

HERCULES

RE: DEVELOPMENT



CITY OF HERCULES REDEVELOPMENT AGENCY NEWSLETTER VOLUME 3 ISSUE 2 Q1 2010

MEETING CALENDAR

■ Redevelopment Agency/ City Council

Second and fourth Tuesday at 7:00 p.m.

■ Planning Commission

First and third Monday at 7:00 p.m.

■ Community and Library Services Commission

Second Monday at 7:00 p.m.

All meetings are held in the Hercules City Council Chambers, 111 Civic Drive, unless otherwise noted.

FEATURED EVENTS

■ Hercules Certified Farmers

Market Buy Fresh, Buy Local

Every Saturday beginning May 1 through October 23

3:30-7:00 p.m.

Market Hall, 4000 San Pablo Avenue

■ 32nd Annual Cultural Festival

Saturday, June 5 10:00 a.m.-7:00 p.m.

Sunday, June 6 10:00 a.m.-6:00 p.m.

Refugio Valley Park

For more information, call 799-8230

In this issue

- Code Compliance Corner
- CEQA and NEPA Underway for Waterfront
- Ohlone Park Renovation
- Careers Academy
- Sycamore Downtown Informational Meeting

4th of July Festival Changes



This year, the Hercules 4th of July Parade and Festival is being transformed to make it an evening of fun, food, and entertainment. The 4th of July Committee has been busy at work changing the details of the event to bring more members of the community out to celebrate and make it a memorable day for all.

The parade will now begin at 4:00PM at the corner of Tsushima and John Muir Parkway and will end at the new Market Hall at 4000 San Pablo Ave. The festival activities will also be held at Market Hall following the parade and continue into the evening until the fireworks show at dusk. Market Hall offers a wide variety of food vendors and a large recreation space, making it a great place for the live entertainment and games that will be held on the 4th.

The new location of the festival prompted a change in the

parade route. Parade participants will begin on John Muir Parkway, right across the Tsushima Bridge, make a left onto South Front Street, then left on Sycamore Avenue and finally onto San Pablo Avenue to end at Market Hall.

The Committee believes these changes will encourage more families to watch the parade, stay and enjoy the food and entertainment, and participate in games. In addition, since the fireworks can be viewed at Market Hall, families can stick around and enjoy the show with no need to travel to multiple locations.

If you have questions about the 4th of July Parade and Festival or would like to participate in the parade, please contact Special Events Coordinator Mindy Nialiku at 510-799-8230 or visit our website at www.ci.hercules.ca.us to download an application.

Notice of Increase in Sewer Rate Charge

On April 28, 2009, following a duly noticed and conducted public hearing, the City Council of the City of Hercules adopted Resolution No. 09-070 increasing the sewer service charge by \$2.00 per year successively for eight (8) years (2008/2009 through 2015/2016). Resolution No. 09-070 also provided that the sewer service charge be increased by the Consumer Price Index (CPI), annual average distributed by the Bureau of Labor Statistics for the Consolidated Metropolitan Statistical Area covering San Francisco-Oakland-San Jose, through 2012/2013.

Notice is hereby given that the City Council of the City of Hercules has increased the sewer service charge as previously scheduled by the increase in Resolution #09-070 and the CPI. The CPI increase for the year ending February, 2010 is 1.8%. The monthly sewer service charge for a single family residential dwelling unit will increase in the 2010/2011 fiscal year from \$40.00 to \$42.72 per month. Rates for other land uses will increase proportionally. Questions regarding this notice may be directed to the City of Hercules, 111 Civic Drive, Hercules, CA 94547, (510) 799-8241, www.ci.hercules.ca.us.

Code Compliance Corner

What can I do if I own property that had work done without a permit?

Sometimes a contractor will obtain a permit but not call for the required inspections resulting in an expired permit or they will say they have a permit when they don't. Be advised, it does not matter who performed the work, a permit is almost always necessary and as the property owner you are responsible for ensuring it is obtained. All property owners should check city records for their property to ensure that no work has been done that would have required a permit. You can obtain this information by calling the building division at 510-799-8244 or by visiting City Hall at 111 Civic Drive.

