



MONTCLAIR

CITY OF MONTCLAIR
PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS
5111 Benito Street, Montclair, California 91763

REGULAR ADJOURNED MEETING
Monday, September 8, 2014
7:00 p.m.

It is respectfully requested that you please silence your cell phones and other electronic devices while the meeting is in session. Thank you.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chair Tenice Johnson, Vice Chair Luis Flores, Commissioner Manny Martinez, Commissioner Sergio Sahagun, and Commissioner Don Vodvarka

4. APPROVAL OF MINUTES

The minutes of the August 11, 2014 Planning Commission meeting are presented for consideration.

5. ORAL AND WRITTEN COMMUNICATIONS ON NON-AGENDA ITEMS

The public is invited to address the Planning Commission regarding any items that are not on the agenda. Comments should be limited to matters under the jurisdiction of the Planning Commission. It is respectfully requested that speakers limit their comments to no more than three minutes in length.

Any person wishing to address the Planning Commission on an agenda or non-agenda item should complete a speaker's card and submit it to the City Planner. Speaker's cards are available at the entrance to the Council Chambers.

6. AGENDA ITEMS

- a. PUBLIC HEARING - CASE NUMBER 2013-28
Project Address: 10385 Central Avenue
Project Applicant: Gary and Helga Sherman Trust for AT&T
Mobility LLC
Project Planner: Silvia Gutiérrez, Associate Planner
Request: Conditional Use Permit and Precise Plan of
Design to allow a 60-foot high wireless
telecommunications facility
CEQA Assessment: Categorically Exempt (Section 15303)
- b. CAPITAL IMPROVEMENT PROGRAM (CIP) FISCAL YEARS 2014-18
Project Address: Citywide
Project Applicant: City of Montclair
Project Planner: Michael Diaz, City Planner
Request: Proposed schedule of expenditures to
build and maintain public infrastructure
CEQA Assessment: Not a project

7. INFORMATION ITEMS

Although the Planning Commission is prohibited from taking action on or discussing items not on the posted agenda, a member of the Planning Commission may ask for information, request a report back or to place a matter of business on the agenda for a subsequent meeting, ask a question for clarification, make a brief announcement, or briefly report on his or her own activities, provided the foregoing are related to, or within the jurisdiction of, the Planning Commission.

8. PUBLIC INSPECTION OF MATERIALS

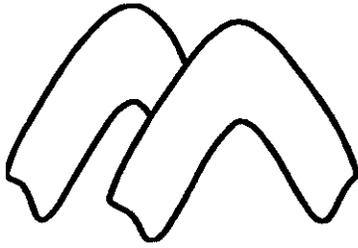
Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Planning Division counter during normal business hours.

9. ADJOURNMENT

The City of Montclair Planning Commission is hereby adjourned to the regularly scheduled meeting of September 22, 2014 at 7:00 p.m. in the Council Chambers, 5111 Benito Street, Montclair, California.

CERTIFICATION OF AGENDA POSTING

I, Laura Embree, Administrative Secretary for the City of Montclair, hereby certify that a copy of this agenda was posted on the bulletin board adjacent to the north door of Montclair City Hall on September 4, 2014.



**CITY OF MONTCLAIR
PLANNING COMMISSION**

MEETING DATE: 09/08/14

AGENDA ITEM 6.a

Case No.: 2013-28

Application: Conditional Use Permit (CUP) to allow a 60-foot high wireless telecommunications tower and a Precise Plan of Design (PPD) to review the design of the tower (disguised as a "faux" pine tree) and associated support equipment.

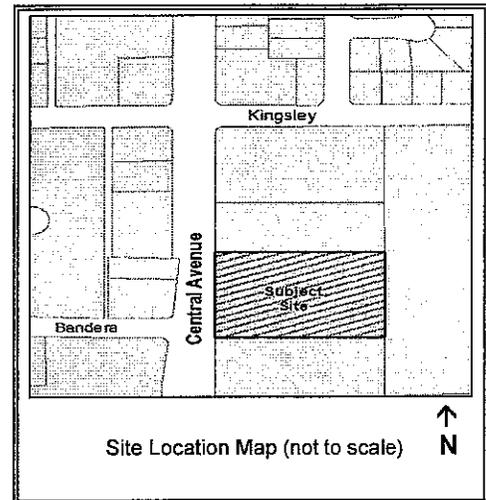
Applicant/Property Owner: Gary and Helga Sherman Trust for AT&T Mobility LLC

Project Address: 10385 Central Avenue

Assessor Parcel Number: 1010-601-06

General Plan: General Commercial

Zoning: "C-3" (General Commercial)



EXISTING SITE FEATURES/CONDITIONS

Property Size: 2.38 acres

Structures: One-story, 16,533 square-foot commercial building

Parking: Paved parking lot with 41 striped spaces, including 2 disabled-accessible spaces

ADJACENT LAND USE DESIGNATIONS AND LAND USES

	<i>General Plan</i>	<i>Zoning</i>	<i>Use of Property</i>
Site	General Commercial	"C-3" (General Commercial)	Power Toys Dealership
North	General Commercial	"C-3" (General Commercial)	STG Auto Dealership
East	Neighborhood Park	"R-3" (Multiple-Family Residential)	Saratoga Park
South	General Commercial	"Auto Mall" per Holt Boulevard Specific Plan	Drive Time Auto Dealership
West	General Commercial	"Auto Mall" per Holt Boulevard Specific Plan	Geneva Motors Auto Dealership

Report on Item Number 6.a

PUBLIC HEARING - CASE NUMBER 2013-28

APPLICATION TYPE(S)	Conditional Use Permit and Precise Plan of Design
NAME OF APPLICANT	Gary and Helga Sherman Trust for AT&T Mobility, LLC
LOCATION OF PROPERTY	10385 Central Avenue
GENERAL PLAN DESIGNATION	General Commercial
ZONING DESIGNATION	"C-3" (General Commercial)
EXISTING LAND USE	Motorcycle, ATV and Watercraft Dealership
ENVIRONMENTAL DETERMINATION	Categorically Exempt – Section 15303 (New, Small Facilities)
PROJECT PLANNER	Silvia Gutiérrez

Project Description

AT&T Wireless is requesting approval of a Conditional Use Permit (CUP) and Precise Plan of Design (PPD) to construct a "stealth" telecommunications facility on the east side of Central Avenue between Kingsley Street and Holt Boulevard. Wireless telecommunications facilities are permitted with a CUP in the C-3 zoning district, in which the subject site is located.

The new telecommunications facility is intended to provide improved cell phone coverage for AT&T customers in the surrounding area. The proposed facility would be located at the southeast corner of the subject property, approximately 368 feet from the front property line at Central Avenue, and set back five feet (5'-0") from the rear (east) property line and 11'-9" from the south property line. The land area to be occupied by the facility (antenna structure, equipment shelter, back up generator) would measure 20' x 30' (or 600 square feet of ground area) and would be enclosed by an eight-foot high masonry block wall.

