2022/23 through 2026/27 includes estimated expenditures for various capital improvements projects throughout the City. Expenditures would cover costs related to project planning, design, construction, and inspections or monitoring. Funding sources for listed projects include federal, state and local grants; Measure J sales tax revenues; and revenues from gas taxes.

## **FY 2023/24 CIP PROJECT LIST**

Projects in the City's draft five-year CIP, for which funding has been assigned for project planning, initiation or construction (including inspections) during FY 2023/24, are listed in Items 1 through 6 below. Adopted Clayton General Plan policies or goals to which each project is related or with which it is consistent are referenced with each project.

1. **ADA Transition Compliance Program (CIP No. 10394A)**

This is an ongoing program that removes barriers to accessibility in the public right-of-way by replacing curbs with curb ramps at crosswalks and other public roadway locations, and upgrading curb ramps to current standards. The biennial funding is \$100,000. The City has elected to combine funds from multiple years to proceed with larger projects for economies of scale in project costs.

This program will remove barriers to accessibility in the right-of-way. The estimated budget allocation for FY 2023/24 is \$185,000, with some additional one-time allocations to address work along Clayton and Marsh Creek Roads.

***General Plan Goals, Objectives, Policies and Implementation Measures (IM) with which the CIP Project is Consistent:***

*Policy 9c*            *Provide systematic upgrade of streets and roads to applicable standards.*

*Circulation*        *Provide an analysis of roads in Clayton and establish*  
*Element IM 4*        *a continuing infrastructure improvement program.*

2. **Neighborhood Paving Program (CIP No. 10449)**

This is a program to perform pavement rehabilitation to elevate neighborhood streets to a Pavement Condition Index (PCI) of 80 or greater (where PCI score of 100 is equivalent to a brand new street). The Citywide public street PCI in 2022 is 79.

Roadway pavement rehabilitation work is necessary to prevent the pavement condition from falling into the "Poor" condition rating. Research has shown it would cost more to repair a roadway that deteriorated to the point where major rehabilitation or reconstruction is necessary. The total estimated cost for this project in FY 2023/24 is \$1,202,029.

***General Plan Goals, Objectives, Policies and Implementation Measures (IM) with which the CIP Project is Consistent:***

*Policy 9c*            *Provide systematic upgrade of streets and roads to applicable standards.*

*Circulation Element IM 4 Provide an analysis of roads in Clayton and establish a continuing infrastructure improvement program.*

3. Downtown Pedestrian Improvement (CIP No. 10450)

This project is comprised of three elements:

- Raised and lighted crosswalk system to be located on Oak Street in the east/west direction at Center Street;
- An additional raised and lighted crosswalk system to be located on Center Street in the north/south direction at Oak Street; and
- A tabletop or raised intersection at Marsh Creek Road and Main Street.

This project is to improve pedestrian safety in the Town Center of Clayton. The total estimated budget for this project in FY 2023/24 is \$387,421, with an estimated \$272,421 contribution from regional grants.

***General Plan Goals, Objectives, Policies and Implementation Measures (IM) with which the CIP Project is Consistent:***

*Community Design Goal 2 To establish an attractive and vibrant pedestrian-friendly Town Center with a mixture of commercial, civic, recreational, and residential uses.*

*Circulation Policy 9c Provide systematic upgrade of streets and roads to applicable standards.*

*Circulation IM 4 Provide an analysis of roads in Clayton and establish a continuing infrastructure improvement program.*

*Open Space Policy 1c Provide non-motorized travel linkage to all areas of the community, to greenbelt paths, to schools, to activity centers and to areas of historical interest.*

4. Geographic Information System Program/Database (CIP No. T2303)

A geographic information system (GIS) is a map-based approach to documenting data and is used by many public and private agencies. The City is undertaking a multi-year, ongoing program of digitizing the City's assets, land use designations and permit history into a GIS platform to be used by staff. The City intends to develop a basic platform using an ArcGIS account to organize multiple layers/maps of different information, including but not limited to zoning, the storm drain system and special district boundaries.

