



PLANNING COMMISSION AGENDA REPORT

V.2

MEETING DATE: MAY 10, 2010

ITEM NUMBER:

SUBJECT: GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA
2010-11 CAPITAL IMPROVEMENT PROGRAM

DATE: MAY 6, 2010

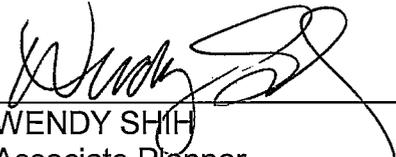
FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER
(714) 754-5136 WSHIH@CI.COSTA-MESA.CA.US

DESCRIPTION

A resolution of the Planning Commission finding the proposed City of Costa Mesa 2010-11 Capital Improvement Program in conformance with the 2000 General Plan.

RECOMMENDATION

Adopt attached resolution finding the City's proposed 2010-11 Capital Improvement Program in conformance with the 2000 General Plan.


WENDY SHIH
Associate Planner


KHANH NGUYEN
Acting Asst. Development Services Director

BACKGROUND

Government Code Section 65103(c) requires Planning Commission review of the proposed capital improvement program (CIP) portion of the City's annual budget for conformity with the 2000 General Plan.

ANALYSIS

The proposed CIP includes a number of projects to implement various policies, objectives, and programs in the 2000 General Plan. The list of proposed projects includes street maintenance and improvement, storm drain improvements, curbs and sidewalks, traffic operations, and parks improvements.

The proposed projects are listed in Attachment "B" – Summary of Capital Improvement Projects, and described in greater detail in Attachment "C" – Capital Improvement Project forms.

The following paragraphs correlate the proposed major program categories with applicable General Plan goals, objectives, and policies:

- **Street Maintenance and Improvements:** Specific programs within this category implement Circulation Element Goal CIR-1 to provide a balanced, uncongested, safe, and energy efficient transportation system; Circulation Element Goal CIR-2, to mitigate traffic impacts of development; and Growth Management Element Goal GM-1, to provide and maintain a circulation system within acceptable levels of service. They also implement Objectives CIR-1A, CIR-2D, and GM-1A, and Policies CIR-1A.11, CIR-1A.14, CIR-1A.15, CIR-1A.16, CIR-2D.1, CIR-2D.2; and CIR-2D.3, GM-1A.2, GM-1A.6., and CD-1A.3
- **Storm Drain Improvements:** The program within this category implements Safety Element Goal SAF-1 which calls for the protection of the City's citizens and property from environmental hazards such as hydrologic episodes.
- **Curbs and Sidewalks:** Specific programs within this category implement Circulation Element Goal CIR-1 to provide a safe and energy efficient transportation system.
- **Traffic Operations:** Programs within this category implement Circulation Element Goal CIR-1 to provide a balanced, uncongested, safe, and energy efficient transportation system; Circulation Element Goal CIR-2, to mitigate traffic impacts of development; and Growth Management Element Goal GM-1, to provide and maintain a circulation system within acceptable levels of service. They also implement Objectives CIR-1A, CIR-2D, and GM-1A, and Policies CIR-1A.11, CIR-1A.14, CIR-1A.15, CIR-1A.16, CIR-2D.1, CIR-2D.2, CIR-2D.3, GM-1A.2, and GM-1A.6.

- **Park Improvements:** Programs within this category comply with Open Space and Recreation Goal OSR-1 relating to providing the community with high-quality open spaces and recreational opportunities through the development of recreation resources.

The proposed projects in the 2010-2011 Capital Improvement Program are consistent with and further reinforce the goals, policies, and objectives of the General Plan. Based on the above information, staff recommends that the Planning Commission find that the proposed 2010-11 CIP in conformance with the 2000 General Plan.

ALTERNATIVES CONSIDERED:

No alternative is provided.

CONCLUSION:

Planning Division staff has reviewed the proposed 2010-11 CIP and has found the specific projects to be in conformity with the 2000 General Plan goals, objectives, and policies.