The proposed telecommunications facility is designed to resemble a Pine tree (hereafter referred to as a "monopine") and would be 60 feet in height, which allows for the possibility of a second carrier to co-locate on the monopine structure in the future. The AT&T antenna installation would consist of twelve (12) antenna panels divided into three sectors (four panels each), and a single (1) microwave dish antenna mounted on the proposed monopine. The top of the antenna panels would be 55 feet from the ground, and the microwave dish antenna would be mounted at a height of approximately 41 feet. AT&T has provided photo simulations to demonstrate how the structure would appear (Exhibit "A").

The proposed equipment shelter is 11' x 12' for a total of 132 square feet and would house five (5) radio equipment cabinets, emergency generator receptacles and lights,

and utility stub-ups connecting the equipment with antennas via underground lines. Access to the equipment area would be from the west side of the facility via a door/gate cut into the wall. The facility would be unstaffed, but visited on an average of once per month for routine maintenance purposes.

New live shrubs and three (3) 36-inch box trees are proposed to be planted around the perimeter of the facility.

Background

- Demand for more cell towers also is driven by the number of subscribers and by the addition of text, photo and video messaging services to the communication system. Companies add sites to eliminate dead zones and to handle increasing traffic.
- The Montclair Municipal Code permits wireless telecommunications facilities subject to the approval of a Conditional Use Permit (CUP) pursuant to Chapter 11.73 (Wireless Telecommunications Facilities). The wireless ordinance provides policies and direction, clarifies existing codes, and sets forth reasonable criteria, development standards and standardized conditions of approval upon which staff is using to evaluate this application.
- The Federal Telecommunications Act of 1996 precludes local governments from banning cellular transmission sites based on health concerns about the dangers of exposure to radiofrequency radiation (RFR) and electromagnetic frequency (EMF). This is due to inconclusive evidence about the health risk of exposure to RFR and EMF. Cities and counties retain discretion over design and location of the sites but cannot exclude them. Therefore, the Planning Commission is reminded that it cannot consider any environmental effects of emissions that otherwise comply with FCC regulations, including purported impacts upon health or alleged interference with television reception, in its decision to approve or deny the project.

Planning Division Comments

As mentioned above, the purpose for the proposed wireless telecommunications facility is to improve service capacity and reception for AT&T customers in this area of the City. Service propagation maps prepared by the applicant indicate a large area of weak service in the central area of the City that would be significantly remedied by the proposed antennas.

At 2.38 acres in area, the subject site is of sufficient size to easily accommodate the proposed facility with no significant impact to the existing use of the property. The specific location for the facility at the southeast corner of the site is appropriate and meets all applicable setbacks, including the requirement to be at least 200 feet from nearby residential properties (Section 11.73.070 MMC). The nearest residences are located over 600 feet to the north, 570 feet to the east, and 630 feet to the west. In addition, the proposed eight-foot high masonry block wall enclosure would provide

security, screening, and separation of the equipment from users of the adjacent public park.

The proposal does not impact existing site improvements or remove significant landscaping. Ground equipment for the facility would be out of view and secured from public access by the proposed block wall. Maintenance of the facility would be the responsibility of AT&T, which would have access to the site via existing paved driveways and parking areas. Further, the facility presents no traffic or circulation issues to City streets and improvements.

The design of the proposed cell tower as a monopine is appropriate for the site. At 60 feet in height, the monopine structure would be less than the 75-foot height limit allowed in the underlying C-3 zoning district. The 60-foot high structure is more or less the same height as many of the existing live trees in the immediate area, so its height is not an issue. Also, the monopine design of the structure will enable it to fit into the overall appearance of the area. The site and the adjacent public park to the immediate east of the property also have a number and mixture of tall trees in relatively close proximity to the site that will give a measure of context so that the proposed monopine does not stand out or look out of context to casual observers. To ensure that the proposed tree is realistic, staff recommends that the foliage begin about 10 to 12 feet from the ground and that branch design, length, and density be approved separately by the City Planner per conditions of approval.

As mentioned above, the FCC is the final authority on safety of telecommunications towers and the City is not permitted to make additional judgments on health and safety issues. This application shall be considered on design and location criteria only. According to the FCC, radiofrequency (RF) emissions measurements made near typical cellular and PCS installations, especially those with tower-mounted antennas, have shown that ground-level power densities are thousands of times less than the FCC's limits for safe exposure. This makes it extremely unlikely that a member of the general public could be exposed to RF levels in excess of FCC guidelines due solely to cellular or PCS base station antennas located on towers or monopoles. Finally, regarding RF emissions, the proposed telecommunications facility would be required to meet all radio frequency and related regulations of the FCC at the time of initial operation of the new facility and in perpetuity.

Staff believes that the location and physical features of the monopine and appurtenances provide the best degree of both aesthetic and environmental protection pertaining to on-site and surrounding uses and public areas. For the above reasons, staff finds the proposed monopine antenna and associated equipment will be compatible at the subject site and the visual character of the surrounding neighborhood.

Conditional Use Permit Findings

- A. The proposed wireless telecommunications facility is essential or desirable to the public convenience and public welfare in that such facilities provide promote universal access to telecommunications services for all Montclair citizens, businesses, visitors and commuters traveling through the City. In addition, the

proposed wireless facility has the capability to continue to operate and provide communications service in the event of a major power outage that may cause traditional telephone service to be rendered inoperable.

- B. The proposed wireless telecommunications facility use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. The antenna structure is located at the rear of a 2.38-acre commercial property of sufficient size to allow its full integration within the general context of the site without significant visual impact to adjacent uses. Moreover, staff finds that the location and physical features of the monopine and its associated equipment provide the best degree of both aesthetic and environmental protection pertaining to on-site and surrounding uses and public areas. Lastly, all necessary building permits will be required to ensure that the facility is properly constructed and inspected. In sum, no threats to public health or safety have been identified for this proposal.
- C. That the proposed wireless telecommunications facility use at the proposed location conforms to good zoning practice. At 2.38 acres in area, the site is of sufficient size to easily accommodate the proposed monopine structure without impact to the overall use and appearance of the commercial property. At 60 feet in height, the monopine structure will be less than 75-foot height limit allowed in the underlying C-3 zoning district. Associated support equipment would also be easily accommodated in an unused portion of the adjacent parking lot. Moreover, the proposed facility meets all applicable development standards, including height, of the underlying zoning district and wireless telecommunications ordinance.
- D. That such use in such location is not contrary to the objectives of any part of the adopted General Plan, which encourage compliance with Federal law, increased emergency preparedness, enhancement of public convenience and communication, and projects which meet community design objectives and attempt to reasonably minimize undesirable aesthetic effects on adjacent properties.

Wireless Telecommunications Facility Findings

Staff further finds the proposed wireless telecommunications facility to be consistent with Chapter 11.73 of the Montclair Municipal Code, and believes the necessary findings for allowing the establishment of such a facility can be made as follows:

- A. There is adequate space on the property for the wireless telecommunications facility without conflicting with existing buildings or other improvements on the property, reducing required parking or landscaping, or otherwise compromising applicable development standards. The commercial site is approximately 2.38 acres in area and developed in a manner that will easily accommodate the project without significant impact. The proposed wireless telecommunications

facility will not eliminate any existing landscaping. New landscaping around the base of the tree will be added.