Implementing a GIS database will provide long-term cost savings and better collaboration with other agencies and the public. The estimated budget allocation for the GIS database for FY 2023/24 is \$40,000, which will be funded

by a State Senate Bill 2 Grant already secured by the City. Subsequent fiscal years have budgeted approximately \$15,000 annually for upkeep and adding more data, which will be funded through gas tax funds.

**General Plan Goals, Objectives, Policies and Implementation Measures (IM) with which the CIP Project is Consistent:**

*Community Facilities Goal*      *To provide for an efficient infrastructure and facility plan and program for improvement of existing infrastructure.*

*Community Facilities Objective 1*      *To establish a series of facility plans to identify existing conditions and to identify a program to fulfill current and future needs.*

*Circulation IM 4*      *Provide an analysis of roads in Clayton and establish a continuing infrastructure improvement program.*

5. Local Roadway Safety Plan (CIP No. T2304)

The process of preparing a Local Roadway Safety Plan (LRSP) creates a framework to systematically identify and analyze safety problems and recommend safety improvements.

Preparing an LRSP facilitates the development of local agency partnerships and collaboration, resulting in a prioritized list of improvements and actions that can demonstrate defined needs. Increasingly, grant funders are identifying an LRSP as one of an applicant jurisdiction’s eligibility requirements. An adopted LRSP will allow the City to apply to those grants. The estimated budget allocation for the LRSP for FY 2023/24 is \$56,000, with an estimated \$16,000 contribution from regional grants in FY 2023/24.

**General Plan Goals, Objectives, Policies and Implementation Measures (IM) with which the CIP Project is Consistent:**

*Circulation Policy 7b*      *Identify pedestrian routes to school from different neighborhoods to make sure a safe route exists.*

*Circulation Policy 9c*      *Provide systematic upgrade of streets and roads to applicable standards.*

*Circulation IM 4*      *Provide an analysis of roads in Clayton and establish a continuing infrastructure improvement program.*

6. CCTA SMART Signal Upgrades (CIP No. T2305)

The City is collaborating with Contra Costa Transportation Authority (CCTA) to provide local/city match funding to a County-wide signal upgrade project that will allow signals along major corridors to be operated in a coordinated system that

can be adjusted for major events that cause regional disruption to traffic, such as a major emergency closure of a freeway. The project is led by CCTA. Each City must provide 11.47 percent local match toward the design and construction of these signal upgrades, which include cellular connectivity, video cameras, emergency preemption, improved detection.

The project will improve smart technology at signalized intersection to improve efficiency and real time responsiveness. The estimated budget for the project for FY 2023/24 is \$506,813 for planning/design and construction. Work is expected to begin in Fiscal year 2024/2025; however, each participating city will be required to submit their local match by December 2023 to initiate the design process. The City's local match is approximately \$56,000 toward an estimated Clayton project cost of \$487,000. The City's local match will be funded through Measure J funds within the Capital Improvement Fund.

***General Plan Goals, Objectives, Policies and Implementation Measures (IM) with which the CIP Project is Consistent:***

<i>Circulation Goal</i>	<i>To implement a circulation system which will preserve the atmosphere and unity of the area and which will assure adequate traffic capacity on major thoroughfares but will minimize through traffic in residential neighborhoods.</i>
<i>Circulation Policy 2a</i>	<i>Direct through traffic onto arterials with appropriate street and intersection design. Such appropriate street and intersection design may include but not be limited to: street widths; traffic control devices; street surface modifications (pavement scoring, surface markers or bumps, speed humps or undulations); traffic diverters or barriers.</i>
<i>Circulation Objective 4</i>	<i>To plan an efficient network of streets and trails which will link all neighborhoods of the community and allow safety and economy of movement.</i>
<i>Circulation IM 12</i>	<i>Install appropriate street and intersection design methods to protect non-arterial streets from through traffic.</i>

**ANALYSIS**

Staff believes that the Commission can make the determination that the projects identified for planning, initiation or construction during FY 2023/24 are consistent with the General Plan.

