

# Table of Contents

1.0	Introduction	
	Introduction to Oakley .....	1-1
2.0	Land Use Element	
	Introduction .....	2-1
	Goals, Policies, and Implementation Programs .....	2-6
	General Land Use .....	2-6
	Residential .....	2-7
	Commercial .....	2-8
	Industrial .....	2-9
	Historic Resources .....	2-10
	Open Space .....	2-10
	Trails .....	2-11
	Community Character & Design .....	2-11
	Signage and Monumentation .....	2-12
	Land Use Designations .....	2-13
	Special Planning Areas .....	2-23
	Land Use Setting .....	2-29
	Community Character .....	2-38
3.0	Circulation Element	
	Introduction .....	3-1
	Overview .....	3-1
	Consistency with State Law .....	3-2
	Consistency with Countywide Programs .....	3-2
	General Goals, Policies, and Implementation Programs .....	3-3
	Roadways .....	3-3
	Bicycles and Pedestrians .....	3-4
	Public Transportation .....	3-4
	Neighborhood Traffic Management .....	3-5
	Traffic Safety .....	3-5
	Regional Coordination .....	3-6
	Land Use Coordination .....	3-7
	Circulation Plan .....	3-9
	Roadways .....	3-8
	Bicycle and Pedestrian Circulation .....	3-11
	Transit .....	3-12
	Setting .....	3-17
	Roadway System .....	3-18
	Bicycle and Pedestrian System .....	3-20
	Public Transportation .....	3-20
	Rail, Aviation and Trucks .....	3-21
	Transportation Demand Management .....	3-21
	Roadway Standards .....	3-23

# Table of Contents

---

4.0	Growth Management Element	
	Introduction .....	4-1
	Goals, Policies, and Implementation Programs .....	4-4
	Growth Control .....	4-4
	Facilities Financing .....	4-4
	Community Buildings & Services.....	4-6
	Fire Protection & Emergency Services .....	4-6
	Law Enforcement .....	4-7
	Public Schools .....	4-7
	Solid Waste/Recycling & Hazardous Materials .....	4-9
	Water Services .....	4-10
	Wastewater Services.....	4-11
	Drainage Facilities.....	4-12
	Public Services Setting.....	4-17
	Financing Improvements.....	4-17
	City Government & Governmental Services .....	4-17
	Public Schools .....	4-18
	Solid Waste/Recycling & Hazardous Materials Services.....	4-20
	Water Services .....	4-20
	Wastewater Services.....	4-23
	Drainage Facilities.....	4-25
5.0	Economic Development Element	
	Introduction .....	5-1
	Goals, Policies, and Implementation Programs .....	5-2
	Setting.....	5-7
	Historic Perspectives .....	5-7
	Economic Opportunities & Constraints.....	5-10
	Economic Development Constraints and Opportunities .....	5-10
6.0	Open Space and Conservation Element	
	Introduction .....	6-1
	Goals, Policies, and Implementation Programs .....	6-3
	Agricultural Resources .....	6-3
	Air Quality.....	6-3
	Biological Resources.....	6-4
	Cultural Resources .....	6-5
	Historic Resources.....	6-6
	Open Space Resources.....	6-6
	Scenic Resources .....	6-7
	Setting .....	6-8
	Agricultural Resources .....	6-8
	Air Quality.....	6-13
	Biological Resources.....	6-15
	Cultural Resources .....	6-23
	Historic Resources.....	6-23
	Open Space Resources.....	6-26
	Scenic Resources .....	6-28

7.0	Parks & Recreation Element	
	Introduction .....	7-1
	Goals, Policies, and Programs .....	7-3
	General Parks and Recreation.....	7-3
	Community Parks, Playfields, and Recreation Centers .....	7-6
	Neighborhood Parks .....	7-7
	Special Purpose Facilities .....	7-8
	Trails.....	7-10
	Basin Parks.....	7-10
	Future Parks Planning.....	7-11
	Setting .....	7-13
	Introduction.....	7-13
	History of Parks Planning in Oakley .....	7-13
	City of Oakley Parks Master Plan.....	7-13
	City Parks and Recreation.....	7-15
	Facilities Standards and Guidelines.....	7-29
	Trails.....	7-31
	Waterfront Recreation.....	7-37
	Regional and State Parks.....	7-38
	Detention Basin Parks.....	7-39
8.0	Health & Safety Element	
	Introduction .....	8-1
	Goals, Policies, and Implementation Programs .....	8-3
	Geology & Seismic Hazards.....	8-3
	Flood Hazards .....	8-4
	Hazardous Materials .....	8-5
	Public Protection & Disaster Planning.....	8-6
	Setting.....	8-15
	Structural Compatibility .....	8-15
	Geology .....	8-16
	Seismic Hazards .....	8-18
	Flood Hazards .....	8-20
	Fire Hazards.....	8-21
	Hazardous Materials & Waste.....	8-22
	Public Protection & Disaster Planning.....	8-25
9.0	Noise Element	
	Introduction .....	9-1
	Goals, Policies, and Implementation Programs .....	9-2
	Setting.....	9-7
	Roadway Noise.....	9-7
	Railroads .....	9-10
	Fixed Noise Sources .....	9-11
	Nuisance Noise .....	9-12
	Community Noise Survey.....	9-12
10.0	Housing Element	
	I. Introduction .....	10-1
	A. Purpose and Content .....	10-1
	B. Housing Element Update Process .....	10-1
	C. State Law and Local Planning .....	10-1