- B. The design and placement of the wireless telecommunications facility will not adversely impact the use of the property, buildings and structures located on the property or the surrounding area or neighborhood. The proposed monopine will be placed in the southeast corner of the site and will not impact the use of the property or restrict access or circulation to or on the site. All ground-mounted support equipment will be out of view behind a new masonry block wall enclosure.
- C. The wireless telecommunications facility, as proposed, is consistent with the provisions of Chapter 11.73 and complies with all other applicable requirements of Title 11 of the Montclair Municipal Code. The facility will not emit excessive noise, vibration, traffic or other disturbance that would have a substantial adverse effect on abutting property or uses located on these properties. Moreover, the proposed wireless telecommunications facility meets distance requirements from adjacent residential properties, required setbacks of the underlying district and is designed to accommodate a second carrier in the future. The proposed height and monopine design of the antenna support structure will not adversely affect appearance of the surrounding area.

Public Notice

This item was advertised as a public hearing in the Inland Valley Daily Bulletin newspaper on August 29, 2014. Public hearing notices were also mailed to property owners within a 300-foot radius of the exterior boundaries of the project site in accordance with State law for consideration of this discretionary zoning entitlement.

Environmental Assessment

The proposed project involves installation of small, new structures on a developed site. As such, Staff determined that this project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15303 of the CEQA Guidelines.

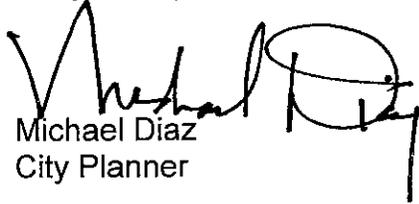
Planning Division Recommendation

Staff recommends that the Planning Commission take the following action(s):

1. Move that, based upon evidence submitted, the project is deemed exempt from the requirements of the California Environmental Quality Act (CEQA). Further, the project qualifies as a Class 3 exemption under State CEQA Guidelines Section 15303.
2. Move to approve a Conditional Use Permit and Precise Plan of Design under Case No. 2013-28 to allow a wireless telecommunications facility disguised as a 60-foot high monopine at 10385 Central Avenue, per the submitted plans, as

described in the staff report, and required findings subject to the conditions in attached Resolution Number 14-1814.

Respectfully Submitted,


Michael Diaz
City Planner

Attachments: Draft Resolution of Approval for Case No. 2013-28

c: Gary and Helga Sherman Trust, 3029 Meyerloa Lane, Pasadena, CA 91107
AT&T, 1265 N. Van Buren Street, Anaheim, CA 92807
Alexander Lew, Core Development Services, 2749 Saturn Street, Brea, CA 92821
Merry L. Westerlin, C.B.O., Building Official

RESOLUTION NO. 14-1814

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR APPROVING A CONDITIONAL USE PERMIT AND PRECISE PLAN OF DESIGN UNDER CASE NO. 2013-28 TO ALLOW A WIRELESS TELECOMMUNICATIONS FACILITY (MONOPINE) IN THE C-3 ZONING DISTRICT AT 10385 CENTRAL AVENUE (APN 1010-601-06)

A. Recitals.

WHEREAS, on December 19, 2013, the Gary and Helga Sherman Trust initiated an application on behalf of AT&T for a Conditional Use Permit (CUP) and Precise Plan of Design (PPD) to allow the construction of a wireless telecommunications facility consisting of a 60-foot high "monopine" structure and support equipment at 10385 Central Avenue; and

WHEREAS, Chapter 11.73 of the Montclair Municipal Code, governs the development of wireless telecommunications facilities within the City and provides policies and sets forth criteria, development standards and standardized conditions of approval upon which to evaluate this application; and

WHEREAS, Section 11.73.100 of the Montclair Municipal Code strongly encourages co-location of wireless telecommunications facilities to minimize their numbers and the visual impact additional locations would have on the community; and

WHEREAS, AT&T, the wireless carrier desiring to construct the facility on the subject property, has identified the site as a practical location in central Montclair to construct a wireless telecommunications facility to provide enhanced services to its customers by increasing signal strength and minimizing dropped calls; and

WHEREAS, staff has determined that the application meets the intent and requirements of the Municipal Code and the applicable development standards of the Wireless Telecommunications Ordinance; and

WHEREAS, Planning Division staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines, pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures). In addition, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs with staff's determination of exemption and directs staff to prepare a Notice of Exemption; and

WHEREAS, a notice of public hearing was duly given and posted in the manner and for the time frame prescribed by law; and

WHEREAS, on September 8, 2014, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a public hearing at which time all persons wishing to testify in connection with said application were heard, and said application was fully studied.

A. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Commission during the above-referenced public hearing on September 8, 2014, including written and oral staff reports, together with public testimony, this Commission hereby finds as follows:

Conditional Use Permit Findings

- A. The proposed wireless telecommunications facility is essential or desirable to the public convenience and public welfare in that such facilities provide promote universal access to telecommunications services for all Montclair citizens, businesses, visitors and commuters traveling through the City. In addition, the proposed wireless facility has the capability to continue to operate and provide communications service in the event of a major power outage that may cause traditional telephone service to be rendered inoperable.
- B. The proposed wireless telecommunications facility use would not create hazards that would be considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood based on the data and conclusions contained in the staff report. The antenna structure is located at the rear of a 2.38-acre commercial property of sufficient size to allow its full integration within the general context of the site without significant visual impact to adjacent uses. Moreover, staff finds that the location and physical features of the monopine and its associated equipment provide the best degree of both aesthetic and environmental protection pertaining to on-site and surrounding uses and public areas. Lastly, all necessary building permits will be required to ensure that the facility is properly constructed and inspected. In sum, no threats to public health or safety have been identified for this proposal.

- C. That the proposed wireless telecommunications facility use at the proposed location conforms to good zoning practice. At 2.38 acres in area, the site is of sufficient size to easily accommodate the proposed monopine structure without impact to the overall use and appearance of the commercial property. At 60 feet in height, the monopine structure will be less than 75-foot height limit allowed in the underlying C-3 zoning district. Associated support equipment would also be easily accommodated in an unused portion of the adjacent parking lot. Moreover, the proposed facility meets all applicable development standards, including height, of the underlying zoning district and wireless telecommunications ordinance.
- D. That such use in such location is not contrary to the objectives of any part of the adopted General Plan, which encourage compliance with Federal law, increased emergency preparedness, enhancement of public convenience and communication, and projects which meet community design objectives and attempt to reasonably minimize undesirable aesthetic effects on adjacent properties.