As summarized above, projects listed in the CIP would implement multi-modal transportation policies in the General Plan, by enhancing pedestrian or bicycle mobility through new pedestrian or bicycle facilities (Downtown Pedestrian Improvement [CIP

No. 10450]), or by providing enhancements to existing pedestrian curb ramps to ensure accessibility for persons with various physical abilities (ADA Transition Compliance Program [CIP 10394A]). Street maintenance and rehabilitation programs are again included in this upcoming fiscal year's CIP and would continue the City's ongoing efforts to implement General Plan Circulation Element policy 9c (*Provide systematic upgrade of streets and roads to applicable standards.*) New programs in the CIP are proposed to support ongoing infrastructure planning and improvement through enhancements to the City's infrastructure records using a map-based GIS, systematic identification of transportation safety problems and recommended improvements, and equipment installations to improve efficiency of existing roadways in and proximate to Clayton (Geographic Information System Program/Database [CIP No. T2303], Local Roadway Safety Plan [CIP No. T2304], CCTA SMART Signal Upgrades [CIP No. T2305]). These new programs are consistent with both Community Facilities Element and Circulation Element goals, policies and implementation measures.

### **ENVIRONMENTAL**

Pursuant to the California Environmental Quality Act (CEQA, Public Resources Code 21000 *et seq.*) and CEQA Guidelines Section 15061(b)(3), it can be seen with certainty that there is no possibility that determining the FY 2023/24 Capital Improvement Program to be in conformance with the General Plan would have a significant effect on the environment. This determination is therefore not subject to CEQA.

### **RECOMMENDATION**

Staff recommends that the Planning Commission find that the City's CIP projects proposed to be funded in FY 2023/24 are in conformity with the Clayton General Plan and that there is no possibility this finding may have a significant effect on the environment.

### **ATTACHMENTS**

- A. Proposed Resolution
- B. Capital Improvement Program, FY 2022/23 through FY 2026/27

**CITY OF CLAYTON  
PLANNING COMMISSION  
PROPOSED  
RESOLUTION NO. 04-2023**

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**A RESOLUTION OF THE CLAYTON PLANNING COMMISSION FINDING THAT  
FISCAL YEAR 2023/24 CAPITAL IMPROVEMENT PROGRAM PROJECTS  
CONFORM WITH THE CITY OF CLAYTON GENERAL PLAN  
(GP-01-2023)**

**WHEREAS**, Section 65401 of the California Government Code requires the Planning Commission to determine whether projects proposed in the City's Capital Improvement Program (CIP) for the upcoming fiscal year (FY) are in conformity with the City's adopted General Plan; and

**WHEREAS**, on June 13, 2023, the City of Clayton Planning Commission was presented a list of CIP projects, with individual project descriptions and relevant General Plan goals and policies, related to the upcoming FY 2023/24 and for the purpose of determining the projects' conformity with the City's General Plan; and

**WHEREAS**, at its June 13, 2023 meeting, the Planning Commission received and considered testimony, both spoken and written, regarding the conformity of the listed FY 2023/24 CIP projects with the City of Clayton General Plan; and

**WHEREAS**, pursuant to the California Environmental Quality Act (CEQA, Public Resources Code 21000 *et seq.*) and CEQA Guidelines Section 15061(b)(3), it can be seen with certainty that there is no possibility that determining the CIP projects proposed to be funded in FY 2023/24 to be in conformance with the General Plan will have a significant effect on the environment, and therefore, this determination is not subject to CEQA.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission does determine the following:

- A. The finding of conformity of the FY 2023/24 CIP projects with the City of Clayton General Plan is not subject to CEQA; and
- B. The list of CIP projects with funding identified for planning, design, initiation or construction during FY 2023/24 conforms to the City of Clayton General Plan.