# Table of Contents

---

1. Consistency with State Law .....	10-1
2. General Plan Consistency .....	10-3
3. Relationship to Other Plans and Programs .....	10-3
D. Housing Element Organization .....	10-4
E. Citizen Participation .....	10-5
II. Housing Needs Assessment and Inventory .....	10-7
A. Introduction .....	10-7
B. Community Profile .....	10-7
1. Population Trends and Characteristics .....	10-7
2. Employment Trends .....	10-9
3. Household Characteristics .....	10-11
4. Housing Inventory and Market Conditions .....	10-13
C. Housing Needs .....	10-20
1. Households Overpaying for Housing.....	10-20
2. Overcrowding .....	10-21
3. 2007 – 2014 Growth Needs .....	10-22
4. Special Needs Groups .....	10-23
III. Resources and Constraints.....	10-33
A. Governmental Resources and Constraints .....	10-33
1. Land Use Controls .....	10-33
2. Density Bonus Ordinance .....	10-39
3. Residential Care Facilities .....	10-41
4. Emergency Shelters, Transitional Housing and Single-Room Occupancy Units .....	10-41
5. Second Unit Ordinance .....	10-42
6. Housing for Persons with Disabilities .....	10-42
7. Building Codes and Enforcement .....	10-44
8. Residential Design Guidelines .....	10-44
9. Development Fees .....	10-45
10. Local Processing and Permit Procedures .....	10-49
11. Environmental and Infrastructure Constraints .....	10-50
12. East Cypress Corridor Annexation .....	10-55
13. Oakley Redevelopment Agency Housing Fund Program .....	10-56
14. On and Off-Site Improvements .....	10-57
B. Non-Governmental Resources and Constraints.....	10-58
1. Vacant and Underutilized Land .....	10-58
2. Land Prices .....	10-58
3. Construction Costs.....	10-58
4. Financing .....	10-58
5. Energy Conservation .....	10-60
IV. Housing Policy Program .....	10-61
A. Goals and Policy Actions.....	10-61
B. Quantified Objectives .....	10-69

<u>Table</u>	<u>Name</u>	<u>Page</u>
2-1	Land Use Designations Densities & Intensities.....	2-19
2-2	Oakley General Plan Land Use Designations and Acreages Incorporated City Limits - 2002.....	2-32
2-3	Oakley General Plan Land Use Designations and Acreages Proposed Expansion Areas – 2002.....	2-33
2-4	Residential Build-out Potential .....	2-34
2-5	Non-Residential Build-out Potential.....	2-35
2-6	General Plan/Zoning Compatibility Matrix.....	2-37
3-1	Future Roadway Levels of Service with Recommended Road Type.....	3-9
3-2	Journey to Work Mode Shares for Oakley Residents, 1990 and 2000 .....	3-17
3-3	Existing Roadway Levels of Service .....	3-18
3-4	Existing Intersection Levels of Service .....	3-19
5-1	Economic Composition of Oakley (by Primary Employers) .....	5-7
5-2	Median Annual Household Income and Income Distribution for the Oakley Subregion.....	5-8
6-1	Agricultural Lands in the Plan Area.....	6-13
8-1	Critical Structures Compatibility.....	8-15
8-2	Generalized Stratigraphic Section and Lithologic Characteristics.....	8-17
8-3	Richter Magnitude Scale and Effects.....	8-19
9-1	Noise Level Performance Standards for New Projects Affected by or Including Non- Transportation Noise Sources.....	9-4
9-2	Requirements for an Acoustical Analysis.....	9-5
9-3	Maximum Allowable Noise Exposure Transportation Noise Sources .....	9-5
9-4	Typical A-Weighted Maximum Sound Levels of Common Noise Sources .....	9-7
9-5	Predicted Existing Traffic Noise Levels.....	9-8
9-6	Predicting Preferred Alternative Buildout Traffic Noise Levels .....	9-9
9-7	Approximate Distances to the Atchison Topeka & Santa Fe Railroad Noise Contours.....	9-11
9-8	Sources of Fixed Noise .....	9-12
9-9	Community Noise Measurement Results, March 2001 .....	9-13
10-1	State Housing Element Requirments.....	10-2
10-2	Regional Population Trends 1990-2008 .....	10-7
10-3	Population Growth 2008 .....	10-8
10-4	Age Distribution 1990-2000.....	10-8
10-5	Racial and Ethnic Composition 2000.....	10-9
10-6	Employment by Industry 2000 .....	10-9
10-7	Major Employers .....	10-10
10-8	Labor Force Trends.....	10-10
10-9	Total Occupied Households 2000-2008 .....	10-11
10-10	Average Persons per Household 2000-2008 .....	10-11
10-11	Household Size Distribution 2000.....	10-12
10-12	Median Household Income by Tenure 1999.....	10-12
10-13	Income Range by Affordability Category 2008.....	10-12
10-14	Household Income by Tenure 1999 .....	10-13
10-15	Number of Housing Units Oakley and Contra Costa County 2008.....	10-13
10-16	Unit Size by Tenure 2000 .....	10-14
10-17	Housing Inventory by Unit Type 2008 .....	10-14
10-18	Unit Type by Tenure 2000 .....	10-15
10-19	Occupied Units by Tenure 2000 .....	10-15
10-20	Occupancy Status 2000-2008.....	10-16
10-21	Tenure of Housing Stock by Year Built (Occupied Units) .....	10-16