The City of Hercules is initiating a Construction Amnesty Program. Code enforcement officers will be assigned specific areas of responsibility and begin identifying properties that have unpermitted structures within those areas. It does not matter how long the unpermitted structure has been in existence, there will be no grandfathered structures. Once a property with violations is identified the owner will be contacted about either removing the structure or bringing it into compliance by obtaining the proper permits and having the required inspections.

If the property owner is contacted by city personnel before voluntarily applying for the program, they will have thirty days to apply to the program. If the property owner does not apply in a timely manner, an investigation fee, equal to the amount of the permit fee, will be charged resulting in a double fee in addition to code enforcement fees.

Anyone who voluntarily applies to the Construction Amnesty Program (C.A.P. Program) will be exempt from the double penalties and will only be required to pay the normal permit fees.

The benefits of the program include:

- No construction permit penalty fees.
- Use the building code in effect at the time of construction.
- No civil penalties for site development work.
- Assignment of a staff member to facilitate the application and inspection processes.
- Inspections performed by qualified personnel ensuring safe and compliant work.
- Ensuring future sales of the property are not hindered by unpermitted work.
- Ensuring your insurance company will honor a claim in the event of a fire or other event.

The following is an example of items that require a permit:

- Covered patios
- Retaining walls
- Room additions
- Window replacement
- Solar panels
- Indoor/Outdoor spas and pools
- Reroof of structures
- Electrical work
- Plumbing work
- Heating/Air conditioning
- Water softeners
- Water heater or sewer replacement

The City will begin accepting applications for the program immediately. To voluntarily apply for the program or to request a property assessment, please call 510-799-8244.

2010 Community Update Connects Residents to City Officials

On Saturday, April 10, 2010, the City of Hercules hosted the 5th Annual Community Update event at the Hercules Community/Swim Center. Close to 150 people attended the event and had the opportunity to speak directly with City officials, project managers, and community leaders. A 30 minute video recapturing the event will be available on HCTV and the website in the new few weeks. The video will include portions of City Manager Nelson Oliva's opening speech regarding the City's finances and interviews with project managers from Sycamore Downtown, the Intermodal Transit Center and more.

If you missed the update, but would like to learn more, visit the Hercules Projects sections of the City's website at www.ci.hercules.ca.us and don't forget to check out the Community Update video when it is released.



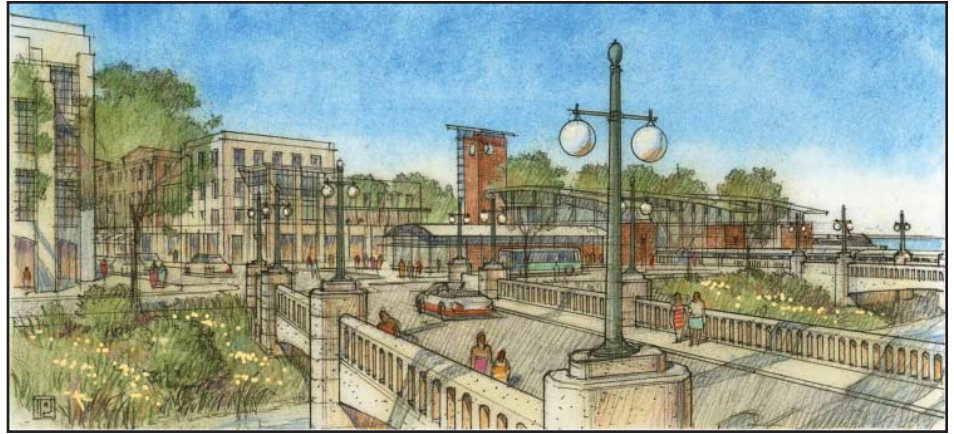
CEQA and NEPA Underway for Waterfront

The Hercules Intermodal Transit Center Project environmental document – including the train, bus, and bicycle/pedestrian transit modes, access improvements such as roads and bridges, the realignment and restoration of Refugio Creek, and track and signal work within the UPRR right of way – is well underway and should be released for public review around the time this newsletter goes to print. Simultaneously, the Hercules Bayfront Project environmental document – including the remaining 42 acres of transit-oriented development with housing, commercial, retail, and a hotel – is being analyzed in a separate document, slated for release for public review at approximately the same time.