*(Remainder of page left blank intentionally.)*

**PASSED AND ADOPTED** by the Planning Commission of the City of Clayton at a regular meeting on the 13<sup>th</sup> day of June, 2023.

AYES:

NOES:

ABSTAINED:

ABSENT:

APPROVED:

ATTEST:

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Dan Richardson  
Chair

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Dana Ayers, AICP  
Community Development Director





# **CAPITAL IMPROVEMENT PLAN**

**Fiscal Year 2022/2023 – 2026/2027**

## **ELECTED OFFICIALS**

Jeff Wan, Mayor  
Jim Diaz, Vice Mayor  
Peter Cloven, Councilmember  
Holly Tillman, Councilmember  
Kim Trupiano, Councilmember

Bret Prebula, City Manager

*Prepared by:* Larry Theis, City Engineer

*With the cooperation, input, and assistance of the following Staff:*

Finance Staff  
Jennifer Giantvalley, Accounting Technician  
Dana Ayers, Community Development Director  
Jim Warburton, Maintenance Supervisor

Adopted by the City Council of Clayton on June 20, 2023

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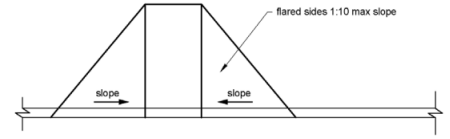
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**Capital Improvement Plan**  
**City of Clayton, California**

'22/'23 thru '26/'27

**Project #** CIP#10394A  
**Project Name** ADA Transition Compliance Program



**Figure 406.3**  
**Sides of Curb Ramps**

**Type** Bike/Ped                      **Department** Engineering  
**Useful Life** 15                          **Contact** Engineering  
**Category** Transportation/Drainage

**Total Project Cost: \$285,000**

**Description**

This is an ongoing program which removes barriers to accessibility in the public right of way by replacing curbs with curb ramps at crosswalks and other public roadway locations and upgrading curb ramps to current standards. The annual funding is \$50,000. The City plans to combine funds from two years to proceed with larger projects for economics of scale in project costs.

**Justification**

This program will remove barriers to accessibility in the right of way.

<b>Expenditures</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Planning/Design		50,000		15,000		65,000
Construction Management		35,000		15,000		50,000
Construction		100,000		70,000		170,000
<b>Total</b>		<b>185,000</b>		<b>100,000</b>		<b>285,000</b>

<b>Funding Sources</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Fund 201 Gas Tax (HUTA) Fund				100,000		100,000
Fund 303 Capital Projects		185,000				185,000
<b>Total</b>		<b>185,000</b>		<b>100,000</b>		<b>285,000</b>

# Capital Improvement Plan

'22/'23 thru '26/'27

## City of Clayton, California

<b>Project #</b>	<b>CIP#10449</b>
<b>Project Name</b>	<b>Neighborhood Paving Program</b>



<b>Type</b>	Roads	<b>Department</b>	Engineering
<b>Useful Life</b>	15	<b>Contact</b>	Engineering
<b>Category</b>	Transportation/Drainage		

**Total Project Cost: \$5,684,281**

<b>Description</b>
Perform pavement rehabilitation to elevate neighborhood streets to a Pavement Condition Index (PCI) of 80 or greater (where PCI score of 100 is equivalent to a brand new street). Citywide public street PCI is 79 in 2022.

<b>Justification</b>
Roadway pavement rehabilitation work is necessary to prevent the pavement condition to fall into the "Poor" condition rating. Research has shown it would cost more to repair a roadway that deteriorated to the point where major rehabilitation or reconstruction is necessary.