Wireless Telecommunications Facility Findings

- A. There is adequate space on the property for the wireless telecommunications facility without conflicting with existing buildings or other improvements on the property, reducing required parking or landscaping, or otherwise compromising applicable development standards. The commercial site is approximately 2.38 acres in area and developed in a manner that will easily accommodate the project without significant impact. The proposed wireless telecommunications facility will not eliminate any existing landscaping. New landscaping around the base of the tree will be added.
- B. The design and placement of the wireless telecommunications facility will not adversely impact the use of the property, buildings and structures located on the property or the surrounding area or neighborhood. The proposed monopine will be placed in the southeast corner of the site and will not impact the use of the property or restrict access or circulation to or on the site. All ground-mounted support equipment will be out of view behind a new masonry block wall enclosure.
- C. The wireless telecommunications facility, as proposed, is consistent with the provisions of Chapter 11.73 and complies with all other applicable requirements of Title 11 of the Montclair Municipal Code. The facility will not emit excessive noise, vibration, traffic or other disturbance that would have a substantial adverse effect on abutting property or uses located on these properties. Moreover, the proposed wireless telecommunications facility meets distance requirements from adjacent residential properties, required setbacks of the underlying district and is designed to

accommodate a second carrier in the future. The proposed height and monopine design of the antenna support structure will not adversely affect appearance of the surrounding area.

3. Based upon the findings and conclusions set forth in the paragraphs above, this Commission hereby approves the application subject to each and every condition set forth below.

Planning

1. This approval is for a Conditional Use Permit (CUP) and Precise Plan of Design (PPD) to construct a wireless telecommunications facility consisting of a 60-foot high "monopine" antenna structure and associated support equipment at the southeast corner of the property located at 10385 Central Avenue as described in the staff report and depicted on the approved plans. The approval of this permit shall become effective after all applicable appeal periods have expired or appeal processes exhausted.
2. Conditional Use Permit (CUP) approval shall be valid for six months from the date of Planning Commission action. If no construction drawings have been submitted to the City for plan review within this time frame or a time extension for such CUP granted, then the approval shall automatically expire without further City action.
3. Precise Plan of Design (PPD) approval shall be valid for a period of one year and shall automatically expire on the anniversary date of Planning Commission approval unless the applicant is diligently pursuing building plan check toward eventual construction of the project. The applicant and/or property owner shall be responsible to apply for a time extension at least 30 days prior to the approval's expiration date. No further notice from the City will be given regarding the project's PPD expiration date.
4. Within five (5) days of approval by the Planning Commission, the applicant shall submit the following payments to the Planning Division:
 - a. A check in the amount of \$50, payable to "Clerk of the Board of Supervisors," to cover the County administrative fee for filing a Notice of Exemption as required by the California Environmental Quality Act (CEQA).
 - b. A check to cover the actual cost of publishing a Notice of Public Hearing in a newspaper of general circulation (Inland Valley Daily Bulletin) as required by state law. Check shall be made payable to the "City of Montclair."

5. The applicant and/or property owner shall ensure that a copy of the Planning Commission approval letter, including all conditions of approval, be reproduced on the first page of the construction drawings and shall be distributed to all design professionals, contractors, and subcontractors participating in the construction phase of the project.
6. The wireless provider shall obtain and maintain current at all times a business license issued by the City.
7. The wireless telecommunications facility shall be constructed in substantial compliance with plans reviewed and approved by the Planning Commission.
8. The applicant shall be responsible to fully comply with all requirements of the Federal Communications Commission (FCC) regarding electromagnetic frequency (EMF) and radiofrequency radiation (RFR) standards.
9. Prior to issuance of a building permit, the applicant shall submit detailed shop drawings and/or plans for the proposed monopine for final design review and approval by the City Planner. Drawings/plans shall incorporate or address the following elements:
 - a. The first level of branches for the monopine shall be installed approximately 10-12 feet above adjacent ground level.
 - b. The support pole shall be fully treated and have full "bark" finish.
 - c. Artificial branches and foliage shall be of sufficient quality, quantity, length, spacing, and density to provide screening of the antennas and to achieve a natural appearance to the greatest extent possible.
 - d. Each antenna panels shall be covered with "antenna socks" that match the approved foliage color.
 - e. All "stand-off-mounts" and support pipe mounts shall be painted in a "flat" complementary finish to reduce reflection and visibility of the mounting hardware.
10. No advertising, signs or lighting shall be incorporated or attached to the antenna array or support facilities, except as required by the City's Building Division or federal regulations.
11. All electrical and utility connections serving the facility shall be placed underground in accordance with the requirements of the Montclair Municipal Code.

12. The applicant shall submit to the City certification of continued use of the approved facility on an annual basis at the time of business license renewal for as long as the facility remains in operation. The certification shall indicate that the facility is operating as approved and that the facility complies with the most current FCC safety standards. Facilities that are no longer in operation shall be completely removed within 90 days after the date cessation of operation.
13. If no annual certification is provided, the CUP for the facility may be revoked by the Director. Prior to revoking a permit, the Director shall provide the owners of record written notice of their failure to provide the annual certification and an opportunity for a hearing.
14. Notice of change of ownership of the facility shall be provided in writing to the Director within 30 days of said change.
15. Within 90 days of commencement of operations, applicants shall provide a preliminary report and field report prepared by a qualified engineer that shows the operation of the facility to be in conformance with the standards established by ANSI and IEEE for safe human exposure to EMF and RFR.
16. All future changes and modifications to an approved facility, such as the addition of panel, whip, dish, omnidirectional, GPS or test antennas, shall require prior review and approval by the City.
17. The applicant and/or property owner shall be responsible for maintaining the monopine structure, antennas and artificial foliage and branches, building, ground equipment, fencing, lighting, landscaping, and all improvements in good condition and/or working order at all times. Any accumulation of trash, weeds, or debris on the property shall be removed immediately so as not to present a public nuisance. Graffiti on the screen walls, or adjacent buildings or structures shall be removed immediately by the applicant/property owner upon notification by the City.
18. The permit may be modified or revoked for failure to abide by the conditions contained herein, or in the event the use is determined to be a nuisance to surrounding properties, businesses, or community at-large.
19. A complete set of plans shall be submitted to the Montclair Police Department to determine the compatibility and non-interference with the City's public safety radio frequencies and services. Building permits shall not be issued unless it is determined that the proposal will not impact the City's radio communications systems.
20. If, as a result of the operation of the subject facility, existing or future residential, commercial or industrial properties near the site experience interference difficulties with electronic equipment (such as radios, televisions, telephones, home computers, etc.), or if public safety

personnel experience interference with communications systems, the applicant shall be solely and fully responsible to correct any and all problems upon proof of such interference.

21. At no time shall equipment noise from any source exceed an exterior noise level for nighttime hours as set forth in Table 6-2 of the Montclair General Plan. Any backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on weekday nights. The carrier shall take corrective action within 30 days of receipt of any reported noise complaint by the Planning Division.
22. All graffiti and other forms of vandalism and damage to the wireless telecommunications facility shall be removed and/or repaired within 72 hours of notice by the City.
23. To ensure compliance with the conditions of the approval, a final inspection is required from the Building and Planning Divisions upon completion of construction and all improvements. The applicant shall contact the City to schedule an appointment for such inspections.
24. The applicant shall agree to defend, at its sole expense, any action brought against the City, its agents, officers, or employees because of the issuance of this approval; or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers, or employees for any damages, loss, court costs and attorney fees that the City, its agents, officers, or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve applicant of its obligations under this condition.