Attachments: "A" -- Draft Planning Commission Resolution
"B" -- Schedule of Capital Improvements
"C" -- Capital Improvement Project Request Forms

Distribution: Development Services Director
 Deputy City Attorney
 City Engineer (2)
 Public Services Director
 Finance Director
 Budget & Research Officer
 Administrative Services Director
 Staff (4)
 File (2)

File: 051010CIPBudget2010	Date: 050510	Time: 11:45 a.m.
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RESOLUTION NO. PC-10-**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA FINDING THAT THE
PROPOSED 2010-11 CAPITAL IMPROVEMENT PROGRAM
IS IN CONFORMANCE WITH THE CITY OF COSTA MESA
2000 GENERAL PLAN****THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:**

WHEREAS, the City of Costa Mesa 2000 General Plan was adopted on January 22, 2002;

WHEREAS, the California Government Code 65103(c) provides, in part, that the Planning Commission must review the proposed capital improvement program and report upon its conformance with the 2000 General Plan;

WHEREAS, the proposed 2010-11 Capital Improvement Program has been submitted to the Planning Commission for a General Plan conformance finding;

WHEREAS, the proposed 2010-11 Capital Improvement Program is consistent with relevant goals, policies, and objectives of the General Plan, especially as it relates to Elements such as (but not limited to): Circulation Element, Growth Management Element, Safety Element, and Open Space and Recreation Element.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby find the proposed 2010-11 Capital Improvement Program is in conformance with the City of Costa Mesa 2000 General Plan.

PASSED AND ADOPTED this 10th day of May 2010.

James Righeimer, Chair
Costa Mesa Planning Commission

ATTACHMENT B

SUMMARY OF PROPOSED CAPITAL IMPROVEMENT PROJECTS

SUMMARY OF REQUESTED CAPITAL IMPROVEMENT PROJECTS

by Funding Source

FISCAL YEAR 2010-2011

Item Nbr	Program/Project Name	Funding Source					Measure M		Total
		Gas Tax Fund 201	AQMD Fund 203	CDBG Fund 207	Drainage Fund 209	Cap Imprv Fund 401	Turnback Fund 414		
Street Improvement, Program #30112									
1	Citywide Street Improvements	\$ 1,200,000	-	-	-	-	\$ 283,588	-	1,483,588
2	CDBG Alley Improvement - Ford Road Alley	-	-	\$ 145,000	-	-	-	-	145,000
3	CDBG Alley Improvement - Bay Street Alley	-	-	145,000	-	-	-	-	145,000
4	Citywide Unimproved Alley - Coolidge Avenue	200,000	-	-	-	-	-	-	200,000
Storm Drain Improvement, Program #30122									
5	Mesa Verde Storm Drain Improvements	-	-	-	\$ 440,000	-	-	-	440,000
Curbs and Sidewalks, Program #30130									
6	New Sidewalk / Missing Link	100,000	-	-	-	-	-	-	100,000
7	Parkway Improvements	250,000	-	-	-	-	-	-	250,000
8	Priority Sidewalk Repair	50,000	-	-	-	-	-	-	50,000
9	Parkway Reforestation Project	-	-	100,000	-	-	-	-	100,000
Traffic Operations, Program #30241									
10	Victoria School Pedestrian and Bike Improvements	-	\$ 28,995	-	-	\$ 16,005 *	-	-	45,000
11	Broadway Safe Route to School Project	-	-	-	-	60,000 *	-	-	60,000
12	Citywide Bicycle Promotion Project	-	-	-	-	80,000 *	-	-	80,000
Park Improvements, Program #40112									
13	TeWinkle Park Lake Repairs	-	-	-	-	70,000	-	-	70,000
14	Joann Street Bike Trail Improvements	-	-	520,000	-	-	-	-	520,000
15	Smallwood Park Improvements	-	-	82,889	-	-	-	-	82,889
Total FY 10-11 Requested CIPs		\$ 1,800,000	\$ 28,995	\$ 992,889	\$ 440,000	\$ 226,005	\$ 283,588	\$ 3,771,477	