<b>Expenditures</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Planning/Design	164,513	195,000	166,000		145,000	670,513
Construction Management	74,757	154,879	150,000		130,000	509,636
Construction	757,074	852,150	1,435,000		1,459,908	4,504,132
<b>Total</b>	<b>996,344</b>	<b>1,202,029</b>	<b>1,751,000</b>		<b>1,734,908</b>	<b>5,684,281</b>

<b>Funding Sources</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Fund 201 Gas Tax (HUTA) Fund			16,000		295,000	311,000
Fund 202 RMRA Fund		496,850	250,000		680,000	1,426,850
Fund 220 Measure J			600,000		550,000	1,150,000
Fund 230 Restricted Grant		705,179				705,179
Fund 303 Capital Projects	996,344		885,000		209,908	2,091,252
<b>Total</b>	<b>996,344</b>	<b>1,202,029</b>	<b>1,751,000</b>		<b>1,734,908</b>	<b>5,684,281</b>

**Capital Improvement Plan**  
**City of Clayton, California**

'22/'23 thru '26/'27

<b>Project #</b>	<b>CIP#10450</b>
<b>Project Name</b>	<b>Downtown Pedestrian Improvements</b>



<b>Type</b>	Bike/Ped	<b>Department</b>	Engineering
<b>Useful Life</b>	15	<b>Contact</b>	Engineering
<b>Category</b>	Transportation/Drainage		

**Total Project Cost: \$415,615**

<b>Description</b>
<p>This project is comprised of three elements:</p> <ul style="list-style-type: none"> <li>- Raised and lighted crosswalk system to be located on Oak Street In the east/west direction at Center Street.</li> <li>- An additional raised and lighted crosswalk system to be located on Center Street in the north/south direction at Oak Street.</li> <li>- A Tabletop or raised intersection at Marsh Creek Road and Main Street</li> </ul>

<b>Justification</b>
<p>This project is to improve pedestrian safety in the Town Center of Clayton.</p>

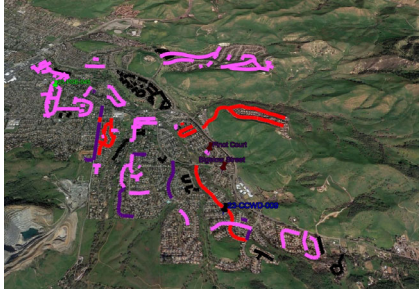
<b>Expenditures</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Planning/Design	28,194	40,000				68,194
Construction Management		35,000				35,000
Construction		312,421				312,421
<b>Total</b>	<b>28,194</b>	<b>387,421</b>				<b>415,615</b>

<b>Funding Sources</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Fund 230 Restricted Grant		272,421				272,421
Fund 303 Capital Projects	28,194	115,000				143,194
<b>Total</b>	<b>28,194</b>	<b>387,421</b>				<b>415,615</b>

**Capital Improvement Plan**  
**City of Clayton, California**

'22/'23 thru '26/'27

**Project #** CIP#T2303  
**Project Name** Geographic Information System Program/Database



**Type** Roads  
**Useful Life** 15  
**Category** Transportation/Drainage  
**Department** Engineering  
**Contact** Engineering

**Total Project Cost: \$90,000**

**Description**  
 Geographic Information System (GIS) is a standard format/platform used by the private and public agencies. The City intends to develop a basic platform using an ArcGIS account to organize multiple layers/maps of different information such as zoning, storm drain system, special district boundaries, etc.

**Justification**  
 The database will benefit City Staff and the general public.

<b>Expenditures</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Planning/Design		40,000	15,000	15,000	20,000	90,000
<b>Total</b>		<b>40,000</b>	<b>15,000</b>	<b>15,000</b>	<b>20,000</b>	<b>90,000</b>

<b>Funding Sources</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Fund 201 Gas Tax (HUTA) Fund			13,106	15,000	20,000	48,106
Fund 230 Restricted Grant		40,000				40,000
Fund 303 Capital Projects			1,894			1,894
<b>Total</b>		<b>40,000</b>	<b>15,000</b>	<b>15,000</b>	<b>20,000</b>	<b>90,000</b>

# Capital Improvement Plan

'22/'23 thru '26/'27

## City of Clayton, California

<b>Project #</b>	<b>CIP#T2304</b>
<b>Project Name</b>	<b>Local Road Safety Plan</b>



<b>Type</b>	Roads	<b>Department</b>	Engineering
<b>Useful Life</b>	15	<b>Contact</b>	Engineering
<b>Category</b>	Transportation/Drainage		

**Total Project Cost: \$56,000**

<b>Description</b>
The process of preparing a Local Roadway Safety Plan (LRSP) creates a framework to systematically identify and analyze safety problems and recommend safety improvements.

