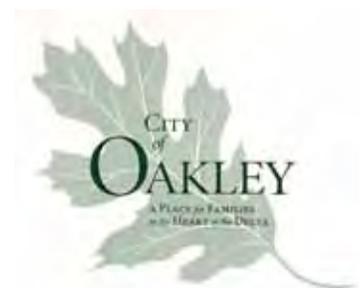


P A R K S , T R A I L S , A N D R E C R E A T I O N

M A S T E R P L A N 2 0 2 0

O A K L E Y : C R E A T I N G C O M M U N I T Y T H R O U G H P E O P L E , P A R K S A N D P R O G R A M S



OAKLEY, CALIFORNIA
SUMMER 2007
FINAL REPORT

R O Y S T O N H A N A M O T O A L L E Y & A B E Y
L A N D S C A P E A R C H I T E C T S & P L A N N E R S

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EXECUTIVE SUMMARY

PURPOSE OF THE MASTER PLAN

The Parks, Trails, and Recreation Master Plan is a tool to guide the City of Oakley in parks and recreation planning on a long-term basis. The City of Oakley identified the need for a parks, trails, and recreation master plan to provide a framework of goals and policies necessary to meet the expanding local public recreation needs. The Plan provides baseline data, policies, and recommendations for day-to-day tasks, as well as standards for planning future parks and recreation facilities.

PLANNING PROCESS

The Contra Costa Board of Supervisors adopted the first Oakley Parks and Recreation Master Plan in 1988. When the County General Plan was revised and adopted in 1991, the Oakley Parks Master Plan was subsequently revised and approved by the Board of Supervisors in 1993 to be in conformance with the updated General Plan. The City of Oakley was incorporated in 1999. In 2001, Site Development Consultants began work on the Oakley Parks Master Plan – 2020. In March 2002, Royston Hanamoto Alley & Abey, a landscape architecture and planning firm, took over the completion of the Plan, and in 2006 updated the plan. This plan is a combined effort of both firms.

The planning process includes three significant milestones:

- Administrative Draft Master Plan
- Draft Master Plan
- Final Master Plan

The Parks, Trails, and Recreation Master Plan is composed of a Needs Assessment and an Implementation Plan. The Needs Assessment includes the inventory of existing parkland, organization, operations and financing mechanisms. Based primarily on the summary analyses acquired through a series of public workshops, as well as the analyses of current recreation facilities and resources, the Needs Assessment projects the demand for park and recreation facilities and programs through the year 2020. The Needs Assessment serves as the

foundation for recommendations made in the Implementation Plan.

This Parks and Recreation Final Master Plan includes both a Needs Assessment and an Implementation Plan that establish goals and priorities, identify funding alternatives, and make recommendations for parks and recreation facilities. The Parks, Trails, and Recreation Final Master Plan document of 2006 incorporates the review comments provided by the City of Oakley into the previous Administrative Draft Master Plan, June 2002 and reflects new park development in the four year period between drafts. This Final Master Plan will incorporate comments from public review as well as any additional comments provided by the City of Oakley.

ORGANIZATION OF THE MASTER PLAN

The Master Plan is organized into five sections: Executive Summary, Introduction to the Master Plan, Needs Assessment, Implementation, and Appendices. Much of the baseline data is provided in tabular form for ease of reference and updating, as data is subject to revisions. The following information summarizes each chapter of the Master Plan by section.

Chapter 1: Introduction

The City of Oakley is situated in the eastern portion of Contra Costa County, along the shore of the Sacramento-San Joaquin Delta, near the cities of Pittsburg, Antioch, and Brentwood.

The City was incorporated in July 1999 in order to accommodate the expanding population and improve law enforcement services through its own city police force. Currently, the City estimates a population of approximately 30,000, and a population build-out of 68,000 by the year 2020, including the sphere of influence (SOI) population.

Acquisition and development of neighborhood and community park and recreation facilities are made possible by fees and land received from new residential construction. Currently, there are 489 acres of both improved and unimproved parkland in the City. Of that total acreage, only 84 acres (or 2.8 acres of improved parkland per 1,000 people) are currently improved and in-use. The City has set a standard of 6 acres of improved and usable

Executive Summary

parkland per 1,000 people, split between 2 acres of neighborhood parks, 3 acres of community parks, and 1 acre of open space. Using these standards, the total new parkland required for the current population of 30,000 people in the city is 180 acres¹.

The City of Oakley is committed to improving the parks and recreation opportunities available to residents. The benefits of community and neighborhood parks in increased property values and stronger community bonding are crucial factors in any city's long-term growth.

Needs Assessment

Chapter 2: Public Input: Data and Analysis

Based on current projects and acreage available for development, the ultimate population in the City's current boundaries could approach 49,190 and the SOI population could reach 19,264 for a total build-out population of 68,453. Most of the increase in population will likely match the existing pattern: families with young children moving into new dwelling units in the Oakley area. Due to the influx of these young families, the community currently has a large average family size of 3.41 persons per household.

Public comments received through workshops and questionnaires reflect the general consensus that the existing recreation facilities and programs are grossly insufficient, and that there is a clear need for more parks and recreation programs as well as improvements on current recreation facilities.

The results from the diverse surveys and meetings indicate similarities in the expressed interests of residents, some of which include: a desire for a comprehensive and multi-use learning, recreation and meeting center; a desire to build out proposed parks and increase available recreation opportunities, particularly sports fields; a need to address the opportunities and constraints of trails and parks; and a general concern for public safety as well as ecological and historical preservation.

In light of the patterns of development and rate of population growth, the City should not only

¹ For the purposes of the Parks and Recreation Master Plan, the Oakley General Plan Land Use city boundary is used as the planning area.

acquire neighborhood park sites, but also look toward the acquisition of large-scale community park sites to meet the demand for sports facilities.

Chapter 3: Recreation Facilities Inventory and Analysis

This chapter provides an inventory of existing park facilities within the City of Oakley. To date, the City has the following existing and proposed park sites, which are developed and operational either as City parks or park/recreational facilities developed and operated under joint use agreements with the Oakley Union Elementary School District or the Contra Costa County Flood Control District:

- 7 joint-use school or basin/community parks
- 8 neighborhood parks
- 30 potential park sites

Currently, the City provides 2.8 acres of improved parkland per 1,000 people, which falls short of the proposed General Plan requirement of 6 acres of parkland per 1,000 residents. Recommendations to remedy this deficit and plans to address future demand for parkland are key elements of the Implementation Plan. This existing recreation facility inventory underscores the park and recreation deficiencies in Oakley.

Chapter 4: Recreation Facilities: Trails

The City of Oakley and its surrounding areas provide the potential to become a hub for a network of important multi-use recreation trails that could at the same time provide shoreline access and connections to proposed regional parks. This chapter takes a look at regional trails in the Oakley area under the East Bay Regional Parks District (EBRPD) master plan as well as current and potential local & regional trails.

Chapter 5: Recreation Resources Inventory and Analysis

Recreational resources in the City of Oakley have been in very short supply due to the lack of prior tax base, funding sources or provisions available in the City's budget. Although other sources from neighboring cities (such as Brentwood) are available to meet Oakley's recreation and leisure needs, from the majority of public comments regarding programs and services it is evident that

there is a demand for both the facility and programming of recreation within the City.

Implementation Plan

Chapter 6: Mission, Goals and Policies

This chapter presents the City's mission, goals and objectives while keeping in mind the standard guidelines recommended under the *National Recreation and Park Association* (NRPA) and the General Plan goals and objectives for parks, recreation and open space.

The City of Oakley exists to build and enhance a community with a high quality of life and to serve the public in a friendly, efficient, and responsive manner. By 2007, the City strives to be recognized as a model of civic participation and a vibrant Delta community for family living, working, and pleasure.

The City has expressed the following general goals for its parks, open space, and trail systems:

- Develop and maintain a park system at the rate of 6 acres of parkland per 1,000 residents.
- Offer a wide variety of indoor and outdoor recreational opportunities in proximity to all residents of the City, enabling residents to enhance their quality of life through participation in a wide variety of activities.
- Maintain existing parks and develop additional neighborhood and community parks and playfields in new residential neighborhoods as growth occurs.
- Make the most of park resources through the planning and development of multi-use park and recreation facilities.
- Coordinate and provide a safe recreational and transportation trail system linking open space, neighborhood parks, community parks, recreation centers, libraries, schools, public transportation nodes, governmental buildings and commercial areas.
- Maximize park and recreation resources through positive working relationships, partnering, and collaborative efforts with other public agencies, nonprofit organizations, and the private sector.

- Pursue a variety of financing mechanisms for the acquisition, development, long-term operation and maintenance of the parks, trails, and recreational system.

Chapter 7: Facility Standards

In this chapter, the general city standards for Oakley are discussed within the context of the NRPA guidelines for park and recreation facilities, the General Plan policies and guidelines related to facility standards, the ADA standards for facility design and playground safety guidelines. Also cited are criteria used to evaluate the potential for using detention basins as conjunctive recreational facilities.

Chapter 8: Action Plan

This chapter provides the strategy for the City to meet the demand for park and recreation facilities and programs for the current and growing population. The strategy includes planned policy implementation, existing facility refurbishment, new facility development, and recreation program and service enhancement. The action plan recommendations are listed below.

Policies:

- Amend the City of Oakley General Parks and Trails standards and criteria
- Provide a parks and recreation formal advisory and parks service entity
- Pursue a variety of financing mechanisms for the acquisition, development, long-term operations and maintenance of the parks, trails and recreation system
- Maintain and update the parkland facilities inventory
- Establish a public forum for Oakley Parks, Trails, and Recreation Master Plan
- Establish a regular public outreach mechanism
- Maximize park resources through the planning and development of park and recreation facilities, and the pursuit and implementation of financing mechanisms
- Coordinate with the East Bay Regional Park District
- Review of all plans for park development by park planning entity

Existing Facilities:

Executive Summary

- Update all recreation facilities for ADA compliance
- Update all existing playgrounds for Playground Consumer Product Safety Compliance
- Maintain consistent quality of facilities through facility refurbishment program
- Conduct proper maintenance and inspection of all equipment on a regular basis for safety, use, and liability

New Facilities:

- Determine the list of all recreation facilities, or the Recreation Activity Menu, to go into each park classification for which a specific amount of space will be needed.
- Develop the Oakley Recreation Center as defined in the Needs Assessment and Feasibility Study.
- Develop more fitness-related facilities for adults.
- Connect parks to reclaimed water system.

Programs:

- Improve program accessibility.
- Expand cultural and art programs and events.
- Develop “family” events and programs.
- Increase the quantity of adult activities and sport leagues.
- Evaluate children’s recreation programs annually to keep up with changing demographics and community needs.
- Expand special events programs to provide for general improvement of quality of life and new opportunities for community gatherings.
- Evaluate programming needs for a culturally diverse community.
- Increase the quantity and variety of senior programs to respond to the increased senior population and changing demographics.

This chapter also discusses development priorities and methodologies for implementation of the action items.

Chapter 9: Funding Strategy

To implement the various action items, a funding strategy for the City needs to be established. This chapter identifies the various funding sources available to the City and presents a financing strategy.

The financing strategy depends upon the implementation of the following strategies:

- Require developers to commit land and/or in-lieu fees along with the payment of Park Development Impact Fees for new development.
- Expand and use the Lighting & Landscape Assessment District for maintenance of facilities.
- Utilize various debt-financing methods for the expansion of community-wide facilities and facility renovation.
- Adherence to the long-term goal of less dependence on the General Fund, though the actual payment methods or funding sources will vary over time.

Chapter 10: Ongoing Plan

This Master Plan is a “living document” and will need to be updated and revised on a regular basis. The Parks, Trails, and Recreation Master Plan is a means to guide growth and meet the recreational needs of the City. To reflect these goals over time, ongoing planning is an important process in which specific elements of the Master Plan will be re-evaluated and updated on a regular basis.

This chapter presents the update methodology, schedule, and elements important in this process. The Master Plan should be updated a minimum of every five years, with chapters related directly to fiscal budgets being updated annually.

Appendices

Appendix A: Public Workshops

Public input formed a large component of the Master Plan process. The following workshops were presented and summarized in Chapter 3 and are now presented in their full original formats:

- Oakley Recreation Center Public Workshop
- Almond Festival 2001– Intercept Survey
- Community Meeting for Trails Planning
- City of Oakley – Parks & Recreation Plan Agency Meeting
- City of Oakley – Commission/City Committees Workshop
- Community-Oriented Policing and Problem-Solving Meeting (COPPS)
- Moura Community Center Project Committee Meeting

- City of Oakley Customer Satisfaction Survey (Survey of Voters)

Appendix B: Park Sites Inventory

Appendix B includes the layout plans of five joint-use school/community parks in Oakley: Gerhinger Elementary School, O'Hara Park Middle School, Oakley Elementary School, Laurel Elementary School, and Vintage Parkway Elementary School. A table listing the range of recreation activities in the Delta region is also included.

Appendix C: Funding

Appendix C includes an in-lieu park land fee dedication estimate.

Appendix D: Park Unit Costs Guidelines

Appendix D presents park unit cost guidelines for both neighborhood and community parks.

EXECUTIVE SUMMARY



**INTRODUCTION TO THE
MASTER PLAN**

CHAPTER 1: INTRODUCTION



INTRODUCTION

LOCATION AND HISTORY

The City of Oakley is situated within the eastern portion of Contra Costa County, along the shore of the Sacramento-San Joaquin Delta, near the cities of Pittsburg, Antioch, and Brentwood.

The City of Oakley was incorporated in July 1999 in order to manage growth more gracefully and improve law enforcement services through its own city police force. Oakley came into being through an expression of community spirit - a spirit that has been a part of the City since the City originated in the mid-nineteenth century.

When Samuel and Sarah Sellers arrived in 1860, only jackrabbits and sagebrush inhabited the land that would become today's Oakley (today, however, there is archaeological evidence that indigenous people were the first inhabitants of the area). The sandy soil and lack of obvious natural resources did not dampen the determination of early settlers. They set up housekeeping in the midst of the chaparral and live oak, planted orchards, and went about building a town that boasted its first school in 1862, thanks to the work of Sarah Sellers.

Today, Oakley's "A Place for Families in the Heart of the Delta" motto is manifest in several areas: the availability of affordable housing; a focus on the quality of education evident in low student-to-teacher ratios; and the proximity of numerous water recreation sites. Oakley's population of approximately 30,000 can send their children to one of four elementary schools, one of two middle schools, and a new high school. In their leisure hours, these same families can enjoy outings along the Delta waterways.

Oakley's landscape of rolling fields, orchards, and vineyards is a testimony to Oakley's agricultural past. Each September, thousands of visitors come to Oakley for the annual Oakley Chamber of Commerce Almond Festival, a celebration set firmly in the City's agricultural history. The City of Oakley is the proposed home of the Delta Science Center, a research, education, and restoration facility. This Center would further enrich an already flourishing community, while helping to restore the Delta and provide valuable Delta

education and research data to scientific communities beyond Oakley's borders.

The spirit of determination and generosity that marked Oakley's origins is present today as this young city plans and works for the betterment of its community, just as its earliest settlers did.

PURPOSE OF THE MASTER PLAN

The need for a Parks, Trails, and Recreation Master Plan was identified by the City of Oakley in an effort to provide a framework of goals and policies necessary to meet expanding local public recreation needs. As the pressure for urbanization intensifies, the remaining supply of available, vacant, and affordable land diminishes.

Continued growth and development will increase the demand for outdoor recreation; it is important to plan for such requirements while suitable opportunities and land still exist. Obtaining open space and recreational sites prior to or during the development phase can help to reduce costly expenditures for acquisition in the future.

In 1999, the newly incorporated City of Oakley became responsible for the provision of local parks. Because the City has undertaken a new General Plan to address development and growth issues as required by law, and because improved neighborhood and community parks are seriously lacking in the community, this new Oakley Parks, Trails, and Recreation Master Plan is being prepared at the direction of the City. During the course of this master plan study, the community has provided input, made recommendations, and helped to establish park and recreation priorities. The new parks master plan will dovetail with the City's General Plan and will provide the goals and policies needed to expand local public recreational opportunities, in conformance with the findings of the study.

Planning History

Several levels of the government and private sector provide recreation facilities and services to area residents. Prior to incorporation, Contra Costa County, through its General Plan, the planning process and support by the Oakley Parks Master Plan, had the primary responsibility to ensure proper placement and development of recreation facilities, and facility relationship to other land uses. Both existing and potential local

Introduction to the Master Plan

and regional recreation facilities and activities were considered in those documents.

At the request of the Oakley community, the County created a local Municipal Advisory Committee (MAC). The MAC held public meetings, reviewed development proposals and planning issues, and made recommendations regarding important community issues to the County Planning Commission(s) and the Board of Supervisors. The Oakley Municipal Advisory Committee (OMAC), in turn, created the OMAC Parks and Library Subcommittee to focus on park and library issues and make recommendations back to OMAC for consideration and recommendation to the County. It was at the request of OMAC that the 1988 and 1993 parks master planning studies were undertaken.

The City of Oakley council continues to handle all affairs upon the recommendation of a sub-committee of two members of the City Council. All other committees for special projects are ad-hoc committees made up of community members who make recommendations to the sub-committee. Both the MAC and OMAC are no longer in operation, and there is no formal advisory group for Parks & Recreation.

Planning Process

The Contra Costa Board of Supervisors adopted the first Oakley Parks Master Plan in 1988. This plan attempted to establish goals and priorities for parks in the Oakley community. The plan was not utilized effectively and therefore development did not accomplish the outlined goals.

The County General Plan was revised and adopted in 1991. Subsequently, the Oakley Parks Master Plan was revised to be in conformance with the 1991 Contra Costa County General Plan. The Board of Supervisors approved the parks plan in November 2, 1993, as a guide to the planning and development of future parks and recreational facilities in the Oakley community, with implementation to occur as funds became available.

The 1991 Oakley Parks Master Plan was prepared to guide development of a park system for the community of Oakley. The master plan contained updated technical data, new maps, inventories of existing facilities, population projections and neighborhood analysis, as well as park standards

and prototypes. The plan took a realistic look at parkland opportunities and strategies needed to achieve the goals of the community.

In 2001, Robert Heidmeyer from Site Development Consultants (SDC) performed substantial research for a City of Oakley Parks and Recreation Master Plan - 2020. In March 2002, Royston Hanamoto Alley & Abey (RHAA), a landscape architecture firm, took over the role to complete the document for the City of Oakley.

The process of completing this document included creating a mission statement, setting goals and objectives, and finding opportunities and solutions. The culmination of the process was the development of the Implementation Plan.

Planning Area

For the purposes of the Parks and Recreation Master Plan, the Oakley General Plan Land Use city boundary is used as the planning area.

HISTORY OF PARK PLANNING IN OAKLEY

County of Contra Costa – General Plan Objectives

According to the County General Plan park standards in 1970s, the established standard for the Oakley area was 4 acres of public recreation area per 1,000 residents. This standard was adopted on December 8, 1970 as part of the Parks and Recreation Element of the General Plan for Contra Costa County. This standard was further broken down by park type to provide 2.5 acres of neighborhood parks and 1.5 acres of community parks for every 1,000 persons.

Oakley's General Plan proposes 6 acres per 1,000 residents, of which 2 acres/1,000 are provided for neighborhood parks, 3 acres/1,000 are provided for community parks, and 1 acre/1,000 is provided for open space and special recreation areas.

City of Oakley Parks Master Plan 1993

During the course of the 1993 Parks Master Plan study, several factors became apparent:

1. The community was significantly deficient in local parks and recreation opportunities.
2. No local entity was in place to provide parks and recreation opportunities.

3. Only a small funding base (Oakley Landscaping and Park District-Zone 16) was available to provide for the maintenance of parks. This fund could also be used to assist in land acquisition and development of parks. This fund could not be used for recreation programming.

4. The influx of new young families provided a strong and growing demand for recreational opportunity.

5. A need existed for additional neighborhood and community park facilities; i.e. baseball and soccer fields, swimming pool, gymnasium, and program facilities.

6. With the pattern of development and rate of community growth, it became imperative that the community look toward the acquisition of a large-scale community park site.

Action Plan of 1993

The Parks Master Plan outlined an aggressive Action Plan of steps necessary to achieve the goals adopted by the Plan:

1. Provide for the formation of a parks entity: a Parks and Recreation District or a County Service Area to provide park and recreation services for the community.

2. Fiscal resources:

- Provide a tax base for recreational programming.

- Monitor the Landscaping and Park District assessment and the Park Dedication In-Lieu fees to ensure that they remain consistent with the actual cost of providing and maintaining recreational parkland. The fee structure should be reviewed annually to maintain its consistency with costs.

- Propose a bond issue to provide capital for the acquisition and phased development of community park facilities through a community-wide election.

- Actively pursue federal, state, regional, and corporate/private grant funding.

- Adopt a park development fee pursuant to Government Code 16000 (AB1600) and provide for the annual monitoring of the funds.

3. Maintain an inventory of parkland and facilities.

4. Provide a community forum for Master Plan refinement by outlining proposals for location, size, timing, acquisition, capital improvements and financing of parkland and recreation needs as additional information becomes available.

5. Prepare a community/neighborhood park and recreation survey form to be utilized in identifying local goals, attitudes, opinions, needs, and other factors that might relate to the efficient and cost-effective provision of recreation facilities and programs.