## List of Tables

---

10-22	Units Lacking Plumbing or Completed Kitchen Facilities 2000.....	10-17
10-23	2008 Affordability Rent and purchase Price by Income Category .....	10-18
10-24	Value Owner-Occupied Housing Units in 2000.....	10-18
10-25	Median Sale Price.....	10-19
10-26	Average Monthly Rent by Unit Size 2008.....	10-19
10-27	Gross Rent as a Percentage of Housing Income in 1999.....	10-20
10-28	Housing Costs as a percentage of Household income for owners in 1999.....	10-21
10-29	Household Cost as a Percentage of Household Income for Renters.....	10-21
10-30	Number of Persons Per Room in 2000.....	10-22
10-31	Regional Housing Needs Allocation 2007-2014.....	10-22
10-32	Householders by tenure and Age 2000 .....	10-23
10-33	Elderly Median Household Income 2000 and 2007... ..	10-24
10-34	Elderly Household Income Distributions 2000.....	10-24
10-35	Elderly with Disabilities Limiting Independent Living 2000.....	10-25
10-36	Housing Problems – Elderly Households 2000.....	10-25
10-37	Large Households by Tenure 2000.....	10-26
10-38	Housing Problems for Large Households 2000.....	10-27
10-39	Female-Headed Households by tenure 2000.....	10-27
10-40	Poverty in Female-Headed Households 2000.....	10-28
10-41	Persons Reporting Disabilities 2000.....	10-29
10-42	Housing Problems for Households with Mobility and Self-Care Limitation 2000.....	10-30
10-43	Extremely-Low Income Households with Housing Problems 2000 .....	10-32
10-44	2020 Oakley general Plan Residential Land Use Designations.....	10-33
10-45	Primary Uses-Residential Zones.....	10-36
10-46	Summary of Residential Zoning Requirements .....	10-37
10-47	Residential Parking Requirements.....	10-38
10-48	Development Standards for Multi-Family construction in the Affordable Housing Overlay .	10-39
10-49	Number of Incentives by Level of Affordability .....	10-40
10-50	Comparative Development Fee Summary.....	10-46
10-51	Development Plan Review Process .....	10-50
10-52	Projections for Housing Set-Aside Fund 2004-2009 .....	10-56
10-53	Construction Cost estimates .....	10-58
10-54	Mortgage Lending Rates 2007 Oakland-Freemont-Hayward MSA .....	10-59
10-55	Mortgage Rates October 2007 – October 2008.....	10-59

<u>Figure</u>	<u>Name</u>	<u>Page</u>
1-1	Regional Location .....	1-5
2-1	Oakley Planning Boundaries .....	2-3
2-2	Land Use Diagram .....	2-21
2-3	Special Planning Areas .....	2-28
2-4	City Gateway - Elevation .....	2-40
2-5	City Gateway – Plan View .....	2-41
2-6	Neighborhood/Project Gateway Elevations.....	2-42
2-7	Neighborhood/Project Gateway Landscape Only.....	2-43
2-8	Neighborhood/Project Gateway Architectural Signs/Markers .....	2-44
2-9	Oakley/Brentwood Buffer .....	2-45
3-1	Circulation Diagram .....	3-13
3-2	Truck Routes .....	3-15
3-3	Transit Routes .....	3-16
3-4	Typical Local Street – Plan View.....	3-24
3-5	Typical Local Street – Section View .....	3-25
3-6	Typical Collector Street – Plan View .....	3-26
3-7	Typical Collector Street – Section View .....	3-27
3-8	Typical Arterial Street – Plan View .....	3-28
3-9	Typical Arterial Boulevard – Section View.....	3-29
4-1	Public Facilities and Services Locations .....	4-13
6-1	Vegetation Types .....	6-11
6-2	Biological Sensitivity.....	6-21
8-1	Faults and Seismic Stability .....	8-7
8-2	Estimated Liquefaction Potential .....	8-9
8-3	100-Year Floodplain Locations .....	8-11
8-4	Hazardous Areas Locations .....	8-13
9-1	Land Compatibility for Community Noise Environments .....	9-6