Building

25. Submit two complete sets of plans for the project, including engineered structural calculations and drawings for the monopine structure, associated facilities and utility plans, and three additional sets of architectural plans, including elevations, colors and materials, foliage addition to the monopine and lighting, if any, for review and approval by the Building and Planning Divisions.
26. Underground Service Alert shall be notified 48 hours prior to any excavation by calling 8-1-1.
27. All off-site and on-site excavation and trenching shall conform to CAL-OSHA standards. Excavations that exceed five feet in depth require a CAL-OSHA permit.

28. The developer/contractor is to be responsible for reasonable periodic clean up of the construction site to avoid hazardous accumulation of combustible trash and debris.
29. Architect's/Engineer's stamp and "wet" signature are required prior to permit issuance.
30. The applicant shall comply with the latest adopted California Building Code, and other applicable codes, ordinances and regulations in effect at the time of permit application. These applicable codes shall be indicated on the first page of submitted plans.
31. Contractors must show proof of State and City licenses and Workers' Compensation coverage to the City prior to permit issuance.
32. Separate permits are required for fencing and/or walls.
33. All utility services to the project shall be installed underground.
34. Plans shall be submitted for plan check and approved prior to construction. All plans shall be marked with the project file number.
35. Construction activity shall only be permitted from the hours of 7:00 a.m. to 8:00 p.m. daily.
36. Approval of final inspection is required prior to the use of the subject facility. Final approval by the Building Official shall be contingent upon compliance with all conditions of approval. The applicant shall contact the City to schedule an appointment for such final inspection.
37. Prior to the issuance of final approval of the project, the applicant shall submit to the Building Division electronic images of all plans and records for the purpose of obtaining a building final. Electronic images shall comply with the City's Electronic Archiving Policy.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 8th DAY OF SEPTEMBER, 2014.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: _____
Tenice Johnson, Chair

ATTEST: _____
Steve Lustro, Secretary

I, Steve Lustro, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 8th day of September, 2014 by the following vote, to-wit:

AYES:

NOES:

ABSENT:

Report on Item Number 6.b

GENERAL PLAN CONSISTENCY REPORT FOR CAPITAL IMPROVEMENT PROGRAM (CIP) FISCAL YEARS 2014-2018

Background

The Capital Improvement Program (CIP) is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. The proposed CIP for the years 2014-2018 has been prepared by the City of Montclair Engineering Division in consultation with other City departments and the City Council's Public Works Committee. The CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Development Impact Fees, Measure I, Gas Tax, and miscellaneous grants.

California law, pursuant to Government Code Section 65401, requires that the City's CIP conform to the City's adopted General Plan (1999). The Planning Commission is the hearing body charged with the responsibility of making that determination.

Project Description and General Plan Consistency

A total of five (5) CIP projects have been proposed for Fiscal Years 2014-2018. These projects have been generally categorized by type of project improvements (e.g., Street, Buildings/Facilities, or other infrastructure, etc.) and evaluated accordingly with respect to the General Plan goal and/or policy that staff believes is applicable to each project.

In reviewing the City's General Plan document, staff found that most CIP projects are supported by a specific General Plan goal or policy. Although in a couple of cases there was no specific policy stated, staff was able to identify other policies that are broad enough to adequately encompass the general intent of the project and thereby ensure consistency with certain General Plan goals and policies.

The projects proposed for the 2014-2018 timeframe are summarized below along with an identified goal and/or policy from the various elements of Montclair General Plan (1999):

1. **Central Avenue/Union Pacific Railroad Replacement Project (formerly Bridge Inspection/Bridge Repair – Grant Assistance** - This will provide the design, environmental clearance, right-of-way acquisition, and construction of a new bridge to replace the existing Central Avenue bridge over the Union Pacific Railroad tracks.

Circulation Element

- CE-1.0.0 – To provide residents and visitors to the City of Montclair a circulation network which provides for safe and efficient travel within and through the community.
- CE-1.1.11 – Establish and review improvement priorities for dealing with problem intersections and traffic-impacted circulation.
- CE-1.1.12 – Establish and review priorities for grade separations at roadway and railroad crossings. Sources of funding should be explored.

Safety Element

- SE-1.1.2 – Develop public works projects designed to protect the public from geological hazards.
2. **Monte Vista Avenue/Union Pacific Grade Separation Project** - This project will construct a bridge over the Union Pacific Railroad tracks at Monte Vista Avenue. Project was to be funded 100% by the state, but due to state funding issues, construction will use Measure I and federal funds.

Circulation Element

- CE-1.0.0 – To provide residents and visitors to the City of Montclair a circulation network which provides for safe and efficient travel within and through the community.
 - CE-1.1.11 – Establish and review improvement priorities for dealing with problem intersections and traffic-impacted circulation.
 - CE-1.1.12 – Establish and review priorities for grade separations at roadway and railroad crossings. Sources of funding should be explored.
3. **Northeast Montclair Street Rehabilitation Project** - This project will resurface residential streets in the northeastern part of the City that were not covered by the previous project. The limits are bounded by San Bernardino Street, Benson Avenue, Interstate 10, and Central Avenue.

Circulation Element

- CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.

Community Design Element

- CD-1.1.11 – To encourage the design of road and street improvements that protects or enhances the scenic values along the City's roadsides.

4. **Miscellaneous Residential Street Rehabilitation Program** – Under SANBAG's Measure I program, a portion of the funds given to cities each year can be used for general maintenance and rehabilitation. The streets do not need to be named and are generally determined on a year-to-year basis. In the first year (2014-2015), staff proposes completing rehabilitation work on the streets in the northeast portion of the City not covered by the previous Northeast City Rehabilitation Project. In the remaining years of this CIP program approximately \$100,000 is allocated per year for maintenance and rehabilitation activities.

Circulation Element

- CE-1.0.0 – To provide residents and visitors to the City of Montclair a circulation network which provides for safe and efficient travel within and through the community.
 - CE-1.1.0 – To promote a circulation and transportation system, including freeways, all classes of streets, accommodations for public mass transportation and pedestrian walkways, and bicycle routes that will serve traffic needs efficiently and safely, and be attractive in appearance.
 - CE-1.1.7 – Continue promotion of the construction of sidewalks in residential areas to provide safe circulation.
5. **Montclair Fire Department Self-Contained Breathing Apparatus (SCBA) Fill Station Replacement Project** – The SCBA fill station at Fire Station No. 151 is in need of a replacement. This unit is approximately 20 years old and has been modified several times, and overhauled to be functional as a frequently-used piece of apparatus even though it is a very small unit that was not made for such a high frequency of use. The fill station is also out of compliance per OSHA 1910.134(i)(7) because it does not have a carbon monoxide alarm to monitor carbon monoxide levels. To install a new fill station at Fire Station No. 151, the electrical power at the station needs to be upgraded. The new fill station will require a three-phase power source. Construction associated with the new power source will include the installation of an electrical disconnect box with flexible conduit and proper wire run into an electrical control panel. The cost to purchase a new fill station is estimated to be \$66,177.10. The estimated cost to upgrade the electrical power source is \$5,000.