* - Projects funded completely from grants

ATTACHMENT C
CAPITAL IMPROVEMENT PROJECT FORMS

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Street Improvements, 30112			
PROJECT TITLE Citywide Street Improvements				PROJECT MANAGER Fariba Fazeli, x-5378		ITEM 1		
PROJECT ACCOUNT STRING:		Account 500000 500000	Fund 201 414	Org 19200 19200	Program 30112 30112	Project 400015 400015	Existing Project ▼	
Priority Classification:								
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 1,283,588	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000
Engineering Fees		200,000	200,000	200,000	200,000	200,000	200,000	200,000
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 1,483,588	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
Description of Resources								
Gas Tax		\$ 1,200,000	-	-	-	-	-	-
Measure "M" Turnback		283,588	-	-	-	-	-	-
Total		\$ 1,483,588	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		#REF!
<p>This program will provide major rehabilitation or reconstruction of City streets which are in immediate need of improvement. This program is implemented in accordance with the Pavement Management System and with recommendations from the Engineering Division. This program meets the City Council's Goal and Objective No.98-B9 "STREET REPAIRS NEED GREATER EFFORT".</p> <p>Operational Impact: temporary repairs will be required by the City crews until permanent improvements have been completed.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES	DIVISION Engineering	PROGRAM Alley Improvements, 30112					
PROJECT TITLE CDBG Street Improvement - Ford Road Alley	PROJECT MANAGER Fariba Fazeli, x-5378	ITEM 2					
PROJECT ACCOUNT STRING:	Account: 500000 Fund: 207 Org: 19200 Program: 30112 Project: -	New Project ▼					
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.							
	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures							
Architect Fees	-	-	-	-	-	-	-
Construction	\$ 125,000	-	-	-	-	-	-
Engineering Fees	20,000	-	-	-	-	-	-
Equipment	-	-	-	-	-	-	-
Inspection	-	-	-	-	-	-	-
Land Acquisition	-	-	-	-	-	-	-
Other Costs (please identify)	-	-	-	-	-	-	-
Total	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources							
CDBG	\$ 145,000	-	-	-	-	-	-
Total	\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification	Operating Impact: \$ -						
A comprehensive study was conducted Citywide to provide information about the existing condition of all alleys and their rehabilitation cost. The City Council approved the priorities and recommendations in the report and directed staff to implement alleys improvements in the order set on the adopted priority list. This program meets the City Council's Goals and Objective No. 98-B1 "ALLEYS". These funds will be allocated towards rehabilitation of Ford Road Alley (No. 041) from Parson Street to Ford Road. No Operational Impact.							
GENERAL PLAN CONSISTENCY	GOAL:	POLICY:	OBJECTIVE:				