6. Plan neighborhood parks as subdivision and development occurs. When consistent with the Oakley Parks Master Plan, required land should be identified, dedicated, and improved for recreational use. Park Dedication In-Lieu fees should be collected for subdivision of parcels where dedication of land would not be desirable or consistent with the provisions of the Parks Master Plan.

7. Coordinate planning among individual properties and other public agencies to ensure reservation of park sites with easy access for neighborhood residents. This planning should include provisions for an interconnecting system of trails and pathways throughout the community.

8. Consider multiple uses for open space land (i.e. land use buffer zones and green-ways for trails and linear parks, flood control basins for basin and park joint use, and school sites for neighborhood/community park joint-use).

9. Coordinate planning and development efforts with local school districts and the county flood control district. Participate with them, whenever feasible, in the construction, maintenance, and operation of joint-use facilities.

10. Encourage and coordinate efforts with the East Bay Regional Park District for the implementation of:

- Diablo-to-Delta regional trail along the Marsh Creek channel.

- Big Break to Antioch Pier regional trail along the shoreline.

- Delta de Anza regional trail along the Contra Costa Canal.

- Railroad trails along the Santa Fe and the Southern Pacific Right-of-Ways.

Introduction to the Master Plan

- Big Break Regional Shoreline.
- Cooperate with EBRPD to create staging areas and access points.

11. Review all plans for the development of parks, whether prepared by the County or by a developer, to ensure that park development is consistent with the goals and criteria of the Oakley community. This review should occur locally through the responsible park planning entity. Each park site should have development goals established through joint efforts among the park provider (developer), park entity (District or Agency responsible for operations), and the Community.

OAKLEY GROWTH TRENDS

The population in Oakley increased from 3,811 to 7,098 between 1960 and 1980; to 18,374 in 1990; and to 25,619 residents in the 2000 U.S. census.¹ The population growth represents an increase of 159% for the decade 1980-1990 and an increase of 39% for the decade 1990-2000. The mid 1990's saw a sharp decrease of growth in the Oakley community due to economic conditions. Currently the City estimates a population of about 30,000.

Based on current projects and acreage available for development, the ultimate population in the City's current boundaries will likely be 49,190 and the SOI population will increase to 19,264 by the year 2020 for a total planning population of 68,453. The Contra Costa General Plan, adopted on an interim basis by the City, calls for significant growth in Oakley, in the areas south of Laurel Road and out the Cypress Road Corridor. Most of the increase in population will come from younger families moving into new dwelling units in the Oakley area. Because of the influx of these young families, the community currently has a large average family size of 3.41 persons per household (estimated at 3.55 persons per single family household and 2.13 persons per multi family household).

Demographic Profile (Table 1.1)

| | |
|------------|----------------------|
| Population | 25,619 (2000 Census) |
| White | 16,469 |

¹ Information derived from City of Oakley.

| | |
|------------------|-------|
| Hispanic | 6,399 |
| Two/more races | 953 |
| African American | 832 |
| Asian American | 708 |
| Native American | 151 |
| Pacific Islander | 65 |
| Other | 42 |

Economic Data

Approximately 70% of Oakley's workforce is employed outside of the City.

According to the Strategic Economic Assessment Report of March 2001:

- Oakley's economy currently yields 2,200 jobs.
- Oakley residents account for less than 1% of the county's total employment.
- Oakley is home to more than 2% of the county's population.
- Over 33% of jobs in Oakley are in retail or personal services.
- Oakley has a highly skilled, highly educated labor force.
- Oakley's median household income is \$64,868, higher than the county's median income, or that of neighboring cities.

Population Projections

On October 30, 1991, the Oakley Union School District prepared a revised Demographic Analysis and Facility Study that attempted to estimate demographic trends through the end of the decade. The report suggested that build-out would occur sometime after the year 2000, and that the School District could anticipate an increase in student population, from 2,330 in 1993 to 7,500 students by the year 2000. The study reflected the slowdown in the housing market, and assumed a recovery to earlier market conditions with possible annual increases in student population of 15% to 21%. Currently, Oakley has four elementary schools, two middle schools, and two high schools. Under joint-use agreements between the City and the School District, many of these school facilities provide needed recreation opportunities for Oakley residents. The population projections below further underscore the City's ongoing park and recreation needs.

Build-Out Projections (Table 1.2)

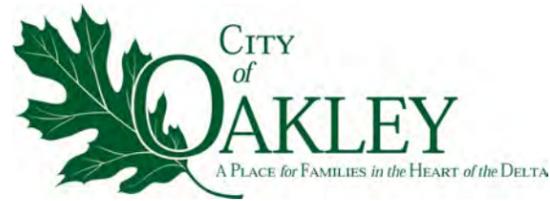
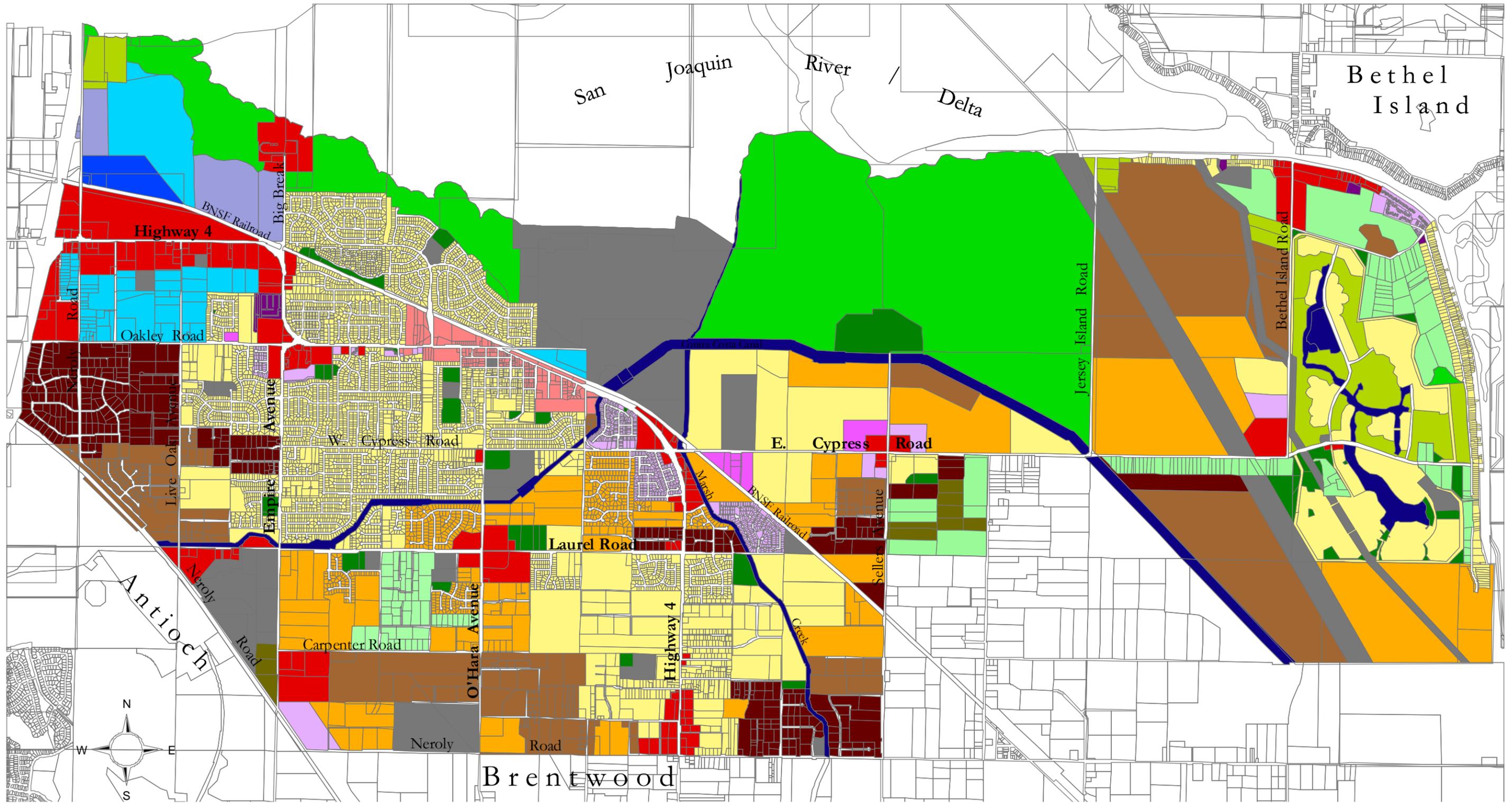
| | 2005 | 2015 | 2020 |
|-----------------------------|-----------|-----------|-----------|
| Population for City | 30,000 | 35,500 | 68,000 |
| Population for SOI | | | 19,264 |
| Population for County | 1,021,500 | 1,124,900 | 1,169,000 |
| Number of City Households | 9,260 | 10,630 | 11,390 |
| Number of County Households | 359,920 | 402,040 | 420,740 |
| Number of City Jobs | 6,080 | 11,430 | 14,370 |
| Number of County Jobs | 392,590 | 463,280 | 500,680 |

PARK INVENTORY

The City of Oakley currently provides 2.8 acres of improved parkland for every 1,000 residents or a total of 84 acres/30,000 people and 13.21 acres/1,000 people of unimproved parkland. The City has identified a target goal of 6 improved park acres/1,000 people, which is split into 2 acres/1,000 people for neighborhood parks, 3 acres/1,000 people for community parks, and 1 acre/1,000 people for open space recreation. The City requirement for total park acreage at build-out with a population of 68,000 is 408 park acres. Based on existing developed facilities, it is evident that the City is currently grossly deficient in park and recreation facilities. The existing recreation facility inventory indicates a need for more green spaces in Oakley.

SUMMARY ANALYSIS

Oakley’s growing population requires adequate parks and recreation facilities. Community and neighborhood parks benefit City residents, with increased property values and social infrastructure that promotes community bonding. These benefits are crucial to any city’s long-term development. In addition, the City of Oakley must seek and plan for adequate funding to meet these needs.



- | | | |
|------------------------|------------------------|-------------------------|
| Agriculture | Commercial | Roads |
| Agricultural Limited | Commercial Downtown | Waterways |
| Single Family High | Commercial Recreation | County |
| Single Family Medium | Business Park | City Boundary |
| Single Family Low | Light Industrial | Expansion Area Boundary |
| Single Family Very Low | Utility Energy | Cypress Lakes Project |
| Multi-Family Low | Public and Semi-Public | |
| Multi-Family High | Delta Recreation | |
| Mobile Home | Parks and Recreation | |

**City of Oakley
Parks and Recreation
Master Plan**

**Map I:
Land Use Diagram**

Approved by City Council on December 11, 2002
Graphic Provided by PMC Consultants

NEEDS ASSESSMENT

**CHAPTER 2:
PUBLIC PARTICIPATION IN
THE MASTER PLAN**



PUBLIC PARTICIPATION IN THE MASTER PLAN PROCESS: DATA AND ANALYSIS

INTRODUCTION: NEEDS ASSESSMENT

The Needs Assessment is an important part of the Master Plan. The intentions of this section are to catalog the existing needs and desires specific to the Oakley community, and based upon these valuable primary data, to arrive at goals and objectives for parkland development in the City of Oakley. The available data from public input come from a variety of sources. Through the nature of such diverse inventory, the analyses seek to understand and encompass all the varying needs of residents in the community in order to create the most suitable guidelines for the development of parks and recreation in Oakley.

The Needs Assessment is separated into the following chapters:

- Chapter 2: Public Participation in the Master Plan Process: Data and Analysis
- Chapter 3: Recreation Facilities: Inventory and Analysis
- Chapter 4: Recreation Facilities: Trails
- Chapter 5: Recreation Resources: Inventory and Analysis

PUBLIC PARTICIPATION IN THE MASTER PLAN PROCESS

This chapter catalogs and analyzes public input data from seven public workshops, and provides summary analyses as follows:

1. Oakley Recreation Center, March 1997
2. Almond Festival 2001, Intercept Survey
3. City of Oakley Community Meeting for Trails Planning, April 21, 2001
4. City of Oakley – Parks & Recreation Master Plan Agency Meeting, May 3, 2001
5. City of Oakley – Commission/City Committees Workshop Parks & Recreation Planning, August 16, 2001
6. Community-Oriented Policing and Problem Solving Program Meeting (COPPS), February 2002

7. Moura Community Center Project, City of Oakley Parks and Recreation Sub-Committee Meeting, March 26, 2002

8. City of Oakley Customer Satisfaction Survey (Survey of Voters), September 2002

9. Community-Oriented Policing and Problem Solving Program Meeting (COPPS), October 2002

As the public workshop data indicates, the major underlying concern of the community is the need for more open, green spaces and recreation facilities in Oakley. This interest points to the larger issue of the overall benefits of community and neighborhood parks; the parks provide the social infrastructure for community bonding, which is a crucial factor in Oakley's long-term development.

Oakley Recreation Center Needs Assessment & Feasibility Study, March 1997¹

The proposed site for the Oakley Recreation Center is a 6.2-acre property located on the northeast corner of O'Hara Avenue and the Delta De Anza Trail.

The needs assessment for the recreation center was based on community surveys and eight meetings with the Advisory Committee established for the project.² Additionally, there were two advertised community forums held to collect community comments. The Chamber of Commerce and schools distributed over 5,000 flyers in the process of advertising the community forum. One workshop was held on a Saturday morning and the other on a Wednesday night. The Delta Youth Center Project collected over 55 surveys from school-age children in town.

¹ Oakley Recreation Center Needs Assessment & Feasibility Study, Final Report March 1997, George Miers and Associates.

² The Advisory Committee is made up of 20 people representing the following groups: Oakley Municipal Advisory Committee as well as their Parks and Library Sub-Committee, Oakley Friends of the Library, Chamber of Commerce, Oakley School District, Delta YMCA, Delta Youth Center Project, East Bay Regional Park District, county library system, county redevelopment department and the incorporation committee.

Needs Assessment

The Advisory Committee answered a survey that contained the following three questions:

1. What specific uses would you like to see in a new public library?
2. What specific uses would you like to see in a new recreation center?
3. What specific uses would you like to see in a new youth center?

Summary Analysis

A summary look at the needs assessment for the recreation center points to some general as well as specific issues and priorities in analyzing recreation needs for park land development in the City of Oakley at large.

It is apparent, from the expressed interests of the Advisory Committee and the community, that the citizens of Oakley desire a comprehensive learning, recreation and meeting center that serves the entire community. Many of these similar interests were also voiced in a survey of 630 area households that was conducted to determine the amount of interest in a new full-facility Delta YMCA.³ For a community center to be viable and valuable, the center must house sufficient and diverse facilities to attract users on an ongoing basis; therefore, the goal of the proposed facility is to serve a mixture of community users with a variety of facilities and programs.

The following list of ideas represents the most important Recreation Center interests from the Advisory Committee and the two community workshops:

- Large multi-use room with moveable walls
- Small meeting room
- Teen room
- Food sales
- Outdoor recreational uses: pool, skateboard park
- Trail access
- Visibility
- Assembly hall
- Teen activities
- Affordability

Activity Types - General:

- Dancing
- Rollerblade class
- Gardening
- Pet care class
- Safety class
- Music
- Jewelry making, beadwork
- Cooking class and cookbook
- Video games
- Bike rodeo
- Gymnastics

Activity Types by Age Group:

Ages 12-14:

- Ping-pong table
- Music
- Pool tables
- Dance lessons
- Swim team & pool
- Babysitting class
- Museum trips
- Clubs
- Weight room*
- Air hockey table
- Treasure hunts
- Food preparation
- Safety class
- Pet care
- Horseback riding
- Theater
- Fishing
- Skateboard park*
- Snack shop
- Boxing

Ages 15-18:

- Ping-pong
- Sports
- Mechanical bull riding
- Pool Table*
- Dances
- Carpentry class
- Pool
- Bowling
- Soda/candy machine
- Christian reading
- Snack bar
- Racquetball court
- Basketball
- Video arcade games
- Trampoline
- Performing stage
- Boxing ring
- Big brother/sister club
- Safety class
- Camping
- Weight room & Gymnastics*
- Youth club
- Rules & discipline plan
- Drama
- Dating safety
- Study rooms
- Counseling
- Dance competition
- Music, concerts
- Hiking trips
- Skateboard park*
- Rock climbing wall
- Tennis courts
- Out-of-town trips

* Indicates the most popular items.

³ *Opportunities for the Delta YMCA – A Market Research Study*, July 10, 2001, The Winfield Consulting Group, Inc.

The following findings of these surveys and meetings have been included in the master plan: a recreation center, library, swimming pool, skate board park, trail staging area, open space, and a basketball court.⁴

Almond Festival 2001 - Intercept Survey

During the 2001 Almond Festival coordinated by the Oakley Chamber of Commerce, staff talked informally with 28 families about parks and recreation needs in the community. The following four questions were asked:

- 1) Are parks important for a growing community?
- 2) What should we build in our neighborhood and community parks?
- 3) What public facilities should be added to our community?
- 4) What kind of recreational activities and programs should we provide?

Following is a summary of responses:

- 1) Are parks important to a growing community?
 - 28 or 100% responded yes
- 2) What should we build in our neighborhood and community parks?
 - Enough space for practicing sports, play fields, play equipment
 - Grass, sports areas, picnic areas
 - Playgrounds, fields for sports
 - Swings
 - Stuff for kids, skate park
 - We should build multi-use paths/trails to interconnect the parks, schools, community
 - Swing sets, play structures, places to play with friends
 - BBQ & picnic areas, play areas for kids, restrooms, water fountains, grass
 - Basketball courts, play equipment, trees – lots of them
 - Restrooms, baseball fields with backstops

- Grassy areas, playgrounds
- Something for pre-teens and middle school kids, like a skate park
- Trees, picnic tables
- Sports things, picnic areas, family areas
- Basketball courts
- Restrooms, water fountains, play equipment for kids – large and small, BBQ
- Basketball courts, hiking trails, exercise equipment, places to walk, access to the Delta
- Playground equipment, softball and soccer fields, batting cages
- Basketball courts, softball fields, soccer fields
- Restrooms, playgrounds
- Restrooms for the little ones
- Trees, garbage cans, family areas, picnic areas, BBQ, water fountains
- Trails, connect the town to the water, access
- Parks need to be clean
- Picnic areas, some place to have group activities – like birthday parties and family gatherings
- Larger parks, fields for sports, soccer, baseball, places for large groups like birthday parties
- Lots of grass, picnic tables, basketball courts

3. What public facilities should be added to our community?
 - Community center, senior center
 - Park behind Laurel School should be completed, swimming pool, skate park
 - Youth center, community center
 - Basketball courts, clean restrooms, swimming pools
 - Pedestrian walkways, trails
 - Bigger parks, not smaller parks
 - Maintain the natural open spaces, swimming center
 - Health clubs, libraries, marinas & waterfront access, baseball fields
 - Restrooms, swimming pool
 - Restrooms with sinks, family restaurants, no fast food places on corners
 - Swimming pool, restrooms for little ones, fair type facilities
 - Public pool
 - Community center for activities
 - Community center, place for civic events
 - Skateboard parks

⁴ Refer to Oakley Recreation Center – Needs Assessment & Feasibility Study – Final Report March 1997, George Miers and Associates in Appendix for more information on the recreation center program summary, site plans, design, and project costs.

Needs Assessment

- Some place to ride scooters & skateboards, more restaurants, swimming pool, community center
 - Place to launch your boat, places to ride bikes, public swimming pool, fishing area, tie it all into what we have
 - Community center first, clean up the 2 & 3 acre parcels that people are use for junk yards
 - Transportation improvements, bike trails (connect to existing trails), it would be nice to bike safely to any place in town
 - Community center, public swimming pool
 - Community center
 - Restrooms, water fountains, changing tables in places for babies
 - Skate park areas added to regular parks, something for youth
 - Basketball courts, things for kids to use
 - Bowling alley, miniature golf
 - More water access, skate parks, water park, and swimming pool
 - Restaurants, horseshoe pits, better roads, more trails, traffic and speed control, better cable broadband communications, ice rink
4. What kind of recreational activities and programs should we provide?
- Basketball, leisure stuff
 - Swim team opportunities
 - Activities for little ones, pre-school, teen programs
 - Baseball, basketball, go on trips like Marine World
 - Festivals, family activities
 - Community gardens, workshop area for people to do hobbies, a tool library for people who don't have tools & space to do hobbies
 - Kids art classes, gymnastics, young kid stuff
 - Sports, swimming for kids, encourage more Scout programs
 - Meet the teen needs, keep teens busy
 - Young kids athletics and activities
 - Swim lessons, dance, pre-school
 - Recreation room stuff for teens, kids and youth activities
 - After school programs, organized programs
 - Volleyball, soccer, leagues for kids and adults
- Programs like at the Brentwood Community Center
 - Lessons, clinics, classes in basketball, etc.
 - Leisure services like in Antioch
 - Soccer, baseball for adult and youth
 - Soccer, peewee football, activities for teens, keep them busy
 - Basketball for kids, keep programs affordable
 - Continue the good sports things, family days at the park, take activities to different parks
 - Work with YMCA, partner with organizations and people, social programs, support groups we can connect to
 - Teen activities
 - Youth dance, soccer
 - Things for middle school kids to do
 - Things for kids

The above responses are recorded in the same manner stated by individuals and families. Questions two, three, and four had nearly one hundred percent participation. Only one or two people did not respond to one or more of these questions.