Public Facilities and Utilities Element

- PF-1.0.0 – To provide adequate public facilities to the community that are safe, efficient, attractive, reliable and always available.

Safety Element

- SE-4.1.0 – To recognize and consider state-of-the-art advancements in fire service technology and protection.
- SE-6.1.3 – Prepare and protect critical facilities to ensure their continued operation follow any disaster.

Public Notice

Public notification was achieved by posting the agenda at least 72 hours prior to the meeting, with this agenda item being listed.

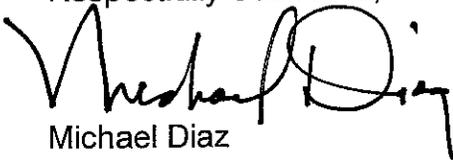
Environmental Assessment

The CIP program is not considered a "project" under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA review. However, the potential environmental impacts associated with each project identified in the 2014-2018 CIP will be assessed in specific environmental documents prepared for each individual project at the time of implementation.

Planning Division Recommendation

Staff recommends that the Planning Commission find the Capital Improvement Program for Fiscal Year 2014-2018 to be in conformance with the Montclair General Plan (1999), and move to adopt Resolution No. 14-1815 affirming that the City of Montclair Capital Improvement Program (CIP) for Fiscal Years 2014-2018 is consistent with the General Plan, as recommended therein.

Respectfully Submitted,



Michael Diaz
City Planner

MD/le

Attachments: Resolution No. 14-1815

c: Michael C. Hudson, Public Works Director/City Engineer
Donald Parker, Finance Director
Steve Lustro, Community Development Director

Z:\COMMDEV\MD\CIP REPORTS AND RESOLUTIONS\2014-2018\PC1RPT

RESOLUTION NUMBER 14-1815

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTCLAIR FINDING THAT THE PROJECTS CONTAINED IN THE CAPITAL IMPROVEMENT PROGRAM (CIP) FOR FISCAL YEARS 2014-2018 ARE CONSISTENT WITH THE MONTCLAIR GENERAL PLAN (1999)

A. Recitals.

WHEREAS, the Capital Improvement Program (CIP) for the City of Montclair is a proposed schedule of expenditures to build and maintain public infrastructure throughout the City. As such, the CIP is a vital piece of the City's Annual Operating Budget as it dictates major capital expenditures obligated in any given year; and

WHEREAS, the proposed CIP for Fiscal Years 2014-2018 was prepared by the City of Montclair Engineering Division in consultation with other City departments and the City Council's Public Works Committee; and

WHEREAS, the CIP identifies projects that reflect the desires of the community as well as projects that serve operational and maintenance needs. Projects are funded from a variety of sources, including Development Impact Fees, Measure I, Gas Tax, and miscellaneous grants; and

WHEREAS, California law, pursuant to Government Code Section 65401, requires that the City's Capital Improvement Program conform to the City's adopted General Plan, and that the Planning Commission is the hearing body charged with the responsibility of making that determination; and

WHEREAS, each year the Planning Commission must review all capital projects that will be planned, initiated or constructed during the ensuing fiscal year for conformity with the General Plan; and

WHEREAS, the five (5) projects proposed for the 2014-2018 CIP are summarized in the staff report prepared for this item with an identified goal and/or policy from the applicable elements of the Montclair General Plan (1999); and

WHEREAS, on September 8, 2014, commencing at 7:00 p.m. in the Council Chamber at Montclair City Hall, the Planning Commission conducted a meeting at which time all persons wishing to testify in connection with said project were heard and said proposal was fully studied; and

WHEREAS, the Planning Commission's determination that the proposed 2014-2018 CIP program is consistent with the General Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) since it can be deemed certain that there is no possibility that the determination of General Plan consistency will have a significant effect on the environment; and

WHEREAS, each project within the 2014-2018 CIP must undergo separate environmental review and determination before each project is implemented.

B. Resolution.

NOW, THEREFORE, it is hereby found, determined, and resolved by the Planning Commission of the City of Montclair as follows:

1. This Commission hereby specifically finds that all of the facts set forth in the Recitals, Part A, of this Resolution are true and correct.
2. Based upon the substantial evidence presented to this Commission during the above-referenced hearing on September 8, 2014, including written and oral staff reports together with public testimony, this Commission hereby finds and determines the proposed 2014-2018 CIP to be consistent with the overall objectives of the City of Montclair General Plan (1999), and the proposed CIP will advance the attainment of these goals and policies for the benefit of the residents of the City of Montclair.

The Secretary to this Commission shall certify to the adoption of this Resolution.

APPROVED AND ADOPTED THIS 8TH DAY OF SEPTEMBER, 2014.

PLANNING COMMISSION OF THE CITY OF MONTCLAIR, CALIFORNIA

By: _____
Tenice Johnson, Chair

ATTEST: _____
Steve Lustro, Secretary

I, Steve Lustro, Secretary of the Planning Commission of the City of Montclair, do hereby certify that the foregoing Resolution was duly and regularly introduced, passed, and adopted by the Planning Commission of the City of Montclair, at a regular meeting of the Planning Commission conducted on the 8th day of September, 2014, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

2014-2018 CAPITAL IMPROVEMENT PROGRAM

PRIOR YEARS SUMMARY STATUS

Project No.	Project Title Description	Project Status
1-02-1	<u>Bridge Inspection/Bridge Repair-Grant Assistance</u> This project will perform additional bridge inspection and seek funds for bridge repair/reconstruction/rehabilitation	This project is complete and the City was successful in getting grant funding for the replacement of the Central Avenue/UPRR bridge. A new project number has been assigned to carry this project forward.
1-03-7	<u>Monte Vista/UPRR Grade Separation</u> This project will construct a bridge over the Union Pacific Railroad tracks.	Although all environmental work and right-of-way acquisition associated with the project have been completed, and the design was mostly complete, UPRR now requires extensive changes to the design. A new design is required and a new project number has been assigned to carry this project forward.
1-06-02	<u>Infrastructure Concrete Repairs</u> This project will provide for the repair of curb, gutter, sidewalks and drive approaches at various locations within the City.	Funding is provided on an annual basis. Work is ongoing.
7001	<u>Carlton Street Reconstruction</u> This project will construct curb, gutter, sidewalk, streetlights, and sewers for Carlton Street east of Monte Vista Avenue.	All work associated with this project has been completed.
7002	<u>Community Center Restrooms</u> This project will construct new restrooms in the Community Center.	All work associated with this project has been completed.