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Alley Improvements, 30112			
PROJECT TITLE CDBG Street Improvement - Bay Street Alley				PROJECT MANAGER Fariba Fazeli, x-5378		ITEM 3		
PROJECT ACCOUNT STRING:		Account 500000	Fund 207	Org 19200	Program 30112	Project -	New Project ▼	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 125,000	-	-	-	-	-	-
Engineering Fees		20,000	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
CDBG		\$ 145,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 145,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>A comprehensive study was conducted Citywide to provide information about the existing condition of the alleys and their rehabilitation cost. The City Council approved a set of alley improvement priorities and recommendations and directed staff to implement alley improvements in the order set on the adopted priority list. This program meets the City Council's Goals and Objective No. 98-B1 "ALLEYS".</p> <p>These funds will be used towards rehabilitation of Bay Street Alley (No. 040) from Ford Road to Parson Street.</p> <p>No Operational Impact.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Alley Improvements, 30112			
PROJECT TITLE Citywide Unimproved Alley - Coolidge Avenue				PROJECT MANAGER Fariba Fazeli, x-5378		ITEM 4		
PROJECT ACCOUNT STRING:		Account 500000	Fund 201	Org 19200	Program 30112	Project 400012	Existing Project ▼	
Priority Classification:								
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 200,000	-	-	-	-	-	-
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
Gas Tax		\$ 200,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>A comprehensive Citywide study was conducted to provide information about the existing conditions of the alleys and their rehabilitation costs. The City Council approved a set of alley improvement priorities and recommendations, and directed staff to implement alley improvements in order listed on the priority order. This program meets the City Council's Goals and Objective No. 98-B1 "ALLEYS".</p> <p>These funds will be used towards rehabilitation of Alley No. 047, Coolidge Ave Alley, between Coolidge Ave and Cleveland Ave, from Paularino Avenue to Baker Street. Design for this alley has already been completed.</p> <p>No Operational Impact.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Storm Drain Imprv, 30122			
PROJECT TITLE Mesa Verde Storm Drain Improvements				PROJECT MANAGER Fariba Fazeli		ITEM 5		
PROJECT ACCOUNT STRING:		Account 500000	Fund 209	Org 19200	Program 30122	Project -	New Project ▼	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 400,000	-	-	-	-	-	-
Engineering Fees		40,000	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
Drainage Fees		\$ 440,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 440,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>A comprehensive study was conducted Citywide to provide information about the City's Storm Drain System, and the cost to upgrade and/or construct new underground facilities Citywide. The City Council approved a set of storm drain improvement project priorities and recommendations and directed staff to upgrade and/or construct storm drain systems as recommended.</p> <p>These funds will be used towards the design and construction cost for Mesa Verde Storm Drain Improvements from Ceylon Drive to Carri Lane.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Curbs & Sidewalks, 30130			
PROJECT TITLE New Sidewalk / Missing Link Program				PROJECT MANAGER Fariba Fazeli, x-5378		ITEM 6		
PROJECT ACCOUNT STRING:		Account 500000	Fund 201	Org 19200	Program 30130	Project 500009	Existing Project ▼	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Description of Resources								
Gas Tax		\$ 100,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>A comprehensive Citywide study was conducted in 1997 to provide information about missing sidewalk locations, and to supplement and update a previous study conducted by staff in 1995. City Council approved the priorities and recommendations in the report. New sidewalks will be constructed in the highest priority areas, such as around schools, hospitals, convalescent homes, public facilities, bus routes, and arterial highways. This program meets the City Council's Goal and Objective No.98-B7 "SIDEWALKS"</p> <p>No Operational Impact.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Curbs & Sidewalks, 30130			
PROJECT TITLE Parkway Improvement Program				PROJECT MANAGER Fariba Fazeli, x-5378		ITEM 7		
PROJECT ACCOUNT STRING:		Account 500000	Fund 201	Org 19200	Program 30130	Project 500010	Existing Project ▼	
Priority Classification:								
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
Description of Resources								
Gas Tax		\$ 250,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>A Parkway Maintenance Program is essential to remove and replace damaged curb, gutter, and sidewalks and eliminate the City's liability associated with pedestrian accidents. This program is intended to provide funds to permanently repair the damaged concrete improvements within the City right-of-way.</p> <p>These funds will be used to perform the necessary parkway repairs in anticipation of the Residential Street Maintenance Program for the following year. Additionally, ADA accessibility ramps are also constructed as part of this program throughout the City.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Curbs & Sidewalks, 30130			
PROJECT TITLE Priority Sidewalk Repair				PROJECT MANAGER Fariba Fazeli, x-5378		ITEM 8		
PROJECT ACCOUNT STRING:		Account 500000	Fund 201	Org 19200	Program 30130	Project 500017	Existing Project ▼	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Description of Resources								
Gas Tax		\$ 50,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>A Parkway Maintenance Program is essential to remove and replace damaged curb, gutter, and sidewalk which eliminates the City's liability associated with pedestrian accidents. This program is intended to provide funds to permanently repair the damaged concrete improvements within the City right-of-way.</p> <p>These funds will be used to perform the necessary parkway repairs where staff has been directed to remove trees by the Parks and Recreation Commission. Additionally, ADA accessibility ramps are also constructed as part of this program throughout the City.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Curbs and Sidewalks, 30130			
PROJECT TITLE Parkway Reforestation Project				PROJECT MANAGER Bruce Hartley, x5164		ITEM 9		
PROJECT ACCOUNT STRING:		Account 500000	Fund 207	Org 19500	Program 30130	Project -	<div style="border: 1px solid black; padding: 2px; display: inline-block;">New Project ▼</div>	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input checked="" type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 100,000	-	-	-	-	-	-
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
CDBG Fund		\$ 100,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ 36,000
<p>The project would include the planting of eight hundred (800) parkway trees in residential public parkways in CDBG qualifying areas. These trees would beautify neighborhoods; provide shading of parked vehicles; reduce urban heating and improve air quality.</p> <p>Operating impacts of \$36,000 including pruning of trees when mature.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Transportation Services			PROGRAM Traffic Operations, 30241			
PROJECT TITLE Victoria School Pedestrian and Bicycle Improvements				PROJECT MANAGER Raja Sethuraman, x-5032		ITEM 10		
PROJECT ACCOUNT STRING:		Account 500000 500000	Fund 401 203	Org 19300 19300	Program 30241 30241	Project -	New Project ▼	
Priority Classification:								
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input checked="" type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		-	\$ 433,245	-	-	-	-	-
Engineering Fees		\$ 45,000	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 45,000	\$ 433,245	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
Capital Imprv (SRTS Grant)		\$ 16,005	\$ 433,245	-	-	-	-	-
AQMD		28,995	-	-	-	-	-	-
Total		\$ 45,000	\$ 433,245	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>This is a multifaceted project developed to maximize the potential for students to walk and bicycle to school. This comprehensive approach involves engineering and safety elements specially tailored for the Victoria School area including constructing sidewalks and handicap ramps, installing pedestrian count-down signal heads, ADA push buttons, new bike racks, and enhancing roadway striping and signing to reduce vehicle speeding.</p> <p>The project includes installation of enhanced crosswalks at 10 intersections, 22 pedestrian count-down signal heads, ADA push buttons at three intersections, in the vicinity of Victoria School.</p> <p>Funding for this project will come from a Safe Route To School grant in the amount of \$449,250 and Air Quality Management District funds in the amount of \$28,995.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES	DIVISION Transportation Services	PROGRAM Traffic Operations, 30241	
PROJECT TITLE Broadway Safe Route to School Project		PROJECT MANAGER Raja Sethuraman, x-5032	
PROJECT ACCOUNT STRING:		Account 500000	Fund 401
		Org 19300	Program 30241
		Project -	New Project ▼
Priority Classification:			
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency.			
<input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service.			
<input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions.			
<input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.			
	FY 10-11	FY 11-12	FY 12-13
	FY 13-14	FY 14-15	FY 15-16
	FY 16-17		
Description of Expenditures			
Architect Fees	-	-	-
Construction	-	\$ 939,600	-
Engineering Fees	\$ 60,000	-	-
Equipment	-	-	-
Inspection	-	-	-
Land Acquisition	-	-	-
Other Costs (please identify)	-	-	-
Total	\$ 60,000	\$ 939,600	\$ -
	\$ -	\$ -	\$ -
Description of Resources			
SRTS Grant	\$ 60,000	\$ 939,600	-
	-	-	-
	-	-	-
Total	\$ 60,000	\$ 939,600	\$ -
	\$ -	\$ -	\$ -
Project Justification		Operating Impact:	
<p>The segment of Broadway between Fullerton and Tustin Avenues has a street width of 50 feet curb-to-curb. Between Tustin and Irvine Avenues, the roadway narrows to 42 curb-to-curb width. The additional street width, especially between Fullerton and Tustin Avenues, allows for higher volume and speed of traffic, which is not desirable in a residential neighborhood. The project provides for construction of new curb and gutter to create a narrower roadway section on Broadway. Within the additional parkway area, off-street bicycle trail and landscape areas/sidewalks could be added. In addition, the project includes installation of other traffic calming measures such as chokers and medians. These features would be designed to function as additional "traffic calming" measures by further narrowing travel lanes.</p> <p>City has been working with representatives of neighborhood association in development of these measures over the past year and was successful in securing federal Safe Route to School (SRTS) grant in the amount of \$999,600 towards this project.</p>		\$ -	
GENERAL PLAN CONSISTENCY	GOAL:	POLICY:	OBJECTIVE:

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Transportation Services			PROGRAM Traffic Operations, 30241			
PROJECT TITLE Citywide Bicycle Promotion Project				PROJECT MANAGER David Cho, x-5017		ITEM 12		
PROJECT ACCOUNT STRING:		Account 500000	Fund 401	Org 19300	Program 30241	Project -	New Project ▼	
Priority Classification:								
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input checked="" type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		-	-	-	-	-	-	-
Engineering Fees		\$ 80,000	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
Capital Imprv (SRTS Grant)		\$ 80,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>The goal of the project is to promote bicycle usage among children and general public. The project will include the development of a Bicycle Safety Guide and Map that will provide key information regarding bicycle safety tips and regulations. An overall map will also be provided that will show all bike lanes, routes and trails, as well as schools and other points of interest in the City. The map will include current bus routes to assist in planning intra-city and regional trips within Costa Mesa and surrounding areas. The Bicycle Safety Guide and Map will be distributed to all schools as well as other public facilities such as City Hall, libraries, community and recreation centers. The Bicycle Safety Guide and Map will also compliment public outreach and safety programs currently taking place in Costa Mesa schools. The Newport-Mesa Unified School District has identified the need of repairs and upgrades of bicycle racks at Rea and Wilson Elementary School sites and this component is also part of this project.</p> <p>The City of Costa Mesa secured Safe Route to School (SRTS) grant in the amount of \$80,000 for this project.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CITY OF COSTA MESA, CALIFORNIA
CAPITAL IMPROVEMENT PROJECT
 FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Maintenance Services			PROGRAM Park Maintenance, 40111			
PROJECT TITLE TeWinkle Park Lake - Repair Leaks in Pipelines/Filter				PROJECT MANAGER Dean Rodia, x-7492		ITEM 13		
PROJECT ACCOUNT STRING:		Account 500000	Fund 401	Org 19500	Program 40111	Project -	<div style="border: 1px solid black; padding: 2px; display: inline-block;">New Project ▼</div>	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 70,000	-	-	-	-	-	-
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
Capital Improvement Fund		\$ 70,000	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
Repair existing leaks in the main filter return line, circulation lines and clean the bio-filter. These repairs and cleaning will help restore the pumping and filter system back to proper operational conditions. The main filter return line break is located in the lower lake, within the gravel of the bio-filter. The lower lake would need to be drained to complete these repairs. This expenditure would include the cost for water to refill the lower lake.								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Park Improvements, 40112			
PROJECT TITLE Joann Street Bike Trail				PROJECT MANAGER Bart Mejia, x-5291		ITEM 14		
PROJECT ACCOUNT STRING:		Account 500000	Fund 207	Org 19500	Program 40112	Project 700049	Existing Project ▼	
Priority Classification: <input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input checked="" type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		\$ 520,000	-	-	-	-	-	-
Engineering Fees		-	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 520,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
CDBG Fund		\$ 520,000	-	-	-	-	-	-
Total		\$ 520,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>The Joann Street Bicycle Trail Project starts at the southwest corner of Harbor Boulevard and Fair Drive, just south of the entrance to Fairview Developmental Center. The project then continues south to 2299 Harbor Boulevard where it turns west to approximately 1,000 feet east of Placentia Avenue. The existing trail within the project limits is a 5,100 feet long, 8-foot wide, asphalt paved trail with 4-foot wide earthen planter areas on both sides of the trail.</p> <p>The proposed work is designed to enhance the appearance and safety of the Joann Street Bicycle Trail and consists of the removal and replacement of approximately 2,300 lineal feet of dilapidated fencing of various materials with a 6-foot high fencing, planting of drought tolerant landscaping with smart energy efficient irrigation, installation of new security lighting and rehabilitation of the existing bike trail. The estimated project cost is \$1.722 million. Funding from prior allocations, grants and this request are tabulated below.</p> <p>Park Development: \$ 109,000 AQMD: 271,000 TEA Grant: 500,000 Gas Tax: 322,000 CDBG: <u>520,000</u> Total: \$1,722,000</p> <p>This project is proposed by the Engineering Division</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2010 - 2011