Because the Hercules Intermodal Transit Center Project includes Federal funds, it is being analyzed both for the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA) while the Hercules Bayfront Project is only being analyzed under CEQA. The document is called an Environmental Impact Report (EIR) for CEQA and an Environmental Impact Statement (EIS) for NEPA.

The objectives of CEQA are to:

- Disclose significant environmental effects of proposed activities
- Identify ways to avoid or reduce environmental damage
- Prevent environmental damage by requiring feasible alternatives or mitigations
- Disclose to the public reasons to approve a project with significant environmental impacts
- Foster interagency coordination in the review of projects



Artist Rendering of Hercules Waterfront with Intermodal Transit Center in background

- Enhance public participation in the planning process

Both CEQA and NEPA laws require the preparation of a detailed environmental study to evaluate the environmental effects of proposed projects/activities. Both laws establish multi-step procedures for evaluating projects and preparing environmental impact documents. Generally, the differences between CEQA and NEPA may be classified into categories of terminology, procedures, environmental document content, and substantive mandates to protect the environment. One example is that the Alternatives Analysis under CEQA requires that the alternatives be compared but they can be evaluated in less detail than the proposed project. For NEPA, the alternatives must be studied in relatively the same level of detail.

The complexity of the Hercules Bayfront and Intermodal Transit Center projects creates a unique challenge in preparing the environmental documents. The consulting firms preparing the documents are working to ensure that the documents are coordinated and consistent. Staff has been integrally involved in the development of both

CEQA and NEPA documents.

The key sections of the documents are Traffic and Transportation, Biology, and Air Quality, but in addition to those sections, the other sections include: Land Use, Plans, and Policies; Socioeconomics and Environmental Justice (ITC EIR/EIS only); Cultural Resources; Visual and Aesthetic Resources; Parklands and Recreational Facilities; Noise and Vibration; Water Resources; Geology and Soils; Hazardous Materials; Utilities; and Public Services.

The EIR/EIS for the Intermodal Transit Center and the EIR for the Hercules Bayfront Project will be available section-by-section on the City's website and a hard copy will be available to the public at the Hercules Library. The public is welcome to review and comment on one or both documents and submit comments to Lisa Hammon, Assistant City Manager either by mail at 111 Civic Drive, Hercules, CA 94547 or by email at lhammon@ci.hercules.ca.us.

Thank you in advance for reviewing these important documents and submitting your comments!!