Exhibit to CIP
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Project No.	Project Title Description	Project Status
7003	<u>Intersection Rehabilitation</u> This project will reconstruct the approaches to several intersections in the City where rutting caused by bus traffic has created unacceptable pavement conditions.	All work associated with this project has been completed. Intersections included: Arrow and Monte Vista; Central and Palo Verde; and Holt and Ramona
7006	<u>Northwest Montclair Street Rehabilitation</u> As part of the City's pavement management program, local residential streets in this part of the City will be resurfaced.	All work associated with this project has been completed.
7007	<u>Monte Vista Avenue Widening</u> This project will widen the east side of Monte Vista Avenue between Mission Boulevard and Howard Street, including the installation of curb, gutters, sidewalks, streetlights, and pavement.	All work associated with this project has been completed.
7008	<u>Recreation Building Upgrades</u> This project will remodel the locker rooms in the Recreation Building, add an employee restroom, add a sink to the employee break room, and add a public counter.	The design for this project has been completed and the project is now ready to advertise.
7009	<u>City Hall Patio Improvements</u> This project will address ADA accessibility issues to City Hall, construct a new patio area for employees, and provide additional landscaping at the south entry to City Hall.	Work on this project has been completed. Most of the work was performed by City Yard personnel.

Exhibit to CIP
 p 2 of 10

Project No.	Project Title Description	Project Status
7010	<u>Ramona Avenue Rehabilitation</u> This project will provide a new street surface for Ramona Avenue between Mission Boulevard and Phillips Boulevard. A sewer repair included in the CIP but not assigned a number is also part of this project.	All work associated with this project has been completed.
7012	<u>City Hall Patio Cover</u> This project will construct a shade sail over the patio improvements completed under Project 7009.	Due to a funding shortfall, it is recommended that this project be put on hold and revisited at a later date.
7013	<u>Police Fuel Storage Upgrades</u> This project will provide safer access to the fuel storage tanks at the Police Department Facility. The existing filler necks for the tanks require someone to climb stairs to access the filler necks. The modifications will lower the necks to ground level.	All work associated with this project has been completed.
7014	<u>Northeast Montclair Street Rehabilitation</u> As part of the City's pavement management program, local residential streets in this part of the City will be resurfaced.	All work associated with this project has been completed. Due to insufficient funds, not all streets were completed. A new project will be submitted for City Council approval to complete the remaining work.
70000	<u>Central Ave./San Bernardino St. Signal Upgrades</u> This project will make signal modifications for protected left turn phasing for north/south and east/west traffic.	Design work for this project has been completed and the project is ready to advertise for bids.

Exhibit to CIP
p 3 of 10

Project No.	Project Title Description	Project Status
70001 (previously 7011)	<u>Sunrise Park Block Wall</u> This project will reconstruct a block wall along the north side of Sunrise Park.	The design for this project is complete. The project was advertised for bids, but the bids came in too high. Changes were made to the design and the project readvertised. Construction is expected to be completed by the end of 2014.
70002	<u>Mission Boulevard Signal Coordination Upgrades</u> This project will improve signal coordination along Mission Boulevard.	This project was added to the CIP with the hope of obtaining grant funding for the work. The City was not successful in its grant application. It is recommended that this project be put on hold and revisited at a later date if funding becomes available.
70003 (previously 7005)	<u>Central Avenue/UPRR Grade Separation Reconstruction</u> This project will reconstruct the bridge over the UPRR tracks and add additional lanes to the bridge.	This project developed as a result of the study done under Project 1-02-1. The City was successful in getting grant funding for the reconstruction. It is anticipated a consultant will be selected to perform the design before the end of 2014.
70004 (previously 7004)	<u>Monte Vista/UPRR Grade Separation</u> This project will construct a bridge over the Union Pacific Railroad tracks.	This project is the same as Project 1-03-7. A new design is required due to changes made by UPRR. The consultant for this design has been selected and design should be completed by the end of 2015.
- (No project number assigned)	<u>8700 Central Avenue Rule 20</u> This project will remove overhead utilities on the west side of Central Avenue from the Union Pacific Bicycle trail to Richton Street and place them underground.	The design for this work has been completed, but pending state action on the use of Successor Agency funds for construction, there is no work currently underway.

Exhibit to CIP
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Infrastructure Fund Capital Project Funding Information

Project Name: Central Avenue/UPRR Replacement Project (Formerly Bridge Inspection/Bridge Repair-Grant Assistance) ✓
 Project Details: This project will provide design, environmental clearance, right-of-way acquisition, and construction of a new bridge to replace the existing Central Avenue bridge over the Union Pacific Railroad tracks. (This project was previously identified as Project No. 1-02-1.)

Preparation Date: October 15, 2012 Department: Public Works
 Project No. (Assigned by Finance): 7005 Contact/Ext.: Michael C. Hudson 441

Phase	Fiscal Years					Total	Fund/Program
	Prior Years	2014/2015	2015/2016	2016/2017	2017/2018		
Environmental	132,795.00					132,795.00	Fed. MAP-21
	17,205.00					17,205.00	Fund 1104-Meas I
Design	25,000.00					25,000.00	Fund 1102-Gas
		30,000.00	1,034,562.00			1,034,562.00	Fed. MAP-21
			134,038.00			134,038.00	Fund 1104-Meas I
RW Acquisition							
Construction							
					14,030,234.00	14,030,234.00	Fed. MAP-21
					1,817,766.00	1,817,766.00	Fund 1104-Meas I
Total	175,000.00	30,000.00	1,168,600.00	0.00	15,848,000.00	17,221,600.00	

Approvals: _____ Date: August 7, 2014
 Department: Public Works Department
 Finance By: *[Signature]* Date: _____
 City Council Date: _____
 Revision Dates: 7/15/2013 8/7/2014
Total Cost: \$17,221,600.00

Infrastructure Fund Capital Project Funding Information

Project Name: Monte Vista Avenue/Union Pacific Grade Separation Project

Project Details: This project will construct a bridge over the Union Pacific Railroad tracks at Monte Vista Avenue. (This project was previously identified as Project No. 1-03-7.) Project was to be funded 100% by state, but due to state funding issues, construction will use Measure I and federal funds.

Preparation Date: October 15, 2012

Department: Public Works Department

Contact/Ext.: Michael C. Hudson

Estimated Start Date: Constr.-2016

Project No. (Assigned by Finance): 7004

Department: Public Works Department

Contact/Ext.: Michael C. Hudson

Estimated Start Date: Constr.-2016

Phase	Fiscal Years				Total	Estimated Completion	Grant Billing Date	Fund/Program (Fund Name & Number)
	Prior Years	2014/2015	2015/2016	2016/2017				
Environmental	250,000.00 300,000.00				250,000.00 300,000.00	Completed Completed	Billed previously N/A	TCRP Measure I
Design	2,110,000.00 300,000.00				2,110,000.00 300,000.00		N/A	TCRP Measure I
R/W Acquisition	8,458,000.00 1,250,000.00	1,600,000.00 320,000.00			1,600,000.00 320,000.00	Dec. 2013 Dec. 2015		Fed HPP Measure I
Construction	300,000.00				300,000.00	Completed		TCRP RDA
Total	12,968,000.00	1,920,000.00	10,000,000.00 5,000,000.00 15,000,000.00	0.00	29,888,000.00	Dec. 2013 2017 2017 Dec. 2017	N/A	Measure I Fed PNRS CPUC

Approvals: _____

Department: Public Works Department

Finance By: _____

By: *MCC*

Date: _____

City Council Date: _____

Date: _____

August 7, 2014

Revision Number: #1-8/7/14

Total Project Cost: _____

\$29,888,000.00

Infrastructure Fund Capital Project Funding Information

Project Name: Northeast Montclair Street Rehabilitation Project
 Project Details: This project will resurface residential streets in the northeastern part of the City that were not covered by the previous project. Funds were insufficient with the previous project. The limits are bounded by San Bernardino Street, Benson Avenue, I-10 Freeway and Central Avenue.