<b>Justification</b>
Preparing an LRSP facilitates the development of local agency partnerships and collaboration, resulting in a prioritized list of improvements and actions that can demonstrate defined needs. More and more grants are transitioning to requiring the City to have a LRSP before the City can apply for those grants. An adopted LRSP will allow the City to apply to those grants.

<b>Expenditures</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Planning/Design		56,000				56,000
<b>Total</b>		<b>56,000</b>				<b>56,000</b>

<b>Funding Sources</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Fund 230 Restricted Grant		16,000				16,000
Fund 303 Capital Projects		40,000				40,000
<b>Total</b>		<b>56,000</b>				<b>56,000</b>

**Capital Improvement Plan**  
**City of Clayton, California**

'22/'23 thru '26/'27

**Project #** CIP#T2305  
**Project Name** CCTA Smart Signal Upgrades



**Type** Unassigned                      **Department** Engineering  
**Useful Life**                                      **Contact** Engineering  
**Category** Transportation/Drainage

**Total Project Cost:** \$506,813

**Description**  
 CCTA led project - coordination with all cities/town within the county. Each City must provide 11.47% local match toward the design and construction for these signal upgrades which include cellular connectivity, video cameras, emergency preemption, improved detection.

**Justification**  
 Improve smart technology at signalized intersection to improve efficiency and real time responsiveness.

<b>Expenditures</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Planning/Design		20,000				20,000
Construction		486,813				486,813
<b>Total</b>		<b>506,813</b>				<b>506,813</b>

<b>Funding Sources</b>	<b>'22/'23</b>	<b>'23/'24</b>	<b>'24/'25</b>	<b>'25/'26</b>	<b>'26/'27</b>	<b>Total</b>
Fund 201 Gas Tax (HUTA) Fund		20,000				20,000
Fund 230 Restricted Grant		430,813				430,813
Fund 303 Capital Projects		56,000				56,000
<b>Total</b>		<b>506,813</b>				<b>506,813</b>



City of Clayton, California

Capital Improvement Plan

'22/'23 thru '26/'27

**SOURCES AND USES OF FUNDS**

Source	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27
<b>Fund 201 Gas Tax (HUTA) Fund</b>					
<b>Beginning Balance</b>	57,745	244,492	272,543	312,437	259,437
<b>Revenues and Other Fund Sources</b>					
<i>Revenue</i>					
Gas Tax Revenue	385,199	385,250	390,000	395,000	400,000
<i>Total</i>	385,199	385,250	390,000	395,000	400,000
<b>Total Revenues and Other Fund Sources</b>	385,199	385,250	390,000	395,000	400,000
<b>Total Funds Available</b>	<b>442,944</b>	<b>629,742</b>	<b>662,543</b>	<b>707,437</b>	<b>659,437</b>
<b>Expenditures and Uses</b>					
<i>Capital Projects &amp; Equipment</i>					
<u>Engineering</u>					
ADA Transition Compliance Program	CIP#10394A	0	0	(100,000)	0
Neighborhood Paving Program	CIP#10449	0	(16,000)	0	(295,000)
Geographic Information System Program/Database	CIP#T2303	0	(13,106)	(15,000)	(20,000)
CCTA Smart Signal Upgrades	CIP#T2305	0	(20,000)	0	0
<i>Total</i>		0	(29,106)	(115,000)	(315,000)
<i>Other Uses</i>					
Operation		(198,452)	(321,000)	(333,000)	(344,000)
<i>Total</i>		(198,452)	(321,000)	(333,000)	(344,000)
<b>Total Expenditures and Uses</b>		(198,452)	(350,106)	(448,000)	(659,000)
<b>Change in Fund Balance</b>	186,747	28,051	39,894	(53,000)	(259,000)
<b>Ending Balance</b>	<b>244,492</b>	<b>272,543</b>	<b>312,437</b>	<b>259,437</b>	<b>437</b>