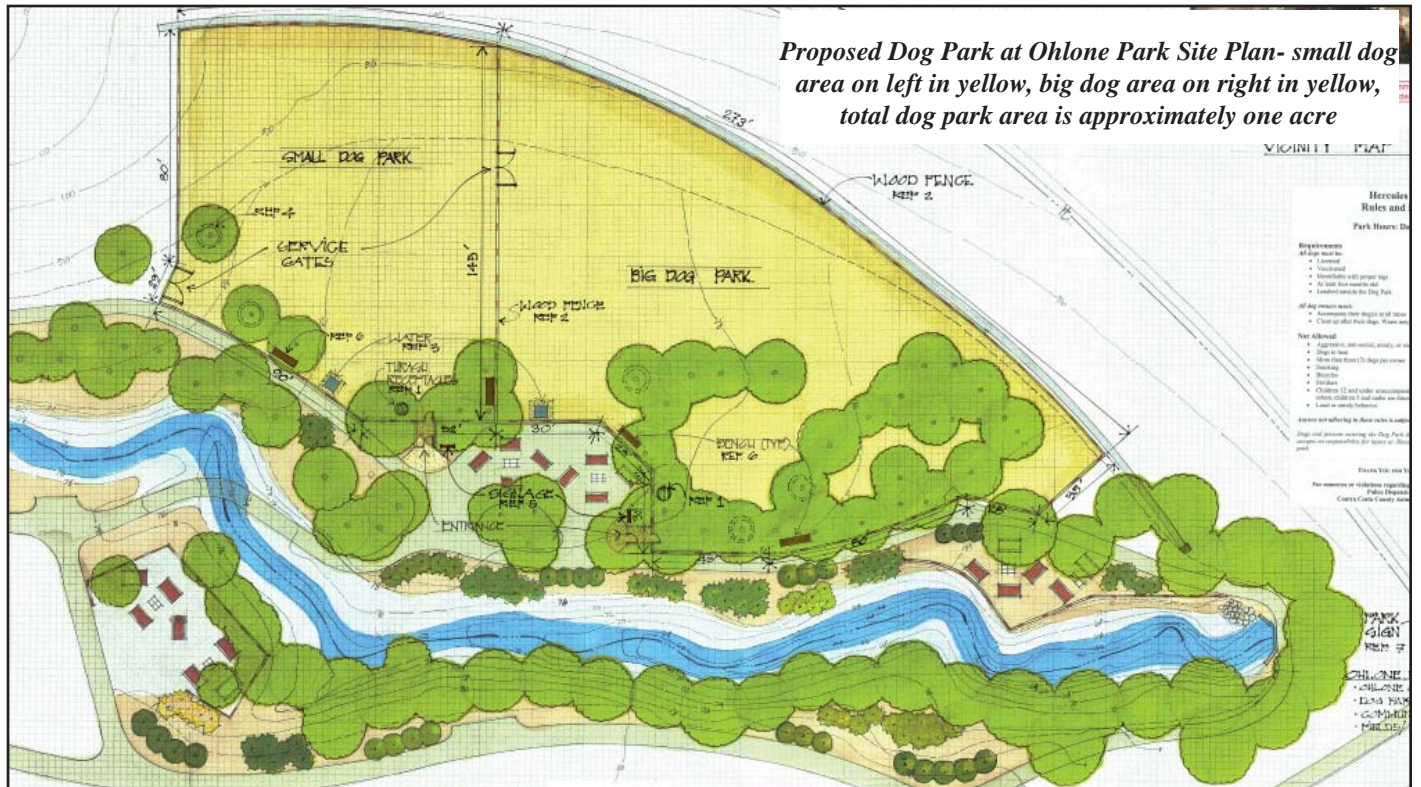
Ohlone Park Renovation

Ohlone Park is in need of major renovations, and the task of refurbishing the park has begun. The City, several community groups and volunteers have started the process of renovating the park through volunteer days. These days have included the clearing out of Ohlone Creek, trimming and cutting of trees and brush along the creek and pathways, and clearing out mulch to eliminate safety concerns. City staff and volunteers have removed old and dilapidated picnic tables and have scraped and repainted the BBQ pits, fences, and bridge areas that were considered salvageable. The City has set aside funding over the next three years for additional renovations and for the purchase of new equipment such as additional picnic tables, BBQ pits, bridges, a historical home relocation project, pathways and overall improvement of trails.

One of the biggest renovations already underway is the new Hercules Sustainable Community Garden located above the soccer fields. The garden includes fencing, irrigation, and single and family plots, all of which have been constructed by garden volunteers and business organizations. These plots are now filled with fruit, vegetables, and flowers. There are also demonstration gardens located throughout the garden. One demo garden has several varieties of heirloom tomatoes, sunflowers, and morning glories.