Summary Analysis

From this survey, coordinated by the Oakley Chamber of Commerce, it is clear that similar interests such as youth & family recreation programs, sports facilities, community facilities for gathering and other multi-purpose activities, are important to serve the recreation needs of the community.

City of Oakley Community Meeting for Trails Planning, April 21, 2001

The purpose of this meeting was to address parks, recreational amenities and trails, all of which are important components to the City of Oakley's future. In the two years since Oakley became a city, staff, citizens, and collaborating agencies have considered various opportunities to include trails and parks in planning efforts.

For specific planning projects, such as the completion of Brown Road and its surrounding neighborhoods, questions were raised about trails and their placement within the community. After several discussions at City Council meetings, the City Council requested a community meeting at

which interested and concerned citizens could give meaningful input.

The meeting was held on Saturday morning, April 21, 2001 at O'Hara Park Middle School. Fifty people attended the meeting. The community meeting had no prepared agenda, with the idea that the discussion would begin with a "blank slate" and that the meeting was an opportunity to identify the issues for discussion. Therefore, the topics for discussion were the ones considered important by the participants. A total of twenty discussion topics were identified, with ten topics discussed at a time. Groups were responsible for recording the opportunities and constraints they felt were related to the topic, and individuals were responsible for "getting something out of the discussion", including moving to another group if the need arose.

Summary Analysis

A summary analysis of the trails and parks planning workshop points to larger issues of planning, management, responsibility, and public safety in the process of planning for trails and parks. The following is a summary of each topic identified for discussion recorded by the groups:

Session I

1. Safety
2. EBMUD trail linkages
3. Fencing
4. Value of horses
5. Surfacing
6. How to get the land
7. City council issues
8. Landscaping
9. Access for horses
10. Land locked horse properties

Session II

1. Who pays
2. Liability
3. Horse trail clean up & safety
4. Organization of trails
5. Maintenance

6. No topic identified – overlap of discussion items
7. Trail and the effect on homeowners
8. Urban run-off
9. Horses able to use trails
10. Location

Specific opportunities and constraints were identified for each topic listed; several topic discussions overlapped.⁵ The issue of safety centered on whether the trails would pose a danger to children on their way to school, specifically Laurel Elementary and O'Hara Middle School parks, and how these safety issues could be addressed to accommodate the changing needs of Oakley's population over the years. Oakley's equestrian needs are no less of a concern in a city where farmlands are shrinking and parks & trails become precious sources of open space and freedom. Safety issues included: how trails can be designed to consider children's safety; how fencing can be used; how the public can be educated about trail usage; and whether canal access for horses is a threat to drinking water.

Other major issues included the relationship between horse property and trails, and the economic feasibility of having a horse community in Oakley. There were concerns regarding the city's responsibility to existing horse property owners, and horse property being landlocked by the city. A related topic was the question of how horse property is defined and whether such properties should become subdivisions much like bike lanes. The issues of ownership and responsibility were again at the core of this discussion.

Trail surfacing was another topic of discussion. Surface options for different areas, such as incline areas, driveways, and areas surrounded by developments were discussed. Specific surface types such as decomposed granite (D.G.) and asphalt; soft surfaces as well as multi-surfaces were noted as possibilities to create safety paths for different users. The issues of urban run-off, responsibility of pollution prevention, protection methods, and management were also raised.

⁵ For detailed records on opportunities and constraints for each topic, please refer to Appendix.

City of Oakley Parks, Trails, & Recreation Master Plan Agency Meeting, May 3, 2001

On May 3, 2001, the City of Oakley met with the following participating agencies for a meeting on the Parks, Trails, and Recreation Master Plan: the East Bay Regional Park District (2 divisions), Tri Delta Transit, Freedom High School, and Contra Costa County (Community Development/Transplan).

Summary Analysis

A summary look at some of the key points identified by each agency offers insight into potential and collaborative opportunities that can be considered in the parks and recreation planning process.⁶ The following are summaries from each agency:

Freedom High School – The library attached to the High School offers opportunity for joint-use. The Environmental Sciences curriculum may be able to benefit the parks program and the community (i.e. wetlands). The high school offers a childcare curriculum and childcare on site. There is also an open class period where seniors can come and go, as well as information on community volunteerism and work.

Contra Costa County/TRANSPLAN – On- and off-street bikeways exist, and there is an East Bay Bike Coalition working on the East County Bikeway Plan. CalTrans has a competitive grant program that can help implement the needed bikeway plan.

Tri Delta Transit – Two main bus routes serve Oakley. The 383 route that serves the high school is a local circulator route, and the 391 route that goes through Oakley is the Brentwood to Bay Point BART connection. The 383 route bus now has bike racks available. The target passenger count is 19-20/hour and it currently averages 10/hour.

East Bay Regional Park District – The EBRPD is responsible for preserving and managing the shoreline and regional trails. The EBRPD can work on unique preservation and education opportunities, environmental sciences, and partnerships to improve access to the wetlands areas and education on natural resource

⁶ Refer to the City of Oakley Parks and Recreation Master Plan Agency Meeting, May 3, 2001 in Appendix.

protection. The EBRPD is interested in bringing the trail committees and other advisory boards to Oakley for meetings, and can serve as the link to California Fish & Game.

City of Oakley Commission/City Committees Workshop on Parks, Trails, & Recreation Planning, August 16, 2001

During a workshop with the commission and city committees on August 16, 2001 at Freedom High School, participants gathered together to discuss the value of parks and recreation in a community. Participants identified specific items that they felt were important to a parks and recreation program. Subsequently, the items were organized into categories that were ranked by importance and priority.

Summary Analysis

A summary look at the needs assessment specifically for the recreation center points to some general as well as specific community needs and priorities that can be considered towards recreation needs for park land development in the City of Oakley at large.⁷ The concerns of community bonding, public safety, historic preservation, recreation opportunities, and education are important issues in these discussions.

Category 1: Open Space, Green Spaces

- A place for reflection
- Connect with nature
- Green space
- Open space
- Solitude
- Bring people together

Category 2: Family

- Picnics
- Sharing favorite things
- Togetherness of family
- Quality of life
- Family
- Family gatherings
- Peaceful
- Good family experience

⁷ Refer to the City of Oakley – Commission/City Committees Workshop Parks & Recreation Planning, August 16, 2001 in Appendix A for data on general recommendations and ideas.

Category 3: Seniors

- A place for seniors to gather for recreational endeavors
- Senior needs
- Senior activities

Category 4: Youth: facilities, programs, safe activities

- Youth facility
- Safe activities for kids
- Safe place for children to play
- Youth projects
- Youth programs
- Children’s playground

Category 5: Recreation

- Sport Activities
- Large park with auditorium for indoor activities, plays, etc.
- Community activities
- Recreation
- One huge community park
- Arts & drama events
- Interaction for community
- Recreation Center
- Outdoor gazebo or similar structure for community concerts
- New experiences
- Place to show animals

Category 6: Historical Preservation

- Local and regional

Category 7: Education

- Delta Science Center
- Library
- Regional

| Category | Importance | Priority |
|--------------|------------|-----------|
| 1 Open Space | High | High |
| 2 Family | High | High |
| 3 Seniors | Medium | Medium |
| 4 Youth | Very High | Very High |
| 5 Recreation | High | Medium |
| 6 Historical | High | Low |
| 7 Education | High | Medium |

City of Oakley Community Oriented Policing & Problem Solving (COPPS) Program, February 2002

The City of Oakley held its first series of five neighborhood meetings in February 2002. The meetings are an outreach component of the Police Department’s new Community Oriented Policing & Problem Solving (COPPS) program. Approximately 40 residents attended the meetings. Members of the Ad Hoc Community Policing Committee and Police Officers and City staff also attended to answer questions.

Summary Analysis

A summary look at the specific issues raised by households in the five districts points to some general issues ranging from public safety, responsibility, and management to specific issues of traffic guidelines, public infrastructure needs and requests - all of which can be considered with regard to the recreation needs for park land development in the City of Oakley at large.

The following is a breakdown of households that signed in, by their district of residence:

- 13 households from District 1 (area north of Hwy 4 to Marsh Creek)
- 33 households from District 2 (area south of Hwy 4 and west of Empire Ave)
- 13 households from District 3 (area south of Hwy 4, East of Empire Ave to the Canal)
- 36 households from District 4 (area south of the Canal from Empire to Hwy 4)
- 28 households from District 5 (area east of Hwy 4 and Marsh Creek)

Issues discussed included: businesses, crime, neighborhoods & parks, schools, school traffic, and traffic/roadways.⁸ The following is a list of specific issues and comments related to recreation:

Operation of Existing Parks and Recreation

- Need parks lit up at night
- Developer work–hours of construction
- Need better animal control
- Fences – height determination
- Gangs

⁸ For detailed information on categorized issues, refer to COPPS Neighborhood meetings data in Appendix.

Needs Assessment

- Youth
- Neighborhood watch
- Juvenile drugs/drinking
- Hwy 4 at Fetzer - fence jumping
- Kids on school grounds after hours
- Visibility on trails
- Park use rules
- Parking information at Vintage Parkway School
- Oakley traffic and double parking
- Report incidents in parks/trails
- Small neighborhood parks safety
- Graffiti
- Need to increase patrols on Big Break Trail
- Park at Empire and Laurel – sidewalk completion date to be announced

Public Outreach and Other Policy Issues

- Need to address youth on all-terrain vehicles (ATVs)
- Public right to take pictures of happenings
- Rutherford “Beach” hangout
- Juvenile delinquents should not get warnings if on probation
- How to call in issues
- Newsletter
- New school plans
- Kids connection to community and their respective cities

Future Park Issues

- Oakley lacks hub; area across from Raley’s has potential as a commercial/civic hub
- Entrance to Oakley at west end not attractive
- Litter dumps
- Homeless shelter availability
- Parks promised
- Completed streets and sidewalks
- Responsibility for kids in neighborhoods during school hours
- Need for trails advisory
- Interface EBRPD/Oakley City uses (races, leisure, dogs, equestrian)
- Bikes
- Need recreation programs
- Need a community center
- City needs to offer recreation programs
- Crosswalks at parks
- Need for youth community center and programs
- Curfew violations at parks
- Transients

- Unique Oakley program to draw regional interests
- Small parks/empty lots
- Task force
- Need for continuous communications between Oakley and EBRPD
- Neighborhood representatives
- Neighborhood watch
- Pets uncontrolled/leash laws
- Noise ordinance
- Motorized scooters
- Noise stereos
- Dirt bikes

Moura Community Center Project City of Oakley Parks and Recreation Sub Committee Meeting #1, March 26, 2002

The purpose of this committee meeting was to review the Master Plan for the Moura Community Center Project, and to reconfirm the vision, development program, and development concept for the site.

The Parks and Recreation Subcommittee meeting was the first of three meetings planned to reconfirm the Moura Site Community Center Project. A community-wide workshop was proposed for April 16, 2002, followed by a second Parks and Recreation Committee meeting.

Summary Analysis

A summary look at the vision and needs assessment for the community center project points to some important concerns, including the strong need to identify with the agrarian and founding history of Oakley, and the importance of community bonding through the availability of multi-purpose centers.⁹ These community visionary statements are crucial factors in the design considerations for parks and recreation development for Oakley.

- A place for family-oriented activities
- A multi-generational center, a place for all ages
- A place for special activities for children, teens & tots
- A place for community gatherings and meetings, parties and weddings
- A place to hang out, to read a book, to do homework, and to meet friends

⁹ For more detailed information on the Moura Community Center Project, refer to Appendix A.

The following were confirmed as potential activities identified in the Community Center Master Plan:

- Community Center Facility with a large multi-purpose room, small and large meeting rooms and exercise areas, kitchen, small café or food cart area, indoor spa/sauna/hot tub and therapy pool facility, shower and locker rooms, restrooms, and offices
- Multi-purpose parking area
- Pool that can be used by families
- A skateboard park
- A place for public art
- Library site
- Outside gathering space/plaza
- Connection to existing trails
- Wellness program
- Sauna/jacuzzi
- Meeting rooms with indoor/outdoor connections to the plaza areas
- Kitchen with catering and delivery access
- Day care facilities with outdoor tot-lot

In terms of the overall identity and character of the center, the center should reflect the “quaint”, rural, small town character of the Oakley Community in the overall design, use of materials, form and building height. The use of orchards or vineyards for landscape materials on the grounds could appropriately remind users of the natural and cultural history of the area. Local landscape materials are suggested.

The building should avoid modern or contemporary design schemes reflected in materials such as large glass walls, steel or massive concrete forms. Public art should reflect the history of the area and recognize the family history of areas such as the O’Hara, Moura and Marsh families.

Furthermore, the site should be landscaped with large, deciduous canopy trees that provide shade in the summer and allow sunlight into the building during winter months. A community tree-planting program could allow donors for and ongoing community participation in landscaping for the site.

City of Oakley Customer Satisfaction Survey (Survey of Voters), July 2002¹⁰

In July 2002, the City of Oakley hired Godbe Research & Analysis (GRA) to conduct a public opinion research project concerning key issues in Oakley. Among the questions asked, several specifically addressed park and recreational needs in Oakley. Others asked respondents to rate the importance of, and their satisfaction with, the city services in relationship to one another.

Summary Analysis

Oakley residents indicated that the following services offer the greatest opportunity for improvement: ‘Create jobs by encouraging businesses to locate in Oakley’, ‘Provide recreational programs and facilities’, ‘Repair and maintain local streets and roads’, ‘Create bicycle lanes’, and ‘Create new parks’.

Respondents were also questioned about their willingness to fund parks and recreation maintenance through property taxes. They were told that new City parks were funded from developer fees and grants and that park maintenance was funded from an existing annual property tax paid for by residential and commercial property owners in the City.

Respondents were also informed that if new parks were created in Oakley, then it would be necessary for the City to increase the annual property tax in order to maintain them. After being presented with this information, respondents were asked if they would vote for an annual property fee increase.

An inverse relationship between support for the property fee increase and the amount of the proposed fee emerged. In other words, support for the property fee increased as the amount of the fee decreased. Specifically, 77% of respondents supported the proposal of a \$15 increase, 70% supported the proposal of a \$21 increase, 64% supported the proposal of \$27, and 59% supported the proposal of \$33 annually.

¹⁰ Refer to the [Survey of Voters Conducted for the City of Oakley by Godbe Research Associates](#), September 24, 2002 in Appendix A for further details.

In the next section of the survey, respondents were first asked to indicate whether they, or someone in their household, had visited an Oakley park in the past 12 months. Overall, 73% of respondent households had made a visit. Those respondents who indicated that their household had visited an Oakley park in the past 12 months were asked to indicate the reasons for their visit. The most often reported reason was to 'Take children to a playground', followed by 'Enjoy nature/outdoors', 'Exercise', 'Participate in a sporting event', and 'Take a walk'.

Because the City is creating a master plan to renovate existing parks and build new parks, respondents were asked which recreational facilities or natural features they thought were the most important for Oakley to include in neighborhood and community parks. The most frequently mentioned important park feature was 'Playgrounds'. Other frequently reported important park facilities and features included 'Baseball fields', 'Swimming pool', and 'Picnic Tables/BBQ'. Examination of respondents' preferences for recreational facilities and natural features by the number of children in their home revealed that respondents with two or more children stated greater preference for playgrounds, trees, a grass area, and a marina than their subgroup counterparts.

Respondents next rated the importance of activities in which their household may participate when using a multi-use trail system. Overall, 'Walking' and 'Biking' were considered the most important activities. Alternatively, 'Skateboarding' and 'Horseback riding' were considered to be the least important trail activities.

Respondents were also asked about their preferences for trail design. When asked to indicate the type of material they prefer be used to build a multi-use trail system, respondents showed a clear preference for a combination of 'Hard and soft trails side by side', followed by 'Hard trails' and 'Soft trails'. Examination was made of respondents' preferences by whether or not they were park visitors. Respondents who indicated that either they, or someone in their household, had visited a park in the City of Oakley showed a much greater preference for 'Hard and soft trails

side by side' than respondents who had not visited a park. When examining preference in the spacing of trails of those individuals who preferred having hard and soft trails side by side, most believed that the trails should have 'Space between them'. One-quarter of the respondents felt that the trails should be 'Right next to each other' and the remaining four percent had 'No preference' or declined to state their opinion.

After learning that the City had limited resources to build new parks, respondents were asked whether they thought the City should focus its resources on building neighborhood parks, building community parks, or building regional parks with special purposes. 35% of respondents supported building 'Community parks' and 32% supported 'Regional parks with special purposes'. 22% of respondents felt that the City should use its resources to build new 'Neighborhood parks'. However, 3% of respondents felt that the City should build 'No more parks at all'.

Respondents who preferred 'Regional parks' or 'Community parks' were next informed that some Oakley neighborhoods still have parks that need to be built. Of these respondents, 56% continued to hold their preference for either community or regional parks. 36% changed their opinion and indicated that 'Neighborhood parks' should be built first. Four percent had 'No preference' and three percent stated that they 'Don't know' or gave 'No answer'.

When presented with the idea of making improvements to Moura Park, respondents, overall, felt that building a 'Recreation center for youth and family activities' was the highest priority, followed by building a 'Swimming pool' and a 'Public library'. Park visitors felt that building a 'Recreation center for youth and family activities', 'Swimming pool', and 'Skate park' were higher priorities than did respondents who had not visited a park in the last year. Concurrently, preferences toward building a 'Swimming pool' gradually rose with the number of children in the home.

Based on the research objectives for this study and the findings of the analyses, GRA offered the following conclusions and recommendations:

- Overall, 52 percent of respondents believed that the City of Oakley is headed in the right direction. In addition, respondents were satisfied with the overall provision of services by the City of Oakley, with a combined 74 percent stating they were either very or somewhat satisfied with the City's performance. Similarly, close to seventy-five percent were either very or somewhat satisfied with City's communication efforts.
- At the overall level, reducing traffic congestion and reducing crime were rated as the most important community issues and repairing and maintaining local streets and roads and providing neighborhood police patrols were considered the most important City services. In addition, respondents noted the highest satisfaction with the City's efforts in street sweeping.

As suggested by the findings, the City of Oakley should concentrate its efforts on:

- Creating jobs by encouraging businesses to locate to Oakley.
- Providing recreational programs and facilities.
- Repairing and maintaining local streets and roads.
- Fire protection services and emergency medical services were considered the most important non-City services by respondents and most were satisfied with the provision of fire protection services.

As suggested by the findings, efforts should be concentrated on:

- Providing public library services.
- Running the local schools.
- Providing emergency medical services.

Playground use was the most frequently reported reason for visiting a park. The most important park features were playgrounds, followed by

baseball fields, swimming pool, and picnic tables/BBQ.

As suggested by the findings, respondents preferred:

- Community and regional parks instead of neighborhood parks.
- Trails for walking, biking, and then jogging/running.
- Hard and soft trails with some space between them.

Looking forward, respondents assigned the highest priority to a recreation center, followed by a swimming pool and library for Moura Park. The highest priorities for the library were children's services and programs, followed by teen services and programs and expansion of the collection of materials.

City of Oakley Community Oriented Policing & Problem Solving (COPPS) Program, September 2002

The City of Oakley held its second series of five neighborhood meetings in September 2002. The meetings are an outreach component of the Police Department's new Community Oriented Policing & Problem Solving (COPPS) program.

Summary Analysis

Each district chose a name and developed a list of issues that require the attention of district residents. Several districts identified issues of concern that relate to parks and recreation. Below is a list parks and recreation issues, by district, identified by Oakley residents.

District 1 – Vintage Wetlands

- Park Rules and Regulations
- Park Hours
- Scooters and Dirt Bikes
- Dog Droppings

District 2 – Empire Vineyards

- Dog Droppings

Needs Assessment

District 3 – Old Town

- Juvenile delinquents
- Noise abatement
- Landscaping

District 4 – Dusty Acres

- Scooters
- Skateboard park needed
- Bike lanes needed
- Laurel Elementary School Park
- Freedom High School Stadium

District 5 – Marsh Creek Meadows

- Litter
- Motorized scooters
- New park locations

SUMMARY ANALYSIS

Public comments received through workshops and questionnaires reflect a general consensus that the existing recreation facilities and programs are grossly insufficient, and that there is a clear need for more parks and recreation programs, as well as improvements on current recreation facilities.

With the expressed interest in more community and neighborhood parks comes the need for more non-profit organizations to support groups that promote philanthropy and raise funds for the community. Additionally, in light of the high percentage of non-compliant parks Oakley inherited from the county, it is crucial to include Americans with Disabilities Act (ADA) and Consumer Product Safety Commission (CPSC) funding in every fiscal year budget.

The results from the diverse surveys and meetings also indicate several specific similarities in the expressed interests of residents. Some of these similarities include: a desire for a comprehensive, multi-use, learning, recreation and meeting center; a desire to build proposed parks and increase available recreation opportunities, particularly sports fields; a need to address the opportunities and constraints of existing trails and parks; and a general concern for public safety, as well as ecological and historical preservation.

The following tables summarize the results from the public workshops.