Source	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27	
<b>Fund 202 RMRA Fund</b>						
<b>Beginning Balance</b>	257,296	482,296	190,446	180,446	425,446	
<b><u>Revenues and Other Fund Sources</u></b>						
<i>Revenue</i>						
RMRA Distribution	225,000	235,000	240,000	245,000	255,000	
<i>Total</i>	225,000	235,000	240,000	245,000	255,000	
<b>Total Revenues and Other Fund Sources</b>	225,000	235,000	240,000	245,000	255,000	
<b>Total Funds Available</b>	<b>482,296</b>	<b>717,296</b>	<b>430,446</b>	<b>425,446</b>	<b>680,446</b>	
<b><u>Expenditures and Uses</u></b>						
<i>Capital Projects &amp; Equipment</i>						
<u>Engineering</u>						
Neighborhood Paving Program	CIP#10449	0	(496,850)	(250,000)	0	(680,000)
<i>Total</i>		0	(496,850)	(250,000)	0	(680,000)
<i>Other Uses</i>						
Operation		0	(30,000)	0	0	0
<i>Total</i>		0	(30,000)	0	0	0
<b>Total Expenditures and Uses</b>		0	(526,850)	(250,000)	0	(680,000)
<b>Change in Fund Balance</b>	225,000	(291,850)	(10,000)	245,000	(425,000)	
<b>Ending Balance</b>	<b>482,296</b>	<b>190,446</b>	<b>180,446</b>	<b>425,446</b>	<b>446</b>	

Source	'22/'23	'23/'24	'24/'25	'25/'26	'26/'27		
<b>Fund 220 Measure J</b>							
<b>Beginning Balance</b>	9,544	59,853	139,853	139,853	439,853		
<b><u>Revenues and Other Fund Sources</u></b>							
<i>Revenue</i>							
Measure J Distribution	81,881	80,000	600,000	300,000	300,000		
<i>Total</i>	81,881	80,000	600,000	300,000	300,000		
<b>Total Revenues and Other Fund Sources</b>	81,881	80,000	600,000	300,000	300,000		
<b>Total Funds Available</b>	91,425	139,853	739,853	439,853	739,853		
<b><u>Expenditures and Uses</u></b>							
<i>Capital Projects &amp; Equipment</i>							
<u>Engineering</u>							
Neighborhood Paving Program		CIP#10449	0	0	(600,000)	0	(550,000)
<i>Total</i>	0	0	(600,000)	0	(550,000)		
<i>Other Uses</i>							
Operation	(31,572)	0	0	0	0		
<i>Total</i>	(31,572)	0	0	0	0		
<b>Total Expenditures and Uses</b>	(31,572)	0	(600,000)	0	(550,000)		
<b>Change in Fund Balance</b>	50,309	80,000	0	300,000	(250,000)		
<b>Ending Balance</b>	59,853	139,853	139,853	439,853	189,853		