Another proposed use at Ohlone Park is a Dog Park. The Hercules Dog Park will provide a safe and relaxing environment for residents to spend quality time with their dog. The park will offer off-leash play areas in a park-like setting, and enable canines to socialize with other canines and their owners. The dog park will be managed by park users in conjunction with the City. It would allow dogs to exercise and socialize safely, promote responsible dog ownership, and make for a better community by promoting physical wellness and public health and safety. Community meetings (Workshop/Tour on February 26, 2010, Community and Library Services Commission Meeting on March 8, 2010 and Community Update on April 10th) have been held to present the proposed park and to hear residents concerns, suggestions, input and ideas.

There are many more phases of this park renovation to come, so look for more volunteer days at Ohlone Park in the near future. The next phase will include assembling picnic tables, painting and repairing fences and a bridge. If you would like to be involved in future Ohlone Park Renovation projects or would like more information on the proposed Dog Park or Community Garden, please contact Pedro Jimenez at 799-8228, or pjimenez@ci.hercules.ca.us.



Careers Academy Prepares Students For Life After High School

What did you love about high school? English, Math, History? For many of us, it was time outside of the classroom-lunch, sports, or maybe just getting out. Today, there is a unique program at John Swett High School that is helping to change that. It's called the Careers Academy. Established in May 2002, the Careers Academy provides students with outstanding instruction in technical and craft-related areas including electrical engineering, industrial survey, law enforcement, multimedia, journalism, water and the environment, machine technology, construction survey, publications, and computer aided design (CAD). These classes appeal to a variety of students and engage students in topics not traditionally taught at the high school level.

The teachers in the Careers Academy are just as diverse as the students. Mr. Anthony Tammer, the CAD/Solidworks professor, received his PhD in industrial education and was the last machine shop instructor at Diablo Valley College before presenting the idea for a

CAD lab to John Swett High. Mr. John Angell serves as the campus security officer in addition to teaching the law enforcement class and being the football coach.

Mr. Wayne Seeberg, who has worked at JSHS for 40 years, oversees the Academy. For him, the top priority is keeping students engaged and in the classroom. "A lot of students just aren't oriented to math and English, so they're falling through the cracks," says Seeberg. "By offering classes that excite kids, hopefully they will stay in school." Seeberg's passion has made a difference in countless lives. "He's the man," one of the Academy teachers quickly shares.

Whether a student plans to attend college or not, the Careers Academy keeps students focused on the goal of high school graduation by providing interesting and distinct class opportunities. The classes also provide real life work experiences to enrich the educational experience. This year, students in the CAD class are providing solid models of a World War II



Instructor John Angell showing Wendy Hershman how to properly handcuff a suspect, Marissa Pruett

aircraft, the Supermarine Spitfire, to the Aviation Museum of Oaky Army Air Base in Queensland, Australia. Volunteers at the base are using the models created by the students to rebuild a full-scale aircraft. In the law enforcement class, some of the students have the opportunity to work for state and local law enforcement agencies.

Besides acquiring real life work experience, students have fun. Josh Martinez and Justin Santos, both seniors in the CAD class joined because some of their friends had told them it was fun. For Santos, that decision may shape his long term career plan. "I was thinking about [going into CAD as a career] before, but after taking the class, it's definitely an option." Matthew Botello's and Akosita Laulea's desire to go into law enforcement drew them in as well. "Growing up, I've always wanted to do something in criminal justice or law enforcement, it's always been a goal," says Laulea. Now, even before she graduates, she'll have real exposure

❑ *Continued on page 7*



Instructor Tammer assisting Eric Robinson with CAD project. Luke Romero (right) works independently on a different project.

□ *Academy continued from page 6*

to the field and her 'guard card' which enables her to become a security guard.