Public Input Summary General Issues (Table 2.1)

| | Oakley Rec. Center Needs Assessment, March 1997 | Almond Festival, Intercept Survey 2001 | City of Oakley Comm. Mtg. for Trails Planning, April 21, 2001 | City of Oakley Parks & Recreation MP Agency Mtg., May 3, 2001 | City of Oakley Commission City Committees Workshop, August 16, 2001 | Community-Oriented Policing and Problem Solving (COPPS) Mtg. February & September 2002 | Moura Community Center Project, March 26, 2002 | City of Oakley Customer Satisfaction Survey, July 2002 |
|---|---|--|---|---|---|--|--|--|
| Community gym facilities for sports activities such as racquetball, ping-pong, etc. | X | X | | | | | | |
| Facilities for general youth activities such as Sat. classes, parties, pool tables, etc. | X | X | | | X | | X | |
| Facilities for multi-purpose community and family (incl. Seniors) activities such as weddings, party catering, etc. | | X | | X | X | | X | |
| Facilities for special activities for children, teens and tots | | X | | | X | | X | |
| Joint recreation resources between school facilities and community | | | | X | | | | |
| More open space/green space | | X | X | | X | X | | X |
| Multi-purpose parking area | | | | | | | X | |
| Need for a comprehensive, multi-use, learning and meeting center | X | X | | | | | | X |
| Organized classes and events/programs for select activities | X | X | | | X | | X | |
| Public outreach/forum | | | | | | X | | |
| Public safety on trails, existing parks and recreation facilities, and future planning of public safety | | | X | | | X | | X |
| Team Sports Facilities | | | | | | | | X |

Public Input Summary Specific Issues (Table 2.2)

| | Oakley Recreation Center Needs Assessment, March 1997 | Almond Festival, Intercept Survey 2001 | City of Oakley Community Meeting for Trails Planning, April 21, 2001 | City of Oakley – Parks & Recreation MP Agency Meeting, May 3, 2001 | City of Oakley – Commission/City Committees Workshop, August 16, 2001 | Community Oriented Policing and Problem Solving Meeting (COPPS), February 2002 | Moura Community Center Project, March 26, 2002 | City of Oakley Customer Satisfaction Survey, July 2002 |
|---|---|--|--|--|---|--|--|--|
| Baseball Field | | | | | | | | X |
| Basketball Court | X | X | | | | | | |
| Library Site | X | | | | | | X | X |
| More Community & Neighborhood Parks | | | | | X | X | | X |
| Place for Public Art | | | | | | | X | |
| Playgrounds | | X | | | | | | X |
| Picnic Tables & BBQs | | X | | | | | | X |
| Preservation of Oakley's history and identity | | | | | | | X | |
| Sauna/Jacuzzi | | | | | | | X | |
| Skateboard park | X | X | | | | X | | X |
| Swimming Pool | X | X | | | | | | X |
| Tennis Courts | X | | | | | | | |
| Trail Access and Connection | X | X | X | X | | | | X |
| Trail Staging area | X | | X | | | | | |

**CHAPTER 3:
RECREATION FACILITIES:
INVENTORY AND ANALYSIS**



RECREATION FACILITIES: INVENTORY AND ANALYSIS

INTRODUCTION

This chapter assesses the facilities for the City's recreational needs. The following are identified:

Current Park Resources

- Oakley Parks and Recreation Facilities – Existing and Future
- Review of Park Resources for Compliance with Safety & Americans with Disabilities Act (ADA) Requirements
- Marine Elements & Opportunities

Alternative Park Resources

- State Recreation Facilities
- East Bay Regional Park District (EBRPD) Regional Recreation Facilities
- City of Brentwood Park Facilities

CURRENT PARK RESOURCES AND GUIDELINES

Oakley Existing Parks and Recreation Facilities

Parks in Oakley are generally small, located on school property and maintained under joint use agreements between the City and the local school and flood control districts. Most of the park facilities are both owned and maintained by the Oakley Union School District, with an agreement by the City to provide for capital improvements.

The East Bay Regional Park District also serves Oakley. The EBRPD provides additional park and trail facilities to serve Oakley's existing residents.

There are three park types in Oakley: neighborhood parks, community parks, and open space areas. Neighborhood parks generally abut residential areas and have amenities such as play areas, picnic areas, gathering areas, and open turf. These parks have turf areas suitable for informal play, practices, and scrimmages, but not formal games. Parking is not usually included. Some neighborhood parks also serve flood control purposes.

Community parks are designed to serve the needs of several neighborhoods or the whole community. Oakley has defined 4 separate sub-categories of community parks. These four subcategories qualify as community parks due to their community-wide usage. They include the following:

- Multi-Purpose Community Parks
- Civic Community Parks
- Sports and Recreation Activities Community Parks
- Joint-Use School/Community Parks

The first subcategory is the large-scale multi-purpose community park. This represents the ideal multi-purpose community park, as defined in the City Of Oakley's General Plan 2020. These parks should include 40 – 50 acres, with a minimum of 10 acres, and should host formal and organized recreation activities to meet the needs of both children and adults. The General Plan also states that at least 65% of the land in a community park should be available for active recreation to include, but not limited to, the following:

- Multiple play fields, some with night lighting, for organized sports activities
- Multiple play courts
- Separate play areas for school age and pre-school children
- Special features such as skate parks or playgrounds with water play
- Areas for special events such as an amphitheater or festival facility
- Group and individual picnic areas
- Restrooms and concessions
- Parking and equipment storage.

This type of community park is envisioned for the proposed 55-acre Dutch Slough site (in conceptual design as of summer 2006).

The second subcategory of community parks includes community gathering areas of any size for special family events and festivals. This type of civic space is envisioned for the pending 1-acre

civic center and plaza (also in conceptual design as of summer 2006).

The third subcategory includes 5 – 10 acre sports and recreation activities parks that are intended to host formal athletic leagues and tournaments to accommodate recreation opportunities that require larger fields and, therefore, larger sites. Laurel Ballfields Park is an example of this type of park in Oakley. This subcategory would also include parks that host a variety of recreation activities such as those would take place at the proposed Moura Recreation Center.

The fourth subcategory includes joint-use school/community parks that serve both public schools and the community at large. These areas are used exclusively by the schools during the school day and are available to the public after school hours and on weekends, such as those located at Laurel Elementary School and Freedom High School.

Currently, most parks in the Oakley area are located on school properties, flood control properties, or other joint-use sites. Over the years, sites have been developed and maintained under joint-use agreements between the City and the Oakley Union Elementary School District, or the Contra Costa County Flood Control District, with maintenance funded by the Parks, Landscape and Lighting Assessment District. These joint-use agreements normally detail how all aspects of the joint-use will be funded, developed, and maintained. The project agreements hold the City, formerly the County, responsible for improvements and a portion of maintenance costs, while the School District or Flood Control District is responsible for providing the land, insurance, utilities, and maintenance operations.

In addition to the more formalized neighborhood and community parks types listed above, Oakley also has several small open spaces. Although the primary purpose of the sites is for flood control, these small green areas could provide, with minimal improvements, valuable open space to neighboring residents. The sites potential sites include: Del Antico Detention Basin, Las Dunas Detention Basin, and the Live Oak Detention Basin. In the future, this park type category will encompass open space areas that serve passive recreational needs but are not used in the same ways as neighborhood or community parks.

The parks described on the following pages are developed and operational, either as public parks or as joint-use facilities developed and operated under joint-use agreements between the City and the Oakley Union Elementary School District or the Contra Costa County Flood Control District. See Appendix B for more details. The names of the park sites are consistent with Map 2: *Existing Parks and Park Site Opportunities*.

EXISTING PARKS

Neighborhood Parks

Claremont Bay Park



This neighborhood mini-park consists of 10,789 square feet and is located at Bayside Way. Amenities currently include:

- Parking spaces (5 regular and 1 handicap)
- Small grass open area

Crockett Neighborhood Park



This neighborhood park consists of 4.66 acres located between Empire Avenue and Richard Way. This park is owned by the City and currently includes:

- Parking for 25 cars
- Maintenance building and dumpster enclosure
- Bike rack area
- Tree shaded group picnic area with tables and barbeques
- Single picnic tables on pads with barbeques
- Play apparatus area with play structure, swings and a separate sand box area
- Basketball courts
- Tennis courts
- Undulating concrete path system
- Litter receptacles
- Security lighting
- Drinking fountains
- Irrigation system with well
- Landscape planting

Harvest Park



This small neighborhood pocket park is just 1,000 square feet. It is located on Harvest Circle.

Amenities currently include:

- Picnic tables
- Landscape planting & turf area

Heather Park



This neighborhood mini-park of 6,968 square feet is located at the corner of Canterbury Lane and Claremont Lane. Amenities currently include:

- Concrete path
- Wood benches
- Picnic table
- Small turf area
- Play structure in sand play area
- Drinking fountain

Main Street Park



This small passive park site of 17,685 square feet is located at the corner of Main Street and Gardenia Avenue. Amenities currently include:

- Meandering walks
- Benches with litter receptacles
- Small open turf area
- Landscape plantings

Marsh Creek Glenn Park



This 2.4-acre neighborhood park site fronting on the south side of the extension of Hill Avenue was improved and dedicated to the City as part of the current Marsh Creek Glenn Subdivision. Elements included in the improvement are:

- Picnic tables
- Benches
- Play apparatus area
- Turf area
- Landscape plantings

Oak Grove Park



This .8-acre neighborhood park is located at the end of Oak Glen Drive in the Oak Grove neighborhood.¹ Amenities include:

- Picnic tables
- Play apparatus area
- Turf area
- Mature oak trees and landscape plantings

¹ *The Oak Grove Neighborhood Association owns the property and the City of Oakley is responsible for its maintenance.*

Patriot Park



This mini-park, consisting of approximately 1/5 of an acre at Oakley Fire Station #93, is located on the southwest corner of Second and Acme Streets. The park is open for public use and offers these amenities:

- Tree-shaded open turf area
- Two picnic tables
- September 11, 2001 memorial plaque

Sports and Recreation Activities Community Parks

Freedom Soccer Fields Park



Situated at the northwest corner of the O'Hara Avenue and Neroly Road intersection, this 8.46-acre site is an active detention basin and was developed under joint-use agreements between the City, Contra Costa County Flood Control District, and the Liberty Union High School District.

- Perimeter walking path
- Leveled turf basin providing space for two to three soccer fields
- Small educational wetland area.

Laurel Ballfields Park



This 13.63-acre detention basin park site, located north of Laurel Road, is owned by the flood control district but developed and operated by the City under a joint-use agreement. Amenities of this joint-use flood control/community park currently include:

- Parking for 113 cars with a drop off/turnaround bulb
- Maintenance building with a separate maintenance access drive
- Dumpster enclosure and litter receptacles
- Basketball court
- Restrooms
- Covered picnic area
- Tot play area
- Skate area
- 3 Ballfields

Joint-Use School/Community Parks

Freedom High School



Freedom High School opened in fall 2002. The joint-use school/community park area of

12 acres is located adjacent to the high school on Neroly Road. The city is exploring opportunities for community access to sports facilities including swimming pools and a proposed track stadium. The joint-use park area currently includes:

- Picnic area
- Soccer fields
- Tennis courts
- Open turf

Gehringer Elementary School



This joint-use school/community playfield and park area of 4.2 acres is located at the northwest corner of the school site off Highway 4 at West Bolton Road. The park area currently includes:

- Baseball/softball field
- Basketball courts
- Overlay soccer fields and open turf
- Picnic area with tables and barbeques
- Restrooms
- Drinking fountains
- Play area with apparatus
- Parking

Laurel Elementary School



This 2 acre joint-use school/community park is located south of Laurel Road near Nutmeg Fields Street. Amenities include:

- Ballfields
- Basketball courts

Oakley Elementary School



This joint-use school/community park of 4 acres is located at the corner of Norcross Lane & West Ruby Street. Amenities currently include:

- 4 Softball fields
- Overlay soccer fields and open turf
- Basketball courts
- Tennis courts
- Group picnic area with tables and a group barbeque
- Tot lot with swings and climbing structure
- School-age play structure
- Concession/storage building
- Restrooms

O'Hara Park Middle School



This joint-use school/community park area is located at the corner of O'Hara Avenue & Cypress Road. The public day use park area (3 acres) currently includes:

- Tot lot with play structure
- School-age play area with structure
- Picnic tables and barbeques
- Free-play turf and soccer fields
- Group picnic area with tables and barbeques
- Drinking fountain
- Small parking lot
- Bike rack

Joint-use school/community playfields area (14.5 acres) currently includes:

- 2 softball fields
- Overlay soccer fields and open turf
- Basketball courts
- Tennis courts
- Parking lot

Vintage Parkway Elementary School



This 4.37 acre joint-use school/community park is located along Rutherford Lane. The Big Break Regional Trail, maintained by the East Bay Regional Park District, passes northeast of the school's property. The public day use park area (approximately 7,000 square feet) currently includes:

- Tot lot with accessible play structure and swings
- Small sand play area
- Picnic tables and barbecues

The joint-use school/community playfields area (4.2 acres) currently includes:

- Softball field
- Overlay soccer fields and open turf Youth play apparatus area with fitness, play structures, and swings
- Parking

PENDING AND POTENTIAL PARKS

The following sites and park opportunities are in development or have been designated as potential parks. The sites are owned by various public agencies and might be available under joint use agreements - or are pending parkland dedications waiting for acceptance by the City. The park-type definitions listed above apply to pending parks as well. Of these new park sites, the City would like to see each new park site of 2 acres or more to have its' own well, wherever this is feasible.

Potential Neighborhood Parks

Cypress Grove

This is a 2 acre site that is part of the 8678 Subdivision. Amenities planned for this site include:

- Half-court basketball court
- Walking path
- Picnic tables, benches and barbecue
- Play equipment
- Open turf area
- Bike racks
- Drinking fountain
- Landscape plantings

East Cypress Corridor

Another sizeable development in the works in Oakley is the area called the East Cypress Corridor. According to the Specific Plan, this development will include approximately 432 acres of parks, lakes, and open space. Of this total, 66 acres are earmarked for neighborhood parks. At the time of publication (fall 2006), no additional information is available regarding possible amenities or configuration of these potential neighborhood parks.

Heartwood

This is a 1 1/2 acre site that is part of the 8680 Subdivision. Planned amenities include:

- Play equipment
- Picnic tables and benches
- Landscape plantings
- Turf area

Holly Creek Neighborhood Park Site

This site is a 6.7-acre detention basin between Hagar Court and Thomas Drive. The site has approximately .8 acres of level area that is accessible from Hagar Court. The balance of the site is a detention basin. Low flow piping and outflow are in place, making about 5 acres of the basin floor available for playfield and park use. The site has limited parking and street access from either Hagar Court or Thomas Drive. Future development to the north might be conditioned to provide additional access and parking areas. As of summer 2006, this park is in design. Future amenities include:

- Walking path
- Play equipment
- Tables and benches
- Drinking fountain

Magnolia Park (A)

This is a 2 acre site that is part of the 8731 Subdivision. Planned amenities include:

- Walking path
- Tree shaded area with picnic tables
- Benches
- Open turf
- Drinking fountain
- Landscape plantings
- Play equipment

Nutmeg Park

This 2.56-acre park site located just south of the existing Laurel Elementary School and connects to Nutmeg Drive. This park is in construction as of Winter 2006. Amenities include:

- Picnic gazebo
- School-age and tot play areas
- Concrete paved area with a half-court basketball court and skateboarding element
- Benches
- Concrete paths
- Open turf play area

Pheasant Meadows

This is a 1 1/2 acre site that is part of the 8736 Subdivision. No other information is available at time of publication (fall 2006).

Ponderosa Park

This is a 2.91 acre site that is part of the 8973 Subdivision. Planned amenities include:

- Play equipment
- Half-court basketball court
- Tree shaded area with picnic tables and benches
- Walking path

Rialto

This is a 1.5 acre site that is part of the 8530 Subdivision. Planned amenities include:

- Play equipment
- Benches
- Tree shaded area with tables
- Open turf

Simoni Ranch – Live Oak Ranch (A)

This is a 1 acre site that is part of the 8541 Subdivision. Planned amenities include:

- Benches
- Open turf

Stonewood Park Site

This 1.95-acre site was purchased by the County with park dedication funds for future park purposes and is currently owned by the City. This unimproved site is to be combined with additional land to be dedicated by future subdivisions creating a four-to five-acre neighborhood park site.

Teakwood Basin Park Site

This is a 5.2-acre detention basin and potential park site, fronting on Teakwood Drive, that is currently owned in part by both the flood control district and the City. The site consists of three subdivision lots purchased for park purposes, combined with a detention basin. Approximately .5 acres are usable at street level, and the balance consists of a detention basin area. This site has not been developed for park use, due to the limited street access along Teakwood, a lack of parking area, and clouded title to a portion of the basin area.

Potential Multi-Purpose Community Parks

Dutch Slough Community Park Site

This proposed 55-acre community park site is located north of the Contra Costa Canal and Dutch Slough Road. The proposed park includes land for community park amenities, open space, and wetland preservation. Much-needed community park facilities such as lighted adult sports fields and shoreline access will be provided. In addition, the park will include a staging area for local and regional trails connecting to the shoreline, Marsh Creek, and Rock Slough. The conceptual park design (as of summer 2006) includes both

active and passive recreational uses; a significant tidal wetlands restoration project; and public boating access to the Delta.

East Cypress Corridor

As part of the East Cypress Corridor development, 41 acres are currently earmarked for community parks.

Potential Civic Community Parks

Civic Center and Plaza Site

This potential civic center and plaza site, owned by the City, is located along the south side of Main Street, just to the west of Norcross Lane. The existing site is about 6.5-acres gross. Early planning discussions regarding utilization of the site focused on a Civic Center that might include City Offices and mixed uses, including commercial, retail, office and some residential combined with parking. A much-discussed focal core for this property and for the revitalization of the downtown area is a park-like 1.0-acre civic plaza. As of fall 2006, a conceptual plan has been approved by the City for the development of this site. Planned amenities include:

- Open turf area
- Picnic tables and benches

Potential Sports and Recreation Activities Community Parks

Cypress Community Park Site

This 6-acre site is owned by the City. Planned amenities for the site include:

- Bike racks
- Drinking fountain
- Picnic tables, benches and barbecue
- Play equipment for toddlers and school-age children
- Open turf
- Parking area
- Skinned infield with backstop

- Landscape plantings

Laurel Crest Park Site

This 4.7-acre site is owned by the City. The unimproved park site connects to a 5.3-acre (for a total of 10 acres) detention basin site owned by the flood control district. Under a joint use agreement between the City and flood control, a combined area of approx. 6.1 acres may be available for active park use.

The site abuts Laurel Road, a major east-west transportation corridor to the north and Brown Road to the east, with access from Oxford and Winchester Drives to the south. The proposed park area has two basic elevations. The park access will probably be from Oxford, with a path or road system leading to the broad, almost flat, area at the lower level.

Laurel Road At Marsh Creek Park Site

This 9.0 acre potential park site is owned by the City of Oakley and located between Creekside Way and the Marsh Creek channel, with Laurel Road as the northern border. This conveniently located site will host a major staging area for the Marsh Creek Regional Trail, which runs along the eastern border of the site, as well as group picnic areas.

Magnolia Park Site (B)

This 5-acre park site is located in the 8731 Subdivision.

- Skinned infield
- Open turf area
- Play equipment
- Picnic tables and benches
- Walking path
- Skate area

Moura Park Site

This 6-acre park site was purchased by the County with park dedication funds for a future park and library, and is currently owned by the City. The site is located between the O'Hara Park Middle School on the north side,

the Delta De Anza Regional Trail and Contra Costa Canal on the east and south sides, and O'Hara Avenue on the west side.

The master plan for the library and community center site includes a trail connection, swimming pool, recreation center, and skate park area.

Simoni Ranch Community Park (B)

This 5-acre park site is located in the 8541 subdivision. Planned amenities include:

- Half-court basketball court
- Play equipment
- Skinned infield
- Open turf area
- Walking path
- Tree shaded tables and benches
- Bocce ball court
- Drinking fountain
- Landscape plantings

Potential Joint-Use School/Community Parks

Delta Vista Middle and Elementary Schools

The Oakley Union Elementary School District is currently developing a middle school and elementary school on approximately 38 gross acres north of East Cypress Road, about 850 feet east of Marsh Creek. The site will have roughly 19 acres of playfield area that might be developed by the school district and the City for community use under an expanded joint-use agreement. The school district is currently improving a significant portion of the playfields with the middle school development project.

A neighborhood park site is being discussed for future dedication by potential developers of surrounding residential development. The discussed site might connect to the school's facility to the north, providing expanded opportunities.

Potential Open Space/Basin Parks

In addition to the larger Teakwood Basin site, the City of Oakley also owns three small detention basins. Although the primary purpose of the sites

is for flood control, these small green areas could provide, with minimal improvements, valuable open space to neighboring residents.

Del Antico Basin Park Site

This 2.95-acre detention basin owned by the City is a potential neighborhood park site. The site fronts the west side of Del Antico Avenue and might have access from Las Dunas. The site will require low flow drain structures and piping to make it usable for park purposes. When Del Antico Avenue is extended to the north, this location will provide much-needed open space for the surrounding neighborhood.

East Cypress Corridor

As part of the East Cypress Corridor development, 152 acres are currently earmarked for lakes and other open space amenities.