Source		'22/'23	'23/'24	'24/'25	'25/'26	'26/'27
<b>Fund 230 Restricted Grant</b>						
<b>Beginning Balance</b>		0	0	0	0	0
<b>Revenues and Other Fund Sources</b>						
<i>Revenue</i>						
CCTA Smart Signal (OBAG 3)		0	430,813	0	0	0
<del>Clayton Community Park (Prop 68 RIRE)</del>		0	<del>250,000</del>	0	0	0
Downtown Pedestrian Improvements (CCTA TLC Grant)		0	252,000	0	0	0
Downtown Pedestrian Improvements (MTC TDA Grant)		0	20,421	0	0	0
Geographic Information System Program/Database (SB2 Grant)		0	40,000	0	0	0
Local Road Safety Plan (CCTA/MTC OBAG3)		0	16,000	0	0	0
Neighborhood Paving Program (Measure J Measure Street Project Grant)		0	397,179	0	0	0
Neighborhood Paving Program (OBAG 2)		0	308,000	0	0	0
<del>The Grove Park Improvements (Prop 68 per population)</del>		0	<del>378,074</del>	0	0	0
	<i>Total</i>	0	2,092,487	0	0	0
<b>Total Revenues and Other Fund Sources</b>		0	2,092,487	0	0	0
<b>Total Funds Available</b>		0	2,092,487	0	0	0
<b>Expenditures and Uses</b>						
<i>Capital Projects &amp; Equipment</i>						
<u>Engineering</u>						
Neighborhood Paving Program	CIP#10449	0	(705,179)	0	0	0
Downtown Pedestrian Improvements	CIP#10450	0	(272,421)	0	0	0
<del>Clayton Community Park Improvements</del>	CIP#10454	0	<del>(250,000)</del>	0	0	0
<del>The Grove Park Improvements</del>	CIP#T2302	0	<del>(378,074)</del>	0	0	0
Geographic Information System Program/Database	CIP#T2303	0	(40,000)	0	0	0
Local Road Safety Plan	CIP#T2304	0	(16,000)	0	0	0
CCTA Smart Signal Upgrades	CIP#T2305	0	(430,813)	0	0	0
	<i>Total</i>	0	(2,092,487)	0	0	0
<b>Total Expenditures and Uses</b>		0	(2,092,487)	0	0	0
<b>Change in Fund Balance</b>		0	0	0	0	0
<b>Ending Balance</b>		0	0	0	0	0

Park projects nearing completion and close out in FY23, into FY24

Source		'22/'23	'23/'24	'24/'25	'25/'26	'26/'27
<b>Fund 303 Capital Projects</b>						
<b>Beginning Balance</b>		2,606,445	1,505,302	1,096,802	209,908	209,908
<b>Revenues and Other Fund Sources</b>						
<i>Revenue</i>						
No Funds		0	0	0	0	0
	<i>Total</i>	0	0	0	0	0
<b>Total Revenues and Other Fund Sources</b>		0	0	0	0	0
<b>Total Funds Available</b>		2,606,445	1,505,302	1,096,802	209,908	209,908
<b>Expenditures and Uses</b>						
<i>Capital Projects &amp; Equipment</i>						
<u>Engineering</u>						
ADA Transition Compliance Program	CIP#10394A	0	(185,000)	0	0	0
North Valley Park Rehabilitation	CIP#10422	(62,282)	0	0	0	0
Neighborhood Paving Program	CIP#10449	(996,344)	0	(885,000)	0	(209,908)
Downtown Pedestrian Improvements	CIP#10450	(28,194)	(115,000)	0	0	0
Clayton Community Park Improvemets	CIP#10454	(1,823)	0	0	0	0
Geographic Information System Program/Database	CIP#T2303	0	0	(1,894)	0	0
Local Road Safety Plan	CIP#T2304	0	(40,000)	0	0	0
CCTA Smart Signal Upgrades	CIP#T2305	0	(56,000)	0	0	0
	<i>Total</i>	(1,088,643)	(396,000)	(886,894)	0	(209,908)
<i>Other Uses</i>						
Operation		(12,500)	(12,500)	0	0	0
	<i>Total</i>	(12,500)	(12,500)	0	0	0
<b>Total Expenditures and Uses</b>		(1,101,143)	(408,500)	(886,894)	0	(209,908)
<b>Change in Fund Balance</b>		(1,101,143)	(408,500)	(886,894)	0	(209,908)
<b>Ending Balance</b>		1,505,302	1,096,802	209,908	209,908	0