Botello is also on the fast track for success. He's already been accepted to Sacramento State and plans on becoming a probation officer. He believes

the Careers Academy has helped him prepare. "Coach Angell talked to us about how to handle young kids and the [penal] codes. We even did some raids." During one of those in-class 'raids', students went to the auditorium to practice clearing a house with a suspect inside. "We had little fake pellet guns. We went in with a partner and we had to look for a weapon on the suspect and we could only shoot if they had one," remembered Laulea. Angell also impresses upon students the dangers that police officers face. "He's taught us what officers go through on a daily basis and the risk they have to take."



From left to right: Michael Mauler and Joshua Martinez enter data of various pieces to create a 3D image of the component

Since the Careers Academy is funded through the Regional Occupational Program (ROP), grants and the ConocoPhillips annual golf tournament fundraiser, the Academy continues to grow, even in tough economic times. "It started with one class, and now it has grown to ten classes," adds Seeberg. Mr. Seeberg continues to secure grants and other funding for the program.

As the program continues to grow, the number of success stories grows with it. "I have kids that have gone into law enforcement. They get out, get jobs, and become successful," says Angell. "It's rewarding to see kids that were

considered problem kids, becomes successful," adds Seeberg. With the continued financial support of the community through the golf tournament and passionate teachers such as Angell, Tammer, and Seeberg, more Careers Academy successes are bound to come.



In the Careers Academy CAD class, students replicate goods such as this Catrike Speed. The Catrike Co. has been donating parts free of charge for the students to model

Staff and resources

REDEVELOPMENT AGENCY BOARD

Chair Kris Valstad

Vice Chair Ed Balico

Board Member Donald Kuehne

Board Member Joe Eddy McDonald

Board Member Joanne Ward

ADMINISTRATIVE STAFF

■ **Executive Director's Office**

Nelson E. Oliva, Executive Director

799-8206

Lisa Hammon, Assistant Executive Director

799-8251

Phyllis Decena, RDA Analyst

799-8254

Ariel Mercado, RDA Analyst

799-8256

■ **Agency Counsel**

Alfred Cabral, Agency Counsel

262-2100

■ **Affordable Housing Program**

Walter McKinney, General Manager

245-6517

■ **Engineering/Public Works**

Erwin Blancaflor, Public Works Director

799-8241

■ **Economic Development**

Steve Lawton, Economic Development Director

799-8233

City Hall is located at 111 Civic Drive.

Office hours are 8:00 a.m. to 5:00 p.m.

website: www.ci.hercules.ca.us

ABOUT THIS PUBLICATION

Hercules Re:Development provides an update on projects funded by the Redevelopment Agency and/or projects located within the Redevelopment Project Areas.

At times, updates on projects that are not located within the Redevelopment Project Areas will be featured, as these projects are anticipated to serve all areas of the community.

Interested in purchasing or renting a Sycamore Downtown Unit?

Come to an informational meeting on May 23

We are excited to announce that the much anticipated Sycamore North Development is expected to be complete by the summer of 2011. The Affordable Housing Department will be hosting an informational meeting for those interested in purchasing or renting an Affordable unit. In order to qualify, a household must meet the low-to-moderate income guidelines, which can be found on the City's website under the Affordable Housing Department.

The informational meeting will be held on Sunday, May 23 at the Hercules Community Swim Center, 2001 Refugio Valley Road, from 1:00-3:00pm. You will receive first hand information from the Redevelopment Agency Executive Director, have the opportunity to speak with the Project Managers, the building architect, Affordable Housing staff, and meet with qualified primary lenders.

If you would like to attend, please call the Affordable Housing office at: 510-245-6517 to RSVP by May 14th. You may also call our office if you would



Artist Rendering of Sycamore North Development which is currently under construction

like us to send you an application to ensure you will be on our interest list to receive information on upcoming meetings, or you can visit our website at: www.ci.hercules.ca.us to download an application.

CITY OF HERCULES REDEVELOPMENT AGENCY NEWSLETTER



111 CIVIC DRIVE, HERCULES, CA 94547 • (510) 799-8200

PRSRT STD
US. POSTAGE
PAID
Rodeo, CA
Permit No. 23

ECRWSS

POSTAL PATRON