DEPARTMENT PUBLIC SERVICES		DIVISION Engineering			PROGRAM Park Improvements, 40112			
PROJECT TITLE Smallwood Park Improvements				PROJECT MANAGER Bart Mejia		ITEM 15		
PROJECT ACCOUNT STRING:		Account 500000	Fund 207	Org 19500	Program 40112	Project -	New Project ▼	
Priority Classification:								
<input type="checkbox"/> Class I Required by action of the City Council or legislation of another governmental agency. <input checked="" type="checkbox"/> Class II Eliminates a hazard to public health or safety. Replaces an obsolete facility or maintains or better utilizes an existing facility. Benefits the City's economic base. Results in reduced operating costs or better service. <input type="checkbox"/> Class III Prevents a substantial reduction in an existing standard of City service due to population growth. Eliminates potential hazard to health or safety, or eliminates nuisance conditions. <input type="checkbox"/> Class IV Provides a new facility or asset or improves an existing standard of service. Provides programs to increase public convenience or comfort or projects having primary social, cultural, historic or aesthetic value.								
		FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17
Description of Expenditures								
Architect Fees		-	-	-	-	-	-	-
Construction		-	-	-	-	-	-	-
Engineering Fees		\$ 82,889	-	-	-	-	-	-
Equipment		-	-	-	-	-	-	-
Inspection		-	-	-	-	-	-	-
Land Acquisition		-	-	-	-	-	-	-
Other Costs (please identify)		-	-	-	-	-	-	-
Total		\$ 82,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Description of Resources								
CDBG Fund		\$ 82,889	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
Total		\$ 82,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Justification						Operating Impact:		\$ -
<p>The proposed scope of work under this project includes the design and construction of improvements south of the ballfield and includes the rehabilitation of existing walkways, restroom facility, sports court and playground, and the construction of a new picnic shelter adjacent to the tot lot. All the new improvements will meet the Americans with Disabilities Act (ADA) requirements. The work is proposed to be implemented in phases as funding becomes available. The amount requested this fiscal year covers the first phase which includes the design of all the improvements, including topographic surveying and geotechnical investigation.</p>								
GENERAL PLAN CONSISTENCY		GOAL:		POLICY:		OBJECTIVE:		