Las Dunas Basin Site

This City-owned 1-acre basin site is a potential mini-park site, located along the north side of Las Dunas Avenue. Although small, this site is located in a dense infill area that is under-served by existing park facilities. Site development would provide a significant and needed amenity to nearby residents.

Live Oak Basin Site

This City-owned 2.3-acre detention basin is located in the planned commercial area east of Live Oak Avenue and south of Highway 4. Future development of this site as a park might provide much needed open space in the possible commercial and light industrial core area.

Magnolia Park Site (C)

This 8,000 square foot park site is located in the 8731 Subdivision. Planned amenities include:

- Open turf
- Landscape plantings

Ponderosa Park Site

This 2.65-acre park site is located in the 8973 Subdivision. Planned amenities include:

- Open turf area
- Perimeter walking path
- Landscape plantings

Simoni Ranch Park Site (C)

This 1-acre park site is located in the 8541 subdivision. Planned amenities include:

- Benches
- Open turf area

Table 3-1: *The Park Facilities Inventory* lists existing and potential parks in the City.

Park Facilities Inventory (Table 3.1)

Park Acreage

| Facility | Completed | In Progress | Future Development | Total |
|--|--------------|--------------|--------------------|---------------|
| <i>Neighborhood Parks ¹</i> | | | | |
| Claremont Bay Park | 0.25 | | | 0.25 |
| Crockett Neighborhood Park | 4.66 | | | 4.66 |
| Cypress Grove (A) | | | 2 | 2 |
| East Cypress Corridor Neighborhood Parks (A) | | | 66 | 66 |
| Harvest Park | 0.05 | | | .05 |
| Heartwood Park | | 1.5 | | 1.5 |
| Heather Park | 0.16 | | | 0.16 |
| Holly Creek Neighborhood Park | | 6.7 | | 6.7 |
| Nutmeg Park | | 2.56 | | 2.56 |
| Magnolia Park (A) | | 2 | | 2 |
| Main Street Park | 0.4 | | | 0.4 |
| Marsh Creek Glenn Park | 2.4 | | | 2.4 |
| Oak Grove Park | 0.2 | | | 0.2 |
| Patriot Park | 0.8 | | | 0.8 |
| Pheasant Meadows | | 1.5 | | 1.5 |
| Ponderosa Park | | 2.91 | | 2.91 |
| Rialto Park | | 1.5 | | 1.5 |
| Simoni Ranch - Live Oak Park (A) | | 1 | | 1 |
| Stonewood Park | | | 1.95 | 1.95 |
| Teakwood Basin Park | | | 5.2 | 5.2 |
| Subtotal | 8.92 | 19.67 | 75.15 | 103.74 |
| <i>Civic, Sports & Recreation Activities Community Parks ²</i> | | | | |
| Civic Center and Plaza | | | 2 | 2 |
| Cypress Grove (B) | | 6 | | 6 |
| East Cypress Corridor Community Parks (B) | | | 41 | 41 |
| Dutch Slough Community Park | | | 55 | 55 |
| Freedom Soccer Fields Park | 8.48 | | | 8.48 |
| Laurel Ballfields Park | 13.63 | | | 13.63 |
| Laurel Crest Park Site | | | 10 | 10 |
| Laurel Road at Marsh Creek Park Site | | | 9 | 9 |
| Magnolia Community Park (B) | | 5 | | 5 |
| Moura Park Site | | 6 | | 6 |
| Simoni Ranch Community Park (B) | | 5 | | 5 |
| Subtotal | 22.11 | 22 | 117 | 161.11 |
| <i>Joint-Use School/Community Parks ²</i> | | | | |
| Delta Vista Elementary and Middle Schools | | | 19 | 19 |
| Freedom High School | 12 | | | 12 |
| Gehringer Elementary School | 4.2 | | | 4.2 |
| Laurel Elementary School | 4 | | | 4 |

| Facility | Completed | In Progress | Future Development | Total |
|---|---------------|--------------|--------------------|---------------|
| Oakley Elementary School | 4 | | | 4 |
| O'Hara Park Middle School | 17.5 | | | 17.5 |
| Vintage Parkway Elementary School Park | 4.37 | | | 4.37 |
| Subtotal | 46.07 | 0 | 19 | 65.07 |
| Open Space | | | | |
| Del Antico Detention Basin Site | | | 2.95 | 2.95 |
| East Cypress Corridor Open Space (C) | | | 152 | 152 |
| Las Dunas Detention Basin Site | | | 1 | 1 |
| Live Oak Detention Basin Site | | | 2.3 | 2.3 |
| Magnolia Park (C) | | 0.18 | | 0.18 |
| Ponderosa Park | | | 2.65 | 2.65 |
| Simoni Ranch Park (C) | | 1 | | 1 |
| Subtotal | 0 | 1.18 | 160.9 | 162.08 |
| Regional Parks³ | | | | |
| Antioch Oakley Regional Shoreline | 7.5 | | | 7.5 |
| Big Break Regional Park | | 43.14 | | 43.14 |
| Legless Lizard Preserve | | | 0.62 | 0.62 |
| Subtotal | 7.5 | 43.14 | 0.62 | 51.26 |
| Total | 84.6 | 85.99 | 372.67 | 543.26 |
| Total Built (& in construction) Park Acres (as of 2006) | | | | |
| | 170.59 | | | |
| Total Park Acres w/ future development | | | | |
| | 543.26 | | | |
| Park acres required for current city population (30,000)⁴ | | | | |
| | 180 | | | |
| Current park acres per 1,000 people | | | | |
| | 5.6 | | | |
| Park acres per 1,000 people with future development | | | | |
| | 18.11 | | | |
| Park acres required at 2020 build-out (68,000) | | | | |
| | 408.00 | | | |

- Includes parkland available through joint-use agreements between the city and the flood control district. See text for additional details.
- Includes parks and playfields available through joint-use agreements between the city, the flood control district, and the school district. See text for additional details.
- Assumes 11% of total park acreage based on Oakley's population (30,000) as a percent of total East Contra Costa County population (245,450).
- Figures based on city park standard of 6 total park acres/1,000 people. (2 acres/1,000 for neighborhood parks, 3 acres/1,000 for community parks, and 1 acres/1,000 for open space)

Needs Assessment

East Cypress Corridor Proposed Parks (Table 3.2)

| Facility | Unallocated Acreage | Unimproved Acreage | Total Acreage |
|------------------------------------|----------------------------|---------------------------|----------------------|
| East Cypress Corridor ¹ | 173 | | |
| Total Proposed Park Acres | | | 173 |

¹ The total acreage proposed for parkland development as a part of the East Cypress Corridor project is 432 acres. Of this amount, 259 acres have already been designated as neighborhood, community, or open space, and are shown in the Park Facilities Inventory table above.

Review of Existing Park Facilities for Compliance with Safety and ADA Requirements, Repairs and Modifications Needed (Table 3.3)
Per Review of 9/17/01, 5/2/02, 8/20/02 (& updated, fall 2006)

Claremont Bay Park

| Safety | ADA | Rehabilitation |
|--|------------|--|
| Play equipment removed as of 2006. Park undergoing redesign. | | Modify park configuration and planting. Eliminate parking not used by park users. |

Crockett Park

| Safety | ADA | Rehabilitation |
|--|---|---|
| Playground inspection required. Modify or replace remaining older equipment as needed for compliance. Raise 2 or 3 concrete picnic table pads. Drain sump required for drainage at walk. | Provide ramp into wood fiber for access to play structure. Provide accessible picnic tables with hard-surfaced access. Add access ramp at pedestrian entry. Add sand to elevated sand table. | Repair or replace small table/bench. Repair or replace picnic tabletops and benches as needed. Replace plantings as needed. Tighten and adjust tennis net and replace basketball nets as required. Seal cracks in basketball court. Adjust sprinklers. Re-stripe parking lot. |

Gehring Elementary School

| Safety | ADA | Rehabilitation |
|---|---|--|
| Playground inspection required. Modify or replace equipment as needed for compliance. * Gehring facility is school property used as a public park via a joint-use agreement; it is maintained by the school. | Unlock accessible gate at back parking area or provide signage to accessible entry. Upgrade restrooms to meet code requirements. Install grab bars at a minimum. Add ramp into wood fiber at both playground and swings. Modify dugout entries for access. | Repair or replace restroom building. Address gophers in turf areas. Cleanup baseball infield area. |

Heather Park

| Safety | ADA | Rehabilitation |
|---|--|-----------------------------------|
| Repair concrete play area curbing. Check and replace header boards and stakes around lawn as necessary to prevent unsafe conditions. | Provide access to play area and play structure. Replace drinking fountain with accessible unit. Provide ADA access from walkway to picnic table. | Provide shaded area at structure. |

Needs Assessment

Laurel Ballfields Park

| Safety | ADA | Rehabilitation |
|---------------|--|-----------------------|
| | Provide hard surfaced access to picnic tables. Provide hard-surfaced access to ball fields. | |

Oakley Elementary School

| Safety | ADA | Rehabilitation |
|--|--|---|
| Playground inspection required. Modify or replace equipment as needed for compliance. Replace play area surfacing with engineered wood fiber. * Oakley Elementary facility is school property used as a public park via a joint-use agreement; it is maintained by the school. ** As of 2006, grant has been acquired to replace equipment. | Provide access to play area and structure. Add ramp into fiber at new playground. Replace play area surfacing with accessible surface such as engineered wood fiber. Upgrade restrooms to meet code requirements. Install grab bars at a minimum. Provide accessible picnic tables and access. Provide curb cuts at pedestrian entries. | Repair or replace restroom and concession buildings as required. Install shade trees and plantings. Remove group BBQ. |

O'Hara Park Middle School

| Safety | ADA | Rehabilitation |
|---|---|---|
| Playground Inspection required. Modify and replace equipment as needed for compliance. Change sand surfacing to engineered wood fiber and bring surface level with curb. Replace small play structure and surfacing. * O'Hara facility is school property used as a public park via a joint-use agreement; it is maintained by the school. | Provide accessible path of travel to playing fields. Provide accessible path to tot play area. Replace play area surfacing. Replace drinking fountain with accessible unit and provide accessible picnic tables with hard-surfaced access. | Replace BBQs. Repair or replace litter receptacles. Remove swing structure. Replace sand in sandbox. Prune and/or replace trees and shrubs as needed. Re-stripe parking lot as needed. |

Patriot Park

| Safety | ADA | Rehabilitation |
|---|--|-----------------------|
| This facility is maintained by the East Bay Regional Fire District. | Provide hard-surfaced access to picnic tables. | |

Vintage Parkway Elementary School

| Safety | ADA | Rehabilitation |
|---|--|--|
| Playground inspection required. Modify or replace equipment as needed for compliance. Replace play-area surfacing with engineered wood fiber. Replace tot swing bucket seats. * Vintage facility is school property used as a public park via a joint-use agreement; it is maintained by the school. | Replace play area surfacing. Add transfer deck into sand or elevated sand play. Add ramp into wood fiber at playground. Provide curb ramp at pedestrian entry. Provide accessible picnic tables and hard-surfaced access. Provide accessible path from parking lot to playground. | Install shade trees and plantings. Replace BBQs. Clean drain in apparatus area. Replace with drain piping to existing drains if necessary. Replace sand in sandbox. |

Marine Elements and Waterfront Opportunities

Community Waterfront Vision

Presently, there is no ownership of waterfront properties. The development of a waterfront community along the shoreline in Oakley would give unique opportunities for people to enjoy commercial, recreation and residential mixed uses in the City. Many cities such as Rio Vista, Pacific Grove, and Suisun City, currently have successful and thriving waterfront communities, which could serve as reference models if Oakley had such future development opportunities.

The City of Rio Vista’s waterfront plan contains a variety of projects that remedy current and anticipated problems and contribute significantly to many long-term goals for the community. These projects include: building upon the city’s existing pedestrian friendly environment; incorporating key points for public transit access, a general cleanup of city-owned lands to promote city-wide safety and security; additional public parking to accommodate commercial development while still encouraging pedestrian access to the center downtown area; additional bicycle facilities; streetscape improvements; traffic calming; protection of community; historic and environmental resources; and socio-economic benefits to the lower income community.

The City of Pacific Grove has a Shoreline Park Network of 23.4 acres, located on the coastal edge

of the city. The facilities in the shoreline serve their contiguous neighborhoods, the community as a whole, and regional recreation needs. The shoreline facilities include: *Berwick Park* (1 acre) which offers spectacular views of Monterey Bay and the surrounding coastline; *Lover’s Point Park* (4.4 acres) which is a landscaped community park used for picnicking, fishing, and various water sports; *Perkins Park* (acreage is part of Shoreline Park) which has heavily used walking trails and is landscaped with “magic carpet” ice plant and stone terrace walls; and *Shoreline Park* (18 acres) which is the designation applied to portions of the publicly-owned water front.

Suisun City has a thriving waterfront redevelopment vision, including three notable ongoing projects:

- 23 new single-family homes (2,700 to 2,800 sq. ft.) including 400 sq. ft. for commercial activity
- 100-room Comfort Inn with an adjoining 8,000 sq. ft. conference center
- Harbor Park Residential Development, a 55-unit mixed price single-family development across from City Hall.

Waterfront Opportunities

Oakley’s waterfront opportunities currently include the Marina and the EBRPD Big Break Shoreline.

Needs Assessment

Big Break Marina

Prior to 1987, Big Break Marina was a private facility with open and covered berths, a launching ramp, a small store, camping, and RV sites for day- and longer-term use.

In 1987, DuPont became seriously concerned with the camping facilities and overnights staying at the Big Break Marina, which was in close proximity to the then-active chemical plant. The company felt that a greater buffer zone was needed around their production area in order to reduce their exposure in the event of an accident. DuPont purchased the marina site and subsequently eliminated the camping and overnight aspects of the marina's operations.

The marina continues to operate as a private marina with fishing access, hosting several major fishing tournaments each year, but it doesn't appear to have received significant improvements in recent years.

DuPont subsequently closed the chemical manufacturing facilities and began the process of cleaning up their production area.

Recently the Big Break Marina facility was purchased from DuPont by a private investor who has indicated that the facility will be improved and made available to the public for fishing and boating access as a private for-profit facility.

Big Break Regional Shoreline

The East Bay Regional Park District (EBRPD) has, over a period of several years, acquired properties along the eastern Big Break shoreline. More recently, the EBRPD purchased property to the east of the Foundation Constructor's site, which will provide additional access to the water and is the planned home for the proposed Delta Science Center. (A discussion follows in the summary section of EBRPD Regional Recreation Facilities.)

It should be noted also that the Delta region provides a variety of recreational opportunities including fishing, hunting, boating, camping, picnics, and viewing nature. In a survey to study recreation uses of the Delta conducted by the Delta protection Commission in 1996, Contra Costa had the highest percentage of people partaking in recreation activities along the Delta region (see Appendix B). The summary list of top

ten counties of origin for boaters and anglers reveals the importance of residential proximity to the Delta as a factor for people to visit and have recreation activities at the Delta.

Future Shoreline Development

In 2000, the newly incorporated City of Oakley became concerned about the anticipated reuse development potential of the DuPont properties and the potential for loss or reduction of recreational and commercial/recreational opportunities in the Big Break area. Of concern were the DuPont properties, including those lands from the northeast corner of the intersection of Main Street/Hwy 4 and Bridgehead Road north to the shoreline and east to Big Break Road. Due to these concerns, the City of Oakley incorporated the site into the City's redevelopment boundaries, thereby providing a means for orderly planning and development of this area, including the marina.

At a minimum, any shoreline development should incorporate the Bay Conservation and Development Commission (BCDC) standards for public access to the Bay edge. The BCDC was created in 1965 to protect and manage coastal resources on a large and complex scale. Several legal provisions held under the BCDC, such as the California Environmental Quality Act (CEQA), the Suisun Marsh Preservation Act, and the Federal Coastal Zone Management Act (CZMA), are important policies for regional resource management.

ALTERNATIVE PARK RESOURCES

State Recreation Facilities

A variety of state agencies exert influence over the Delta, Eastern Contra Costa County and, therefore, Oakley. Those agencies primarily concerned with recreation include the State Department of Parks and Recreation, the Department of Fish and Game, the State Resources Agency, and the Delta Protection Commission, amongst others.

The closest state-operated recreation area is Frank's Tract State Park, located northeast of Bethel Island, covering 3,310 acres, and consisting mainly of open water surrounded by perimeter levee remnants. The park is maintained for water-

oriented recreational activities, but currently lacks both park and public boat-launching facilities. Private marinas and launch facilities on Bethel Island, Big Break, adjacent sloughs, and public boat ramps in Antioch and Pittsburg provide water access to the Tract.

Brannon Island State Recreation Area, about eight miles north of the Antioch Bridge on Highway 160, is a Delta recreation park with a swimming beach, boat launch, and campground. Across the highway from the park is the Windy Cove windsurfing access, which provides facilities for windsurfers and fishermen.

Mt. Diablo State Park, a 20,000-acre state park surrounding Mt. Diablo, offers some of the county's finest recreational attractions providing camping, picnic facilities and over 150 miles of scenic hiking trails. Vehicular access is from the west side cities of Walnut Creek and Danville.

EBRPD Regional Recreation Facilities

In 1981, far eastern Contra Costa County, the area encompassed by the Liberty Union High School District boundaries, was annexed to the East Bay Regional Parks District (EBRPD). At the time of this annexation no division of the tax base was made to financially assist the park district with the provision and maintenance of regional facilities in this area.

With the passage in 1988 of Measure AA, the Regional Open Space, Wildlife, Shoreline & Park Bond, funds became available to implement specific projects in the EBRPD Master Plan, but still no local funding source was provided for maintenance and operation of the far eastern county projects.

Finally, in 1991, with the establishment of the East Contra Costa County Landscaping & Lighting Assessment District No. 1 for the area of the EBRPD encompassed by the Liberty Union High School District, funds became available to the Park District for operation and maintenance of its projects in the far eastern county area. The District's current assessment is \$19.70 per single family parcel, which generates approximately \$379,000 for operation and maintenance of regional park and trail facilities in the far eastern county.

The Draft Framework for an Open Space Protection and Enhancement Funding Measure for Contra Costa County cites funding measures which will provide twenty-two percent of the \$126,000,000 total funding measure for open space funding in Contra Costa County as a pass through to local governmental agencies that provide park and recreation services.¹ An allocation of \$27,700,000 or \$28.48 per County resident is recommended for this purpose. The City of Oakley was included in the list of community priority projects with a funding allocation of \$711,100. The document also cites flagship projects, of which the North Contra Costa Wetlands and Riverfront category provides funds that can be spent from Pinole to Oakley on waterfront land acquisition, trail and facility development for public use. A total funding measure of \$5,000,000 is reserved for these and other related shoreline acquisition purposes.

1. Regional Parks and Preserves

Currently, several East Bay Regional Park District (EBRPD) park and preserve facilities are existing, in the planning stages, or proposed for the City of Oakley area:

- Antioch/Oakley Regional Shoreline Park

The Antioch/Oakley Regional Shoreline Park is a newly completed 7.5-acre day use park at the end of Bridgehead Road in the City of Oakley. The park is at the site of the old Highway 160 Bridge and includes a 550-foot fishing pier constructed from the original bridge structure that projects into the San Joaquin River. The pier provides fishing access and is supported by a fish cleaning station and typical park facilities, including paved parking, restrooms, a 4.5-acre grassy meadow, paved paths and picnic tables with barbecues.

- Big Break Regional Shoreline

The Big Break Regional Shoreline, owned by the East Bay Regional Park District, currently consists of two parcels, the Lauritzen Ranch property (688 gross acres) and the Porter Estates property (980 gross acres). Much of the property is underwater or tidal marshlands, with some uplands along the

¹ *Draft Framework for an Open Space Protection and Enhancement Funding Measure for Contra Costa County*, March 13, 2002.

Needs Assessment

southerly edge. The current property for this park, which is being master planned by the Park District, is 1668 acres. The much anticipated Delta Science Center is being planned for the uplands area on this site just east of the existing Foundation Constructors property. A third property is required to complete and fill a significant hole in the center of the planned park. The 90+-acre parcel is to be dedicated by the Hoffman Company, but has not yet been accepted. When the Hoffman parcel is accepted, the shoreline park will total over 1,758 acres. The Hoffman property is important, as it is required to allow for the completion of the Big Break Shoreline Trail as planned.

California's Delta Master Recreation Plan identifies Big Break as an area of scenic beauty and as a unique resource warranting preservation and management in the public interest.

• Legless Lizard Preserve

The Legless Lizard Preserve is a 7.5-acre site that includes tree-covered sand dunes, found to be a natural habitat for the legless lizard, at the westerly end of the property. The site is owned by the District and is located between the Atchison Topeka & Santa Fe railroad right-of-way and Walnut Meadows Dr. in the Big Break area. The site is home to an endangered species of the legless lizard and was fenced off to provide protection and habitat for research and study. About 4.5 acres of the easterly portion of the site might be available for neighborhood park use under a joint use agreement between the City and the Park District.

• Nearby Regional Parks

Several other regional park and preserve sites, owned and operated by the Park District, are in proximity to Oakley:

The Black Diamond Mines Regional Preserve, nearly 3,700 acres, and Contra Loma Regional Park, approximately 772 acres, are both located in the hills south of the cities of Antioch and Pittsburg.

The Round Valley Regional Preserve (about 2,070 acres) and the Morgan Territory Regional Preserve (about 4147 acres) are both located south of Brentwood in the Mt. Diablo foothills and

northwest of the Contra Costa Water Districts Los Vaqueros Watershed.

City of Brentwood Park Facilities

As of April 2000, Oakley and Brentwood currently have joint youth recreation leagues. This is an informal arrangement between the cities.

Brentwood has 41-56 acres of parkland.¹ It is anticipated that there will be continued joint use of these recreation facilities.

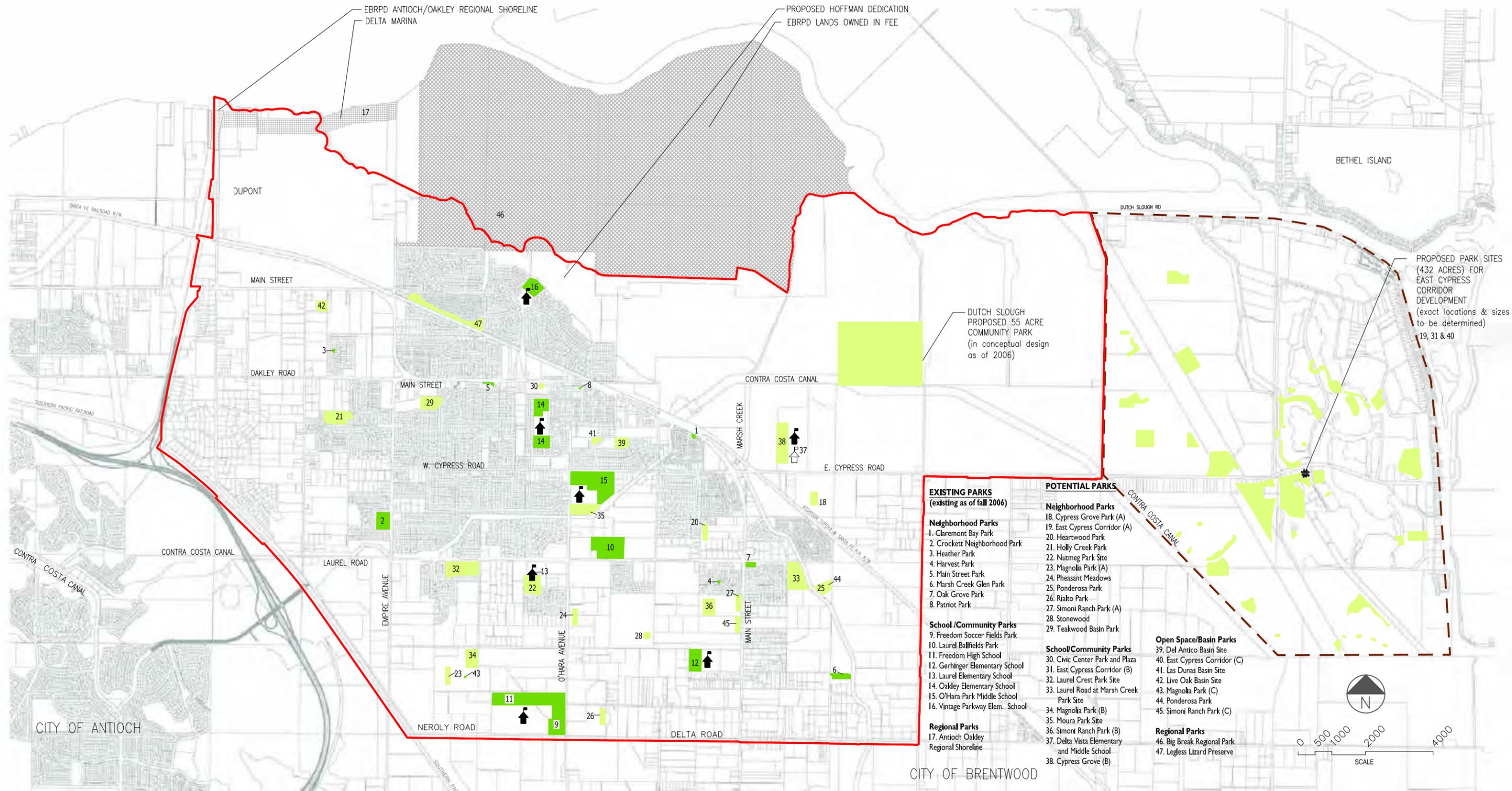
SUMMARY ANALYSIS

A look at the existing recreation and park facilities in the City of Oakley clearly indicates the need for more parkland development. With the pattern of development and rate of population growth, the City should not only acquire neighborhood park sites, but also seek the acquisition of large-scale community park sites. Historically, Oakley primarily developed parks in joint-use agreements with local entities. Most of the parkland in Oakley is owned by the school district and the flood control district. These joint-use agreements can continue to provide much needed recreation facilities for Oakley. Table 3.4 summarizes the existing park facility standards in Oakley.

¹ Hansen Associates Management & Technology Consulting, June 24, 1999.

Existing Park Facility Standards (Table 3.4)

| Facility | Claremont Bay Park | Crockett Neighborhood | Delta Vista Mid. School. | Freedom H.S. | Freedom Soccer | Gehringer Elem. School | Heather Park | Laurel Elem. School | Laurel BallFields | Main Street Park | Marsh Creek Glenn Park | Nutmeg Park | Oakley Elem. School | O'Hara Park Mid. School | Patriot Park | Vintage Parkway Elem. School | TOTAL |
|----------------------------|--------------------|-----------------------|--------------------------|--------------|----------------|------------------------|--------------|---------------------|-------------------|------------------|------------------------|-------------|---------------------|-------------------------|--------------|------------------------------|-------|
| Baseball Regulation | | | | 2 | | 1 | | | | | | | | | | | 3 |
| Baseball Little League | | | | | | | | | 3 | | | | | | | | 3 |
| Basketball Indoor | | | 1 | 2 | | 1 | | 1 | | | | | | 1 | | 1 | 7 |
| Basketball Outdoor | ½ crt. | 1 | 6 | 8 | | 2 | | 2 | 1 | | | ½ crt. | 4 | 6 | | 4 | 35 |
| Bocce Ball | | | | | | | | | | | | | | | | | 0 |
| Community Center | | | | | | | | | | | | | | | | | 0 |
| Community Garden | | | | | | | | | | | | | | | | | 0 |
| Dog Park | | | | | | | | | | | | | | | | | 0 |
| Football Field | | | | 1 | | | | | | | | | | | | | 1 |
| Golf Course | | | | | | | | | | | | | | | | | 0 |
| Gymnasium | | | 1 | 1 | | 1 | | 1 | | | | | 1 | 1 | | 1 | 7 |
| Horseshoe Pits | | | | | | | | | | | | | | | | | 0 |
| Nature Center | | | | | | | | | | | | | | | | | 0 |
| Outdoor Stage/Band Stand | | | 1 | 1 | | 1 | | 1 | | | | | | 1 | | 1 | 6 |
| Senior Center | | | | | | | | | | | | | | | | | 0 |
| Soccer (High School level) | | | | 2 | 1 | | | | | | | | | | | | 3 |
| Soccer (Junior Level) | | | | 1 | 2 | 1 | | 1 | 1 | | | | 2 | 1 | | 1 | 10 |
| Softball Youth | | | | 1 | | 1 | | | | | | | 4 | 2 | | 1 | 9 |
| Swimming Pool | | | | 1 | | | | | | | | | | | | | 1 |
| Tennis court | | 1 | | 10 | | | | | | | | | 2 | 2 | | | 15 |
| Volley ball | | | 1 | 1 | | 1 | | 1 | | | | | 1 | 1 | | 1 | 7 |
| Youth Center | | | | | | | | | | | | | | | | | 0 |
| Neighborhood Park Land | X | X | X | | | X | X | | | X | X | X | X | X | X | X | 12 |
| Community Park Land | | | | X | X | | | | X | | | | | | | | 3 |
| Picnic Tables | | X | | | X | X | | | X | | X | X | X | X | X | | 9 |
| BBQ's | | X | | | | X | | | | | | X | X | X | | | 5 |
| Play Structure | | X | | | | X | X | | | | X | X | | X | | | 7 |
| Restrooms | | X | | | | X | | | | | | | X | X | | | 4 |



ROYSTON HANAMOTO ALLEY & ABEY
R | H | A | A
 LANDSCAPE ARCHITECTS & PLANNERS

SDC
 SITE DEVELOPMENT CONSULTANTS

- EXISTING PARKS**
- POTENTIAL PARK SITES**
- Existing School Facility
- Future School Facility
- Existing City Limits
- Proposed Expansion Areas
- Proposed Community Park Sites (Exact Locations TBD)

**City of Oakley
 Parks and Recreation
 Master Plan**

**Map 2:
 Existing Parks and Park
 Site Opportunities
 June 2007**

**CHAPTER 4:
RECREATION FACILITIES:
TRAILS**



RECREATION FACILITIES: TRAILS

INTRODUCTION

This Chapter assesses the importance of trails and discusses the planning and availability of current trails, etc. The following are identified:

- City of Oakley Vision for Trails
- Current and Proposed Regional Trails
- Potential Local Trails
- Trail Planning

CITY OF OAKLEY VISION FOR TRAILS

Trails and trail connections are a very important element to the parks and recreation infrastructure of Oakley. People use trails for many reasons, but probably the most common are:

- Transportation (walking, jogging or biking as a substitute for the car)
- Exercise (walking jogging, riding or biking as forms of physical fitness)
- Connection to nature and adventure (pedestrian, equestrian & non-motorized users linking to regional parks and preserves)
- Leisure (out for a stroll and leisurely bike or horse ride)

Unlike neighboring cities, Oakley has a distinct equestrian heritage, which can be seen in community affiliations such as the East County Horsemen's Organization (ECHO). In light of Oakley's equestrian heritage, the development of trails has implications to larger issues of planning, management, economic & recreation opportunities, and public safety constraints.

Generally speaking, the development of a trail system in Oakley must take into account a variety of users and reflect safe resolution of potential conflict between users, animals, and vehicles. In addition, trails need to be as "accessible" as possible, considering terrain and topography. "Accessible" trails and paths provide for all users extending benefit to older adults and children, families with strollers and people with disabilities.

The City of Oakley and its surrounding area will provide the hub for a network of important multi-use regional trails which will provide shoreline access at Big Break and the Marsh Creek Channel and connect to proposed regional parks at Morgan Territory and Round Valley and to Mt. Diablo State Park. The Delta de Anza Trail will connect the Delta with other regional trails in central and western Contra Costa County.

While the regional system provides primarily recreational trails, the local trail system will provide interconnections within the local community and linkages to the regional trail system. The bicycle lanes will serve as a functional adjunct to the local traffic circulation system.

Regional and local trail systems are indicated on Map 3: *Existing and Proposed Trails Plan*. This plan should be periodically reviewed and updated as the City develops local trails and EBRPD expands its East County trail system.

CURRENT AND PROPOSED REGIONAL TRAILS

EBMUD Aqueduct

This right-of-way is approximately 11 miles in length and 100 feet wide running from the Delta to the area of Black Diamond and Contra Loma Regional Parks. Although most of the aqueduct is underground, the most eastern portion (nearest the Delta) is above ground. The aqueduct right-of-way traverses land which is currently primarily in agricultural use. A hiking and riding trail would be feasible; however, there may be some conflict with neighboring owners. This trail may ultimately be a part of the Mokelumne Coast-to-Crest trail, which extends from the Sierra to San Francisco Bay.

Marsh Creek

The Marsh Creek Regional Trail is a 7-mile paved north-south trail between Oakley and Brentwood (with southerly extensions of 7 more miles proposed). This trail meanders along the Marsh Creek flood control channel and connects to the Big Break access trail. Some areas are improved channels and others remain natural. The Contra Costa Flood Control District has plans for major improvements along this drainage where subdivisions are occurring. The trail intersects the

Needs Assessment

Delta de Anza Trail and the EBMUD right-of-way. Royston Hanamoto Alley & Abey, a landscape architecture and planning firm, are currently working on design guidelines for the Marsh Creek Trail.

Delta de Anza Trail (along Contra Costa Canal)

Development of portions of the Delta de Anza Trail in the City has been completed. The Park District plans to begin construction of another 2-mile segment from Cypress Road to Neroly Road in Oakley. The canal itself extends from Lone Tree Way (existing Regional Trail) in Antioch to Rock Creek Slough in Oakley. This project was scheduled for completion in 1992-1993. The Park District has a planned project to extend the trail approx. 8 miles.

Big Break to Antioch Pier

This 5-mile trail would run along the shoreline at Big Break from Marsh Creek Road to Big Break Road, then move inland near the Santa Fe railroad tracks south of the DuPont property, and then north along the road to Antioch Pier.

The District should be receiving a dedication, as a condition of approval, of approximately 90 acres from the Hofmann Company at Big Break, which will provide about 1 mile of upland frontage for the trail. The required acquisition west of Big Break Road is expected to be difficult.

These three regional trails are a significant asset to the City of Oakley, since, when fully developed, they will provide a basic framework of 12.3 miles of paved multi-use trails for the community's trail system. Improved portions of these trails are already in use by the community for recreation and alternative transportation purposes. The trails link natural recreational opportunities with schools, parks, neighborhoods, transportation hubs, and other community facilities.

Railroad Rights-of-Way

Two railroad rights-of-way pass through major portions of Eastern Contra Costa County. The Santa Fe right-of-way runs approximately 11 miles from the Big Break area in a southeasterly direction through Knightsen to the EBMUD aqueduct, then follows the aqueduct out through the Delta. The Southern Pacific right-of-way bisects the county diagonally running

approximately 15 miles from near Antioch, along the westerly edge of Oakley and through Brentwood, Byron, and just southwest of Clifton Court Forebay. Additional rights-of-way that might be utilized for future trail use are in developments occurring along the north side of the railroad corridor in the Big Break area.

PROPOSED LOCAL TRAILS

Most proposed local trails will be short in distance, multi-use, and maintained exclusively by the City of Oakley. Generally these local routes will connect with other established or proposed regional trails and important community sites in order to encourage pedestrian, bicycle, and equestrian usage for exercise, transportation, connection to nature, and leisure opportunities for Oakley residents.

As indicated on Map 3, *Existing & Proposed Trails Plan*, local trails will follow Oakley's western border along the Southern Pacific Railroad right-of-way and will follow the length of Highway 4 within Oakley's city limits. A major connector trail running East-West in orientation will be aligned with Carpenter Road and Hill Avenue. Connectors from Oakley's southern border to the Delta De Anza Regional Trail will also be designated along Brown Road, O'Hara Avenue and Anderson Lane. Local trails will also extend East-West along E. Cypress Road to connect with the Cypress Lakes area, the proposed community park site at Dutch Slough, and the proposed regional trail to Rock Slough.

TRAIL PLANNING

This section of the master plan also provides general development guidelines for typical trail elements. New plans for residential and commercial development should provide access and feeder trail systems that are consistent with the intent of the trails plan.

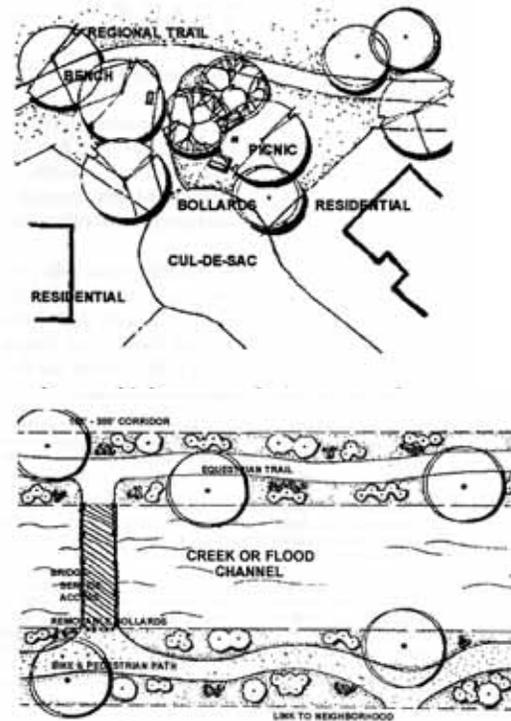
Careful consideration of some important design criteria is necessary to the general layout and design of a trail system. The functional and aesthetic qualities must be considered and balanced against the long-term fiscal impacts and transportation and recreation considerations.

A trail system should provide a variety of experiences by emphasizing existing natural features and including areas of special interest.

The design should take advantage of and preserve existing natural features such as scenic views, valleys, open spaces, tree covered areas, aquatic sites, and existing plant material. The design should allow the trail system to flow with the contours and grade changes of the land in order to maintain the trail's harmony with its surroundings. The design should also make logical connections to other facilities, for example: parks, shorelines, trails, schools and libraries, and commercial areas, etc.

EBRPD Regional Trails Master Plan Guidelines

EBRPD's master plan for trails recommends that Regional trails should form linear parks. Regional trails in the Oakley area have been planned for existing public rights-of-way. A right-of-way should always be wide enough for the safe passage of a variety of users, for signing, fencing, and the possibility of landscaping. For a single-use or multi-use regional trail, these restricted rights-of-way should be no narrower than 20 feet. A right-of-way for an EBRPD regional trail with all three uses (hiking/jogging, equestrian riding, bicycling) should be no narrower than 40 feet to allow separation of users. Such narrow corridors provide access, but do not create linear parks; and trail corridors 50 to 100 feet wide are desirable. Wherever possible, direct links from public streets, with or without trailhead features (i.e., extra parking, picnic facilities, equestrian facilities), should be encouraged. The sketch below shows how a connection might be made to a public street or cul-de-sac.



(Top)
Trail connection to street or cul-de-sac.

(Bottom)
Multiple trail uses along creeks or canals.¹

Where multiple uses (i.e., pedestrian, bicycle, and equestrian) are proposed for a trail corridor, the uses should be separated where feasible. The sketch above shows how multiple uses can be incorporated into the existing Contra Costa Canal and Marsh Creek rights of way. Equestrian trails should be separated from the paved bike and pedestrian paths. Linkages, protected by barriers and bollards that prevent motorized vehicle access, should be periodically provided along the trail to connect local neighborhoods, schools, parks, commercial centers, and other important facilities.

Standards for Local Trails

Multi-use Trails

As the Oakley area will be particularly fortunate in having important regional trails to serve its recreational trail needs, the community trails system will primarily help to provide access and staging areas and important inter-community connections between schools, residents and the

¹ City of Oakley Parks and Recreation Master Plan, 1993, by SDC Consultants.

Needs Assessment

business districts. In order to reduce security and costs of maintenance, the local feeder trail connections will be kept as short and open as possible and will accommodate multiple modes of transportation whenever possible. Multi-use trails must be designed to provide safe resolution of potential conflicts between users, animals, and vehicles.

Pedestrian Trails

Routing—Short local feeder trails should connect the planned regional trail system with the community. In order to keep operational costs to a minimum, local bicycle and pedestrian trails should utilize the public streets and sidewalk system whenever possible. Some short connections linking streets or cul-de-sacs with primary trails may be considered.

Engineering - Pedestrian trails should normally have a surfaced width of 6-8 feet (emergency and service vehicle accessible) providing sufficient space for two people to walk abreast. Overhead clearance should be maintained at over 8 feet.

Grades and Drainage - The varying grades of the land must be addressed in the design and general layout of the trail. Path design will be different, depending on grades and slopes. The native material of the trail corridor, slope, and intensity of run-off will determine the technique used in grading. The easiest method of drainage is to cross-slope the path, sheeting water across rather than concentrating or intensifying it. Culverts may be used to convey concentrated flows of water under the path. Appropriate erosion control methods (e.g., gravel, rip-rap, sand bags) should be provided at both the inflow and outfall. Wherever feasible, the trails must be designed for accessibility to persons with disabilities.

Surfacing - Pedestrian trails in the urban setting should be asphaltic cement paved for weather use. In some cases, other materials, e.g. compacted quarry waste, might be used to provide a change in texture, an interim surfacing or initial construction cost savings. Redwood header board systems or appropriate shoulders should contain the surfacing. Proper grading, drainage and sub-grade compaction are essential for the success of any paving method.

Fencing - Local trails through residential neighborhoods should be fenced to protect

adjacent properties or to protect the trail user from dangerous areas. Appropriate signage, bollards or fencing should be provided at trail-street crossings, both to warn the trail user of a possible conflict situation with traffic and to prevent unauthorized vehicular access to the trail system. Gates and/or removable bollards should be provided in order to allow access to the trail corridor for emergency and service vehicles.

Equestrian Trails

Routing - Typically, equestrian trails should be provided to connect stables or ranchette development with regional trails. Where possible, equestrian trails should be separate from pedestrian and bike trails and vehicular roadways. connect to the Marsh Creek regional equestrian trail.

Engineering - Typically, equestrian trails have the same requirements as pedestrian trails, except that a 9-foot vertical clearance is to be maintained. Grading and drainage considerations are the typically the same as those of pedestrians.

Surfacing - Equestrian trails are not normally hard- surfaced. Compacted soil and quarry wastes are the usual surfacing. Consideration should be given to dust control along soil surfaced trails through residential neighborhoods. Large diameter gravel should not be used.

Fencing - Fencing and bollard/gate considerations are the same as those for pedestrian trails. Hitching posts and watering troughs might be provided at trail connections or other appropriate locations.

Bicycle Trails

A system of bicycle trails should be provided through the Oakley Area, connecting schools, parks, commercial centers, and the planned regional bicycle trail system.

While the regional bicycle trails will normally be separated from automotive traffic, except for on-grade street crossings, local bicycle trails will probably need to be accommodated on the street system.

Bicycle Trail Classifications:

Class I Bike Route (Bike Path, Bike Trail) - A bike path is completely separated from vehicular traffic

for the exclusive use of bicycles. It is separated from vehicular facilities by space, plant materials, or physical barriers such as guardrails or curbing. This class of bicycle trail is often located in parks, schools or areas of scenic interest.

Class II Bike Route (Bike Lane) - A bike lane is a lane on the paved area of a road reserved for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle lane. It is identified by "Bike Lane" or "Bike Route" guide signs and marked by special lane lines and other pavement markings. Bicycles have exclusive use of a bike lane for longitudinal travel, but must share it with motor vehicles and pedestrians at crossings.

Class II Bike Routes are often preferred where pavement width is adequate to accommodate a separate lane, or where speeds of auto traffic are in excess of 30 M.P.H.

Some controversy exists over the need to stripe bike-lanes on a street, as opposed to simply identifying a route along an existing street with adequate lane widths. Before a route is striped, careful consideration should be given to simply designating the street as a route with just directional and destination signs. The decision regarding whether or not to stripe the bike lane must be made in cooperation with the traffic engineers of the jurisdiction involved.

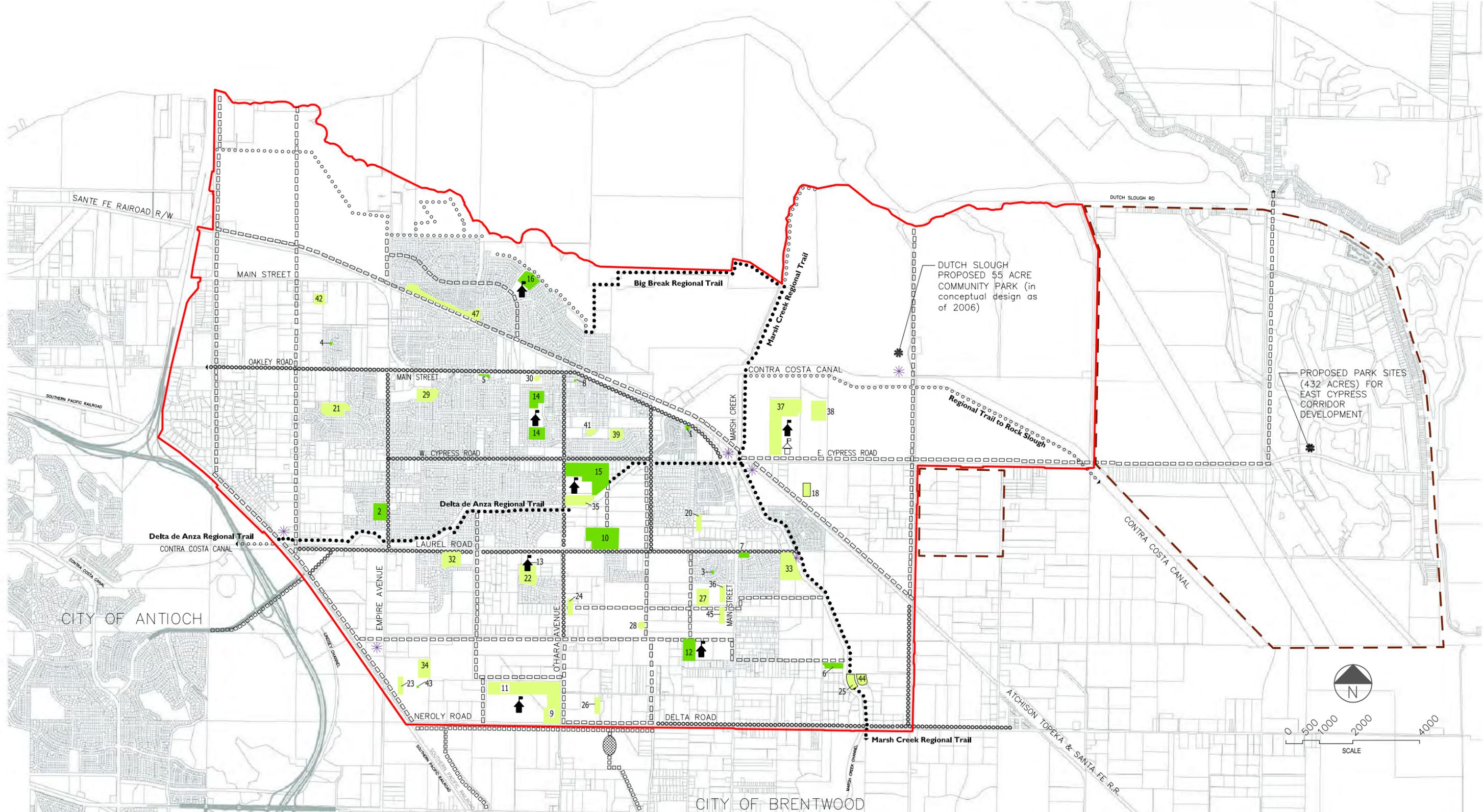
Class III Bike Route (Shared Route)--A shared route is a street identified as a bicycle facility by "Bike Route" signing only. A white shoulder line may or may not be provided. There are no special lane markings, and bicycles share the roadway with motor vehicles.

Typically the Regional trail system will consist of Class I bike routes, and the local system will consist of Class II and III bike routes incorporated into the local roadway system through-out the community. By providing bike lanes or extra wide streets with shoulders sufficient to meet the design standards these trails can be provided without adding to the operations and maintenance cost burden of the City. In areas where the roadway is dangerous, 8-foot wide sidewalks are used for local routes (Class I).

Gas powered scooters should not be allowed on local trails. These types of scooters are classified as motor vehicles according to state codes. The EBRPD bans them from the regional trails.

SUMMARY ANALYSIS

The City of Oakley and surrounding areas have the potential to provide a hub for a network of important multi-use trails that could provide shoreline access and connect to proposed regional parks. While these regional trail systems provide primarily recreational trails, the local trail system could provide interconnections within the local community and linkages to the regional system. Oakley's strong equestrian heritage becomes part of a larger consideration of issues related to trail planning.



- EXISTING PARKS**
- POTENTIAL PARK SITES**
- Existing School Facility
- Future School Facility
- Existing City Limits
- Proposed Expansion Areas
- Proposed Community Park Sites (Exact Locations TBD)

- Regional Trails**
- Existing EBRPD Multi-Use Trail
- Proposed EBPRD Multi-Use Trail

- Oakley Trails & Routes**
- Proposed Local Multi-Use Trail
- Proposed Local Bike Route
- Proposed Staging areas

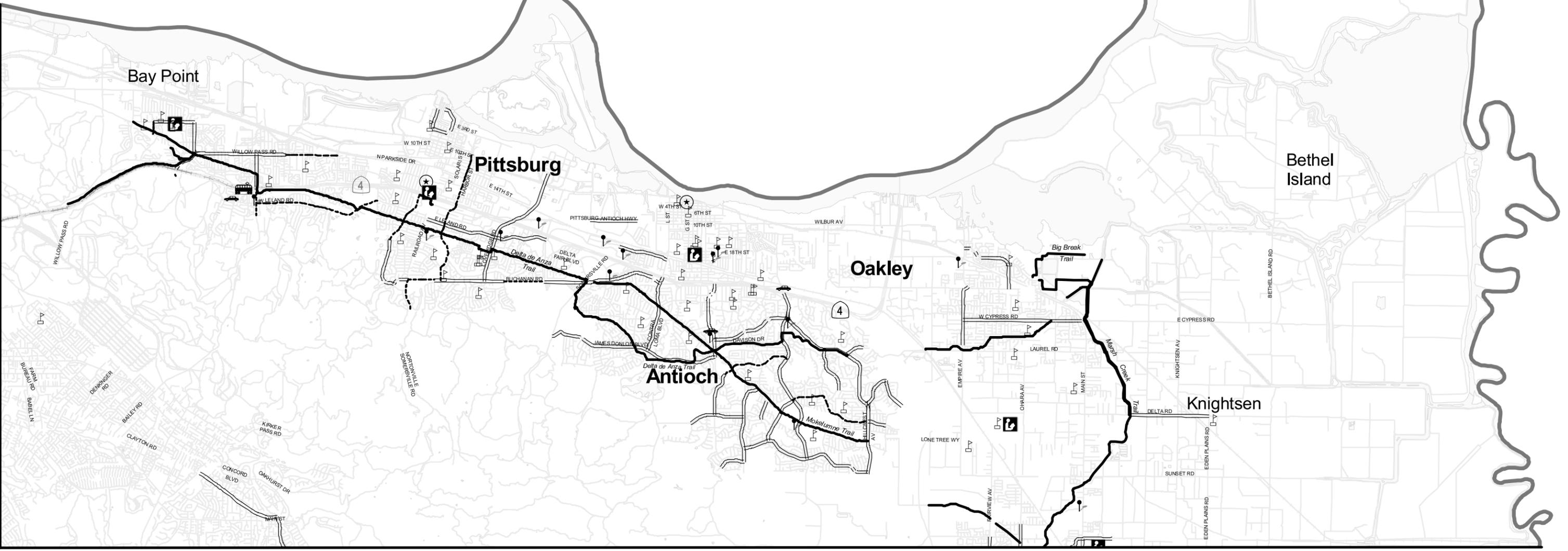
- Brentwood & Antioch**
- Existing and/or Future Trails
- Existing and/or Future Park



ROYSTON HANAMOTO ALLEY & ABEY
R | H | A | A
 LANDSCAPE ARCHITECTS & PLANNERS
 SDC
 SITE DEVELOPMENT CONSULTANTS

**City of Oakley
 Parks and Recreation
 Master Plan**
**Map 3:
 Existing and Proposed
 Trails Plan**

Figure 1: Existing Eastern Contra Costa County Class I, II and III Bicycle Facilities - Area 1



Legend

| | | |
|---------------------------|-----------------------|-------------------------------|
| Bicycle Facilities | Street Network | Major Activity Centers |
| Class I | Street Network | School |
| Class II | Water | Library |
| Class III | | Park & Ride |
| | | Railroad Station |
| | | Rapid Transit |
| | | Shopping Center |
| | | City Hall |

Data Sources and Definitions

For this planning effort the term "East County" includes the following cities and unincorporated county areas; City of Antioch, City of Brentwood, City of Oakley, City of Pittsburg and the County unincorporated areas of Bay Point, Bethel Island, Byron, Discovery Bay, and Knightsen.

Class I facility data provided by the East Bay Regional Park District.

Class I facilities provide a completely separated right of way for the exclusive use of bicycles and pedestrians with crossflow minimized.

Class II facilities provide a striped lane for one-way bicycle travel on a street or highway.

Class III facilities provide for shared use with pedestrian or motor vehicle traffic.

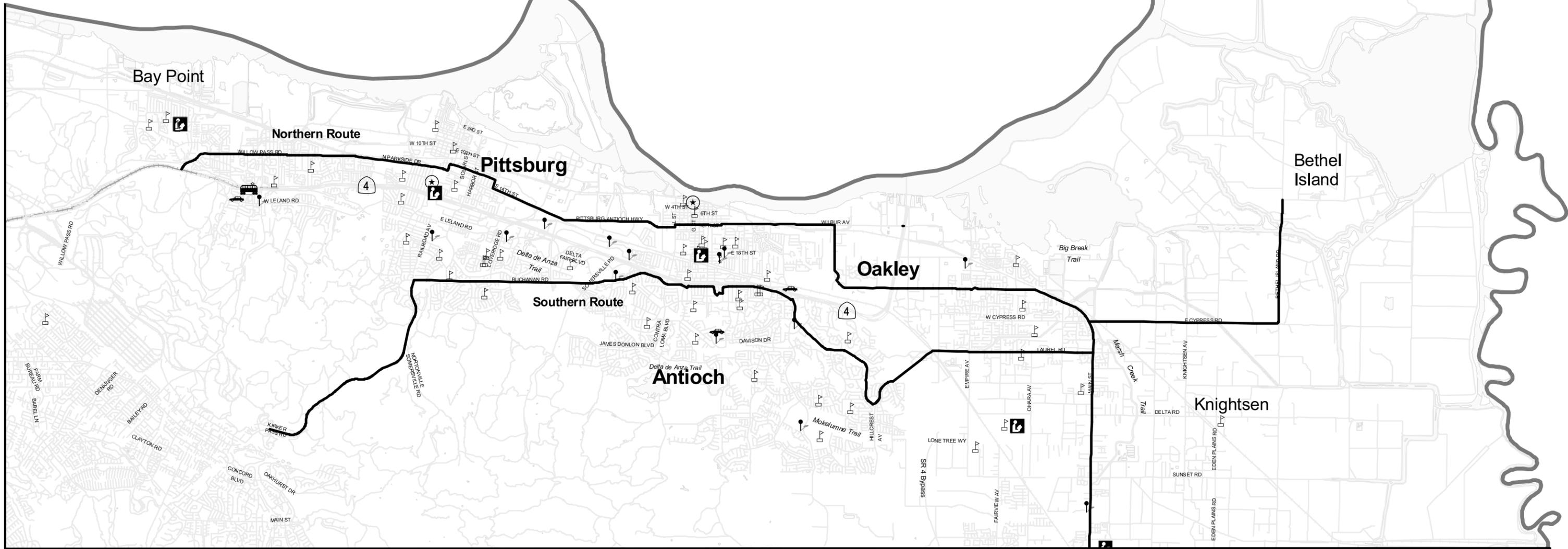
**Prepared for Transplan
By the Contra Costa County
Community Development Department**

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Contra Costa County Community Development
651 Pine Street, 4th Floor - N. Wing
Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W

Figure 5: Proposed Trunkline Bikeway Network- Area 1



Legend

| | | |
|---------------------------|-----------------------|-------------------------------|
| Bicycle Facilities | Street Network | Major Activity Centers |
| Proposed Trunkline | Street Network | School |
| | Water | Library |
| | | Park & Ride |
| | | Railroad Station |
| | | Rapid Transit |
| | | Shopping Center |
| | | City Hall |

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651 Pine Street, 4th Floor - N. Wing
Martinez, CA 94553-0095
37:59:48.455N 122:06:35.384W



IN ORDER TO REDUCE OR PREVENT THE RISK OF SERIOUS HEAD INJURY OR DEATH, STATE LAW REQUIRES THAT ALL BICYCLISTS UNDER AGE 18 WEAR AN APPROVED HELMET WHILE RIDING ON TRAILS AND ROADWAYS. THE DISTRICT ALSO STRONGLY RECOMMENDS THAT ALL EQUESTRIANS AND BICYCLISTS WEAR HELMETS AT ALL TIMES.

MEMBERSHIPS
 The Regional Parks Foundation offers memberships to park users. Benefits include free parking and swimming, a member newsletter, special parkland tours, behind the scenes tours with a naturalist, and off-season camping discounts. For info see "Memberships" at www.ebparks.org, or call (510) 544-2203.

LEGEND

- Multi-Use, Paved Trails: Hikers, Horses, and Bikes
- - - Proposed Trails
- Multi-Use, Unpaved Trails: Hikers, Horses, and Bikes
- Bike Lanes on City Streets
- Other Agency Paved Trails
- ↔ 28 ↔ Mileage Between Points
- Paved Roads
- Restroom
- Tot Lot
- First Aid
- Swimming
- Fishing
- Boat Launch
- School

0 1/2 1 Mile
 Mileages courtesy Hal MacDonald, EBRPD volunteer

HOW TO USE THIS MAP: This map is intended to illustrate the potential of Regional and municipal trails as transportation alternatives. Note the locations of schools, post offices, libraries, parks, and Park & Ride sites and their proximities to the trails; use the trails as an alternative to automobile travel when practical. Use this map to plan errands that can be accomplished on bicycle or on foot. For persons interested in bicycle rides into wilderness areas, note the trail connections with Black Diamond Mines and Contra Loma Regional Parks, and with Mt. Diablo State Park. All trail users should protect themselves from the sun and carry water.

DISABLED ACCESSIBILITY: Most parks have accessible parking, drinking water, and restroom facilities. The Marsh Creek Trail is flat and presents no slope difficulties for persons in wheelchairs. Some parts of the Delta de Anza Trail have small rises or hills that may present difficulties for persons in wheelchairs, particularly portions adjacent to Los Medanos College and Marchetti Park in Pittsburg and portions on either side of Canal Park in Antioch. The trail over the Willow Pass, from Evora Road in Bay Point to Willow Pass Road in Concord, is long and steep.

If you would like this information in an alternative format, call (510) 544-2200, fax (510) 635-3478, TDD (510) 633-0460, or info@ebparks.org.

PUBLIC TRANSPORTATION: BART Express (510-676-2278) serves much of the East County area; Park & Ride locations are noted on the map. Tri Delta Transit (925-754-4040) serves Bay Point, Pittsburg, Antioch, Oakley and Brentwood. Call the numbers listed for route and schedule information.

PLEASE LET US KNOW how this map may be improved to help you use these trails. Email: Info@ebparks.org; EBRPD Publications, 2950 Peralta Oaks Court, Oakland, CA 94605, (510) 544-2210.

For detailed trail maps of Contra Loma Regional Park and Black Diamond Mines Regional Preserve visit the parks, call (510) 562-PARK, or visit www.ebparks.org/resources/resources_maps.htm.

East Bay Regional Park District
 2950 Peralta Oaks Court, P.O. Box 5381
 Oakland, CA 94605-0381 (510) 562-PARK
<http://www.ebparks.org>

| | |
|---------------------------------------|--|
| POLICE, FIRE, MEDICAL EMERGENCY | 9-1-1 |
| EAST COUNTY TRAILS OFFICE | (925) 625-5479 |
| REGIONAL PARKS INFO | (510) 562-PARK |
| EBRPD HEADQUARTERS | (510) 635-0135 |
| EBRPD WEBSITE | www.ebparks.org |
| ANTIOCH PARKS | (925) 779-7070 |
| BAY POINT PARKS | (925) 458-1601 |
| BRENTWOOD PARKS | (925) 634-1044 |
| PITTSBURG PARKS | (925) 439-4842 |

**CHAPTER 5:
RECREATION RESOURCES:
INVENTORY AND ANALYSIS**



RECREATION RESOURCES: INVENTORY AND ANALYSIS

INTRODUCTION

This chapter assesses organized recreation activities, events and services. The following recreation resources are identified:

- East County Little League
- East Diablo Youth Soccer League (EDYSL)
- East County Youth Football and Cheerleading
- Dolphin Swim Club and Aquaknights Swim Club
- Adult Softball and Soccer
- East Diablo CYO Basketball League
- YMCA and Private Providers
- Brentwood Parks & Recreation Department
- Antioch Parks & Recreation

PARTNERSHIPS AND BENEFIT-BASED PROGRAMS

In an effort to increase community stability and quality of life, California's local parks, school districts, community-based organizations and businesses, and recreation agencies have joined together to provide for more recreational experiences and opportunities for local communities. Through diverse and innovative programming and broad partnerships, local parks and recreation agencies play an important role in the creation of healthy, thriving communities. The City of Oakley encourages such broad-based collaborative relationships between local entities and park agencies to help create and support recreation opportunities.

RECREATIONAL RESOURCES

Recreational resources have been in very short supply in the community of Oakley. As there is no prior tax base, funding source or any provisions in the City's budget for recreational programming and services, the community has had to look to other sources for programs to meet their recreation and leisure needs. While the existing recreation facility inventory indicates a strong need for more green spaces in Oakley, the existing recreation resources here suggest the rising need for partnerships and benefits-based programs to help support recreation resources for the community. Both recreation resources and

facilities contribute not only to Oakley's social infrastructure by promoting community bonding, but also to the city's long-term growth.

The following are a list of recreation resources in neighboring counties available to the community of Oakley:

East County Little League

East County Little League was formed in 1990 to provide baseball and softball programs for the youth in the Oakley area. The League currently has about 800 youth participating, of which about 90% are residents of the City of Oakley. Interest in girl's softball has grown over the last few years and there are about 100 girls of the ECLL program currently competing in a softball program. Games are currently played on the fields at Oakley Elementary School/Park and the new Laurel Fields Park. The older youth playing on 90- foot infields are using the facility at Gehringer School/Park.

East Diablo Youth Soccer League (EDYSL)

Soccer became very popular in the East County area several years ago and its popularity continues to grow. Currently, EDYSL provides a youth soccer program for about 1,500 (700 girls and 800 boys) residents of Oakley, Bethel Island, Knightsen, Brentwood, Byron and Discovery Bay. Currently, about 60% are City of Oakley residents. In previous years the Saturday morning games had been held at the fields at Garin and Edna Hill Schools in Brentwood. Currently Saturday games are held in Oakley at Gehringer School/Park, O'Hara Park Middle School and Oakley Elementary School fields. Additionally, some games are held at facilities in Brentwood and in Discovery Bay. Even though more fields exist now than before, the availability of fields both for practices and for games continues to be a concern for the program. For some teams practices are held at whichever grassy areas can be found.

East County Youth Football and Cheerleading

Youth football is a growing program in the far East County area. The program involves boys as players and girls in the cheerleading program. Currently, home games are played on Sundays at the local high school football fields, thus impacting those facilities, which are being used

during the same season for high school activities, football and soccer.

Dolphin Swim Club and the Aquaknights Swim Club

These two swim teams provide summer recreational competition swimming programs for the youth of Far East County. The Dolphins used to use the non-standard Liberty pool but now use the new City of Brentwood aquatic complex. The Aquaknights, a team with about 120 swimmers, currently utilize the pool at Knightsen School, which is 20 yards, a nonstandard size. Many Oakley youth belong to one or the other of these two recreational competition swim programs, as the only swim complex in the City of Oakley is located at Freedom High School.

Adult Softball and Soccer

Currently adults interested in playing softball and soccer use Oakley, Antioch and Brentwood facilities for practices and games whenever possible. However, they are in competition with youth programs for the few uncommitted hours available. Some adult soccer and softball teams from out of the community also compete for the facilities unofficially. There is definite interest in adult teams and leagues, but the availability of facilities is so limited with youth programs that the city finds it difficult to form and have competitions on a regular basis.

East Diablo CYO Basketball League

This basketball league is open to all youths (both boys and girls) in the community in the 3rd to 8th grade. There are usually ten games per season, from November to February. The games are held in gyms throughout the East Contra Costa County area.

YMCA and Private Providers

The Oakley community benefits from several small businesses that offer fitness, leisure, and recreation opportunities for youth and families. Most notably, the Mt. Diablo Region YMCA operates the Delta Family Branch in Oakley. The YMCA Delta Branch considers all of East Contra Costa County its region, but Oakley enjoys a unique relationship with the YMCA because it is located in the community.

The YMCA provides before- and after-school child care at Oakley schools, as well as seasonal sport programs for young children. Additionally, the YMCA operates a full service fitness center complete with weight machines, treadmills, locker rooms, and spa. Although a private, non-profit organization, the YMCA opens its youth programs to non-members within the community. The YMCA also generously provides scholarship funds for families who may not be able to participate in programs. The City of Oakley and the YMCA have a positive collaborative relationship.

Numerous small business entrepreneurs provide single interest fitness and leisure opportunities in Oakley. Residents can access an aquarium/fish store, cycling store, antique stores, and craft stores. Other opportunities include karate and cardio kickboxing, and dance classes such as jazz and tap. These stores and businesses provide classes, instruction, and materials for interested individuals.

Oakley is known for its equestrian heritage. Today, a few stables and equestrian ranches dot the landscape in and around Oakley. These private facilities offer riding lessons and related equestrian activities. The elementary schools in Oakley make their facilities available to the community for a rental fee. Outside groups, such as square dancing clubs, utilize this service and rent facilities year round from various schools.

Currently, Oakley has one small business that provides a private facility with activities for children's birthday parties. The neighboring community of Brentwood has a state of the art bowling center while Antioch has a skating rink. Other private amenities such as ice rinks, museums, or art and science institutions are located thirty to fifty miles from Oakley.

Brentwood Parks & Recreation Department

Prior to the formation of the Brentwood Parks and Recreation Department as a city agency, the Brentwood Recreation and Park District (BRPD), a district supported by user fees and partially by property taxes from a relatively small area, provided most recreation programs for all of Far East County. It was apparent that Brentwood's facilities and programs were heavily impacted due to the recreational needs of Brentwood plus the

other Far East County communities including Oakley, Knightsen, Bethel Island, Byron, and Discovery Bay.

Brentwood offers several recreational programs to its residents that are usually available to non-residents as well:

- Baseball & Softball - The Pony baseball program serves primarily Brentwood and the Far East County. The program has about 800 athletes, of which about 15% are from the Oakley area. Games are played in Brentwood and Discovery Bay. Some practices have been held in Oakley, but no facilities are currently available in Oakley for Pony softball or baseball games.
- Aquatic Program - Brentwood Parks and Recreation Department has a new aquatic complex and offers an aquatic program consisting of lessons, recreational swimming, water aerobics, lap swimming, and stroke clinic classes.
- Classes, Health, Fitness, & Special Interest – Brentwood offers a full range of classes and programs covering a wide range of interests and activities. Most classes are available to non-residents (subject to a slightly higher fee).

Antioch Parks & Recreation

The City of Antioch offers a full service parks and recreation program for its residents, which often attracts participants and visitors from the outlying East County region. Programs are available for youth, adults, and senior citizens. The community is home to several organizations such as little league, soccer, swim teams, and more.

The Antioch Water Park is a unique facility that attracts visitors from Oakley and neighboring communities. Besides grass and picnic areas, the water park includes unique slides and play features for children of all ages.

The City of Antioch incorporates a resident and non-resident fee into its programs and admission charges. Residency is based on the boundaries of the Antioch Unified School District. Therefore, western Oakley residents residing within the Oakley city limits but within the Antioch Unified School District boundaries, enjoy residency status for all City of Antioch programs.

East Bay Regional Parks District

East Bay Regional Park District offers seasonal programs and activities at their parks located within Oakley and the surrounding region. Several times a year the Naturalists from the Park District host trail walks, interpretive programs, and special activities along the Marsh Creek Trail, Big Break Trail, and in Big Break Regional Park. Also, Park District staff members participate in community events.

Additionally, programs at Contra Loma Regional Park, Black Diamond Mines, and Round Valley Regional Preserve are within easy access for most Oakley residents.

Brannon Island State Park and Mt. Diablo State Park are within driving distance of Oakley residents. Both parks offer programs unique to their facility, such as kayaking and paddling at Brannon Island or stargazing at Mt. Diablo.

SUMMARY ANALYSIS

It is apparent that recreation resources in Oakley are seriously deficient. In light of current growth and development trends, the City needs to identify and develop more spaces and facilities to meet the community's changing needs. As previously noted, recreation resources such as those listed above require adequate ongoing funding and support from government, community and philanthropic entities.

IMPLEMENTATION PLAN

**CHAPTER 6:
MISSION, GOALS AND
POLICIES**



MISSION, GOALS AND POLICIES

INTRODUCTION

The City of Oakley exists to build and enhance a quality community and to serve the public in a friendly, efficient, responsive manner. By 2007, the City strives to be recognized as a model of civic participation and a vibrant Delta community where families live, work, play, shop and visit.

The City's parks and recreation mission is to create community through people, parks, and programs.

The city council created its six month's strategic goals dated February 2002, included the following:

1. Attract and retain businesses to the city.
2. Complete and begin ongoing implementation of a General Plan.
3. Create a functioning and vital downtown, including a civic center (August 2000)
4. Ensure financial stability.
5. Maintain a friendly, efficient, responsive, and easily accessible city organization.
6. Develop and begin implementation of a comprehensive parks and recreation program.

The following items are discussed in this chapter:

- General Plan Policies Related to Parks and Recreation
- General Park and Trail Goals
- Community Parks, Playfields, and Recreation Centers Goals & Policies
- Open Space and Special Recreation Areas
- Neighborhood Park Goals and Policies

GENERAL PARK AND TRAIL GOALS

Through this parks master plan process the community and the City of Oakley have expressed the following general goals for their parks, open space, and trail system:

1. Develop and maintain a park system at the rate of 6 acres of parkland per 1,000 residents which is split between 2 acres of community park, 2 acres

of neighborhood parks, and 1 acre of open space and greenbelt per thousand population.

- The City shall establish minimum standards to be applied to the design and construction of new park projects in the City.

2. Offer a wide variety of indoor and outdoor recreational opportunities in proximity to all residents of the City, enabling residents to participate in activities which will enhance the quality of life in the community.

- Provide access to the fullest range of park and recreation facilities and programs for all community residents.
- Provide recreation services that enhance the quality of life and meet the changing needs of residents.
- Recreation facilities and activities shall be accessible to all individuals, regardless of race, age, gender, religion, disabilities, or income level.
- Involve community residents, including children and seniors, in the planning of park and recreation projects.

3. Maintain existing parks and develop additional neighborhood and community parks and playfields in new residential neighborhoods as growth occurs.

- Endeavor to provide park facilities in underserved or neglected neighborhoods.
- Provide sufficient playfields within the City to accommodate practice and competitive demands for organized and informal activity.

4. Make the most of park resources through the planning and development of multi-use park and recreation facilities.

- Recreation facilities shall be developed and operated in the most efficient and economical method possible.

5. Coordinate and provide a safe recreational and transportation trail system linking open space, neighborhood parks, community parks and recreation centers, libraries and schools, public transportation nodes, governmental buildings and commercial areas.

Implementation Plan

6. Maximize park and recreation resources through positive working relationships, partnering, and collaborative efforts with other public agencies, nonprofit organizations, and the private sector.

- Facilities and recreation services shall be designed, developed, and administered to avoid duplicating commercial and private facilities and services.
- The City will encourage private agencies to support or provide facilities needed to satisfy unmet needs. Local business development is strongly encouraged.
- The City to encourage philosophy of partnership and supplementation of recreation and leisure opportunities in Oakley.

7. Pursue a variety of financing mechanisms for the acquisition, development, long-term operations and maintenance of the parks, trails, and recreation system.

- The City will actively pursue all potential grants and funding opportunities as appropriate for the community.
- A playground equipment and surfacing replacement and improvement program will be developed and implemented.
- The City will develop and implement park maintenance standards.

8. Wherever feasible, provide a well for each park of 2 acres or more.

COMMUNITY PARKS, PLAYFIELDS, AND RECREATION CENTERS - GOALS AND POLICIES

Through this process the community and the City of Oakley have expressed the following general goals and policies for their community parks, playfields, and recreation center/swim complex system:

1. The City's goal for community and special purpose parks is 2 acres of community park per 1,000 residents.

- All new residential subdivisions shall provide for 2 acres of developed community park per 1,000 residents either through land dedication or in-lieu fees.

- Provide for two or three community parks with some common features and some special features in each.

- Develop existing park sites and endeavor to provide parks or playfields for under served neighborhoods.

2. Residents should have access to a community park within 1 to 1.5 miles walking distance of their residence.

3. Provide community park(s) of sufficient size to meet the active and passive needs of the community at proposed build-out.¹ Community parks will host organized, formal recreation activities such as sports leagues and tournaments.

The demand for athletic playfields will be met by:

- Developing facilities on land owned by or dedicated to the City

- Developing facilities on land to be acquired by the City

- Assisting in the development of facilities on land owned by partnering entities – flood control, schools, park district.

- Assisting in the development of facilities on privately owned land

- Partner with the Oakley Union Elementary School District, the Liberty Union High School District, and other joint use partners to provide athletic playfields and gymnasiums, with the City to assist in funding development when appropriate and to help provide funding for renovation and maintenance of existing fields to ensure they are in safe playable condition.

4. Multi-use community centers shall be provided to meet the indoor recreational needs of all segments of the community.

- While facilities shall be designed to meet multi-generational needs, space will also be available to address the needs of the senior population.

¹ Assuming projected population of 57,000 at build-out of existing City boundaries @ 2 acres/1,000 = 114 acres. Assuming projected population of 76,000 at build-out of existing City boundaries plus the SOI areas @ 2 acres/1,000 = 152 acres

5. A swim complex may be constructed with one or more community centers or separately at more appropriate community park locations.

6. Special purpose parks or portions of community parks shall be established for: off-leash dog areas; equestrian center, trailer staging area and paths; roller blade and skate park; community gardens; and other special purpose facilities as may be determined by the community. If a community park abuts residential areas, those uses common to neighborhood parks would be used as buffers.

OPEN SPACE AND SPECIAL RECREATION AREAS

Through this parks master plan process the community and the City of Oakley have expressed the following general goals and policies for their open space and special recreation areas:

1. The City's goal for open space, special recreation areas, shoreline access, and trails is 1 acre per 1,000 residents.
 - All new residential subdivisions shall provide for 1 acre of developed open space and special recreation facilities, shoreline, and trails per 1,000 residents either through land dedication or in-lieu fees.
2. Provide special facilities as determined by community need and support, either as separate facilities or combined with neighborhood or community parks (providing appropriate separation of uses):
 - Off-leash dog areas or parks
 - Equestrian center and arena
 - Trails
 - Special needs
3. Gas powered scooters should not be allowed on local trails. These types of scooters are classified as motor vehicles according to state codes. The EBRPD bans them from the regional trails.

Shoreline Recreation Areas

1. Shoreline and regional parks along Oakley's waterfront such as the Big Break and Dutch Slough shoreline shall be managed in a manner that provides for appropriate public access and enhances the natural environment.

- Use of certain areas of open space and shoreline may be restricted or prohibited as needed for preservation purposes.
- Future development in the shoreline area should minimize impacts to the environmental health of natural systems.
- Open space areas may be designated as receiver sites for public and private mitigation projects subject to approval by the City Council.

Public and private uses to be allowed and supported should be:

- Primarily water related
- Compatible with surrounding residential and commercial activities
- Permit year round use and enjoyment
- Barrier free public access and use for active and passive recreational and social enjoyment
- Balanced between retention of natural resources and the creation of hard urban features

Open space, shoreline, and regional parks shall be connected whenever possible by trails and paths. Use of trails by pedestrians, joggers, bikers or other non-motorized transportation, or equestrian activity shall be determined as posted.

2. Views of the waterfront from new and existing development, streets, and parks should be maintained and enhanced.
 - Future development, adjacent to or on the water's edge, should acknowledge the importance of keeping the shoreline and waterways visually accessible and not compromised by creating visual barriers to the water.

3. Goals and policies for the Big Break and Dutch Slough shoreline include:

- Development or preservation of a private or public marina with boat launching and berthing facilities, fuel dock and waste pump-out station, restrooms and showers, laundry facilities, bait/tackle/food store, day use, overnight camping and RV parking areas, fishing pier, and restaurant.
- Completion of the Delta Science Center and related facilities.

Implementation Plan

- Support a hotel/resort complex on lands near the Big Break Marina area for both commercial and recreational purposes.
- Pursue public and private partnerships needed to acquire necessary land and to improve a public or private/public commercial recreation area at Dutch Slough.
- Investigate the financial ramifications of public and privately owned launch ramps and fishing piers, including costs of acquisition and development, operations, and ongoing refurbishment, including the possible needs for channel dredging.
- Use the M-8 development agreement as a tool for planning and funding the necessary infrastructure needed to accomplish the plan in the Dutch Slough area.
- Partner with EBRPD and other stakeholders to plan and complete a comprehensive shoreline trail system with connections back into downtown Oakley.
- Residents should have access to a neighborhood park within ¼ to ½ mile walking distance of their residence.
- Provide safe pedestrian, bicycle, and equestrian (when reasonable) trails and paths to connect parks with the neighborhood.
- When possible, the designs of neighborhood parks shall be consistent with the needs and preferences of the neighborhood residents. Neighborhood parks would generally abut residential areas, and would have amenities such as play, picnic & gathering areas, and open turf. These parks would have turf areas suitable for informal play, practices, and scrimmages, but not formal activities or games.
- Neighborhood parks shall meet the design and development standards of the City.

NEIGHBORHOOD PARK GOALS AND POLICIES

Through this parks master plan process the City of Oakley and community have expressed the following general goals and policies for its neighborhood parks system:

The City's goal for neighborhood parks is 2 acres of neighborhood park per 1,000 residents.

- All new residential subdivisions shall provide for 2 acres of developed neighborhood park per 1,000 residents either through land dedication or in-lieu fees.²
- Develop existing park sites and endeavor to provide parks or playfields for under-served neighborhoods.
- Neighborhood parks shall be a minimum size of 2 acres of usable park space.

² Assuming projected population of 57,000 at build-out of existing City boundaries @ 3 acres/1,000 = 171 acres neighborhood parks at build-out.
Assuming projected population of 76,000 at general plan build-out of the City including the SOI areas @ 3 acres/1,000 = 228 acres neighborhood parks at build-out.

**CHAPTER 7:
FACILITY STANDARDS**



FACILITY STANDARDS

INTRODUCTION

This chapter addresses standards for park and recreation facilities. Standards are necessary for the following reasons:

- To guide land dedication for future specific plans and development agreements
- To provide an equal distribution of facilities throughout the City of Oakley
- To provide a new facilities standard that is equal to or better than that of existing facilities
- To guide park planners and designers

The following topics are discussed in this chapter:

- Park Distribution and General Requirement Guidelines
- General Standards
- Community Parks
- Neighborhood Parks
- Greenways, Trails and Bike Routes
- Detention Basin Parks
- Construction Standards for Parks & Streetscapes
- National Recreation and Parks Association (NRPA) Facility Standards
- Accessibility Standards for Facilities Design
- Proposed Access Guidelines for Play Areas
- Playground Safety Compliance

Based upon the City standards of 6 total park acres (2 acres/1,000 people for neighborhood parks, 3 acres/1,000 people for community parks, and 1 acre/1,000 people for open space) and the opinions of Oakley residents summarized in Chapter 2 Public Participation, the following park standards are recommended for adoption:

**PROJECTED PARKLAND NEEDS BASED ON
PROPOSED GENERAL PLAN 2020 STANDARDS
(TABLE 7.1)**

| Park Type | Goal to Serve Exist. Population in acres | Existing Improved Parks in acres | Existing Unimproved Parks in acres | Current deficit in improved acres | Goal to serve Build-out in acres |
|---|--|----------------------------------|------------------------------------|-----------------------------------|----------------------------------|
| Neighborhood Parks | 60 | 8.92 | 94.82 | 51.08 | 136 |
| Community Parks | 90 | 68.18 | 97 | 21.82 | 204 |
| Regional Parks, Open Space and Special Recreation Areas | 30 | 7.5 | 211.84 | 22.5 | 68 |
| TOTAL | 180 | 84.6 | 403.66 | 95.4 | 408 |

While current existing parkland in Oakley reflects a deficiency regarding current city standards for 30,000 people, it should be noted that there are a total of 30 sites and park opportunities that are in various stages of the planning process for development or in some cases have already been designated as potential future parks. As mentioned in Chapter 3, Recreation Facilities, these park facilities are owned by various public agencies, and might be available under joint-use agreements or are pending parkland dedications waiting for acceptance by the City. The Oakley Park Facilities Inventory, Table 3-1, also lists the following sites as “unimproved” park acreage.

Implementation Plan

PARK DISTRIBUTION AND GENERAL REQUIREMENT GUIDELINES

Public parks in Oakley should be distributed to provide adequate community-wide facilities while they emphasize neighborhood recreation within walking distance of most residents. Different kinds of public parks and recreation facilities are required to serve a range of needs. Greenways and trails also constitute important ways in which residents use open space.

General Standards

1. Location

Parks should be the focus of developments, not leftover residual space. Parks should not be used as buffers for surrounding developments, nor to separate buildings from the street. Views from surrounding streets should be considered in planning the location of the park site and the individual park features.

2. Perimeter Frontage

At least 50% of a park's frontage should front onto a public street. For perimeters not bound by a street, significant open space features such as woodlands, creeks, or agricultural uses, rather than backyard fences, are desired. Where backyard fences are unavoidable, they should be screened through the use of trees and shrubs. Surrounding buildings should have windows and entries onto the park.

3. Natural Features

Parks should be designed to conserve natural features, including creeks, heritage trees, and significant habitats. However, parkland dedicated to active recreation should not have biological and/or ecological restrictions on land usage.

Community Parks

1. Location

A community park should be located within 2 miles of almost all Oakley Residents. Parks should be located on a major arterial or thoroughfare, where impact to surrounding residential neighborhoods would be minimized. If the community park should abut residential areas, those uses common to neighborhood parks would act as buffers. Wherever possible, community

parks should be located on or incorporate trails that are part of the City-wide trail network.

2. Size

Community parks should have a minimum size of 10 acres, comfortably 15 to 20 acres, with an ideal size of 40 to 50 acres. As recreation activities will drive the design of the community park, these parks should host formal and organized recreation tournaments, and should meet adult recreation opportunities, which generally require larger fields and therefore larger sites.

3. Suitability Guidelines

Land must have an appropriate slope and proper drainage to support active recreation activities. There should not be biological and/or ecological restrictions on land usage in active use areas of the park.

4. Program

Community Parks should contain features that serve the community at large and provide economies of scale. At least 65% of the land should be available for active recreation.

Appropriate features include:

- Multiple play fields for organized play (with lighting of some fields)
- Multiple play courts
- Separate play areas for both school age and pre-school children
- Special features, such as a skate park or playground with water play
- Areas for special events, such as amphitheaters or festival facilities
- Group, as well as individual, picnic areas
- Restrooms and concessions
- Parking
- Equipment storage

Community facilities appropriate to community parks include recreation program facilities such as:

- Swim Centers
- Community Centers
- Senior Centers
- Day Care Facilities

Neighborhood Parks

1. Location

Neighborhood parks should be a maximum of ½ mile walking distance for the users they serve.

Most residents should not need to cross major streets to access.

2. Size

A preferred size for neighborhood parks is between 5 and 6 acres with a minimum size of 2 acres. This park size allows lawn play areas of sufficient size to accommodate informal field sports.

3. Suitability Guidelines

Land must have appropriate slope and drainage to support active recreation activity. There should not be biological and/or ecological restrictions on land usage in active recreation areas. The ratio of park width and length should be no less than 1:3 to promote functional usages of the space.

4. Program

Each park should reflect the needs of the neighborhood(s) that it serves. Appropriate features include:

- Multi-purpose lawn areas for informal play
- Small play structures, with separate structures for pre-school and school-aged children
- Small court game areas