Preparation Date: August 7, 2014 Department: Public Works
 Project No. (Assigned by Finance): _____ Contact/Ext.: Michael Hudson 441

Phase	Fiscal Years					Total	Fund/Program
	Prior Years	2014/2015	2015/2016	2016/2017	2017/2018		
Environmental							
Design							
R/W Acquisition							
Construction		100,000.00				100,000.00	1104-Measure I
Total	0.00	100,000.00	0.00	0.00	0.00	100,000.00	

Approvals: _____ Date: August 7, 2014
 Department: Public Works By: Michael C. Hudson
 Finance By: _____ Date: August 7, 2014
 City Council Date: _____
 Revision Number: _____

Total Project Cost: \$100,000.00

Infrastructure Fund Capital Project Funding Information

Project Name: Miscellaneous Residential Street Rehabilitation Program ✓

Project Details: Under SANBAG's Measure I program, a portion of the funds given to cities each year can be used for general maintenance and rehabilitation. The streets do not need to be named and are generally determined on a year to year basis. In the first year 2014/2015, staff proposes completing rehabilitation work on streets in the northeast portion of the City not covered by the previous Northeast City Rehabilitation Project.

Preparation Date: August 7, 2014 Department: Public Works

Project No. (Assigned by Finance): _____ Contact/Ext.: Michael Hudson 441

Phase	Fiscal Years					Total	Fund/Program
	Prior Years	2014/2015	2015/2016	2016/2017	2017/2018		
Environmental							
Design							
R/W Acquisition							
Construction		100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	1104-Measure I
Total	0.00	100,000.00	100,000.00	100,000.00	100,000.00	500,000.00	500,000.00

Approvals: _____

Department: Public Works By: Michael C. Hudson Date: August 7, 2014

Finance By: _____ Date: August 7, 2014

City Council Date: _____

Revision Number: _____

Total Project Cost: \$500,000.00

Infrastructure Fund Capital Project Funding Information

Project Name: Montclair Fire Department Self Contained Breathing Apparatus (SCBA) Fill Station Replacement Project

Project Details: The SCBA fill station at Fire Station No. 151 is in need of a replacement. This unit is approximately 20 years old and has been modified several times, and overhauled to be functional as a frequently used piece of apparatus even though it is a very small unit that was not made for such high frequency use. The fill station is also out of compliance per OSHA 1910.134(i)(7) because it does not have a carbon monoxide alarm to monitor carbon monoxide levels. To install a new fill station at Fire Station No. 151, the electrical power at the station needs to be upgraded. The new fill station will require a three-phase power source. Construction associated with the new power source will include the installation of an electrical disconnect box with flexible conduit and proper wire run into an electrical control panel. The cost to purchase a new fill station is estimated to be \$66,177.10. The estimated cost to upgrade the electrical power source is \$5,000.

Preparation Date: August 14, 2014

Department: Fire Department

Project No. (Assigned by Finance): _____

Contact/Ext.: Angelic Bird 542

Phase	Fiscal Years				Total	Fund/Program
	Prior Years	2014/2015	2015/2016	2016/2017		
Environmental Design						
R/W Acquisition						
Construction		44,483.48				44,483.48
		26,693.62				26,693.62
Total	0.00	71,177.10	0.00	0.00	0.00	71,177.10
						1143-SB509 Fund
						Contingency Fund

Approvals:

Department: _____

Finance By: _____

City Council Date: _____

Revision Number: _____

By: _____

Date: _____

Date: _____

Total Project Cost: \$71,177.10

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MEASURE I LOCAL STREET PASS-THROUGH FUNDS FIVE YEAR CAPITAL IMPROVEMENT PLAN

PLAN PERIOD:	2014/2015 to 2018/2019	CITY OF MONTCLAIR		MEASURE I ESTIMATE:		FY 2014/2015	FY 2015/2016	FY 2016/2017	FY 2017/2018	FY 2018/2019	Total Available (per new estimate)
CARRYOVER BALANCE:	\$806,680.39					\$548,818.09	\$563,017.66	\$578,908.19	\$497,905.44	\$615,224.60	\$3,508,755.39
Named Projects:	Estimated Total Project Cost	Measure I (%)	Measure II (%)	FY 2014/2015	FY 2015/2016	FY 2016/2017	FY 2017/2018	FY 2018/2019	Total Local Street Measure I Programmed		
North Vista Avenue/Union Pacific Grade Separation Project-DW Construction	\$175,000.00			\$175,000.00					\$175,000.00		
North Vista Avenue/Union Pacific Grade Separation Project-Decking	\$300,000.00			\$300,000.00					\$300,000.00		
North Vista Avenue/Union Pacific Grade Separation Project-Construction	\$1,400,000.00			\$1,400,000.00					\$1,400,000.00		
Central Avenue/USPS Construction	\$200,000.00			\$200,000.00					\$200,000.00		
Central Avenue/USPS Paved	\$1,600,000.00			\$1,600,000.00					\$1,600,000.00		
North Vista Avenue Pavement Rehabilitation Highway to South City	\$300,000.00			\$300,000.00					\$300,000.00		
Named Projects Total:	\$3,975,000.00			\$3,975,000.00					\$3,975,000.00		
Categorical Projects Total:	\$0.00			\$0.00					\$0.00		
Total Projects Total:	\$3,975,000.00			\$3,975,000.00					\$3,975,000.00		
Total Carryover - Estimate:	\$845,000.00			\$845,000.00					\$845,000.00		
Named Projects:											
Categorical Projects:											
Total:	\$845,000.00			\$845,000.00					\$845,000.00		
Total Available:				\$548,818.09	\$563,017.66	\$578,908.19	\$497,905.44	\$615,224.60	\$3,508,755.39		
Total Available:				\$548,818.09	\$563,017.66	\$578,908.19	\$497,905.44	\$615,224.60	\$3,508,755.39		

RESOLUTION NUMBER:
 RESOLUTION APPROVAL DATE:
 CONTACT PERSON & TITLE:
 CONTACT PHONE:
 CONTACT EMAIL:

1. In accordance with Measure I Section 1.1, the Plan Budget is \$0.00.
2. There is a 150% constraint on total plan projects.
3. There is a 150% constraint on total plan projects.
4. Expenses of Measure I Local Street Fund must be included in the Five Year Capital Improvement Plan and adopted by resolution of the governing body.
5. Related Capital Improvement Plans are due to be included by the end of the fiscal year along with the resolution.

Total Carryover Programmed: \$ 4,985,000.00
 Total Estimated Programmed: \$ 4,985,000.00
 Total Available: \$ 4,985,000.00
 Total Available: \$ 4,985,000.00
 Does programming amount exceed 150% limit: No

Revised June 5, 2014

Exhibit to CIP - p 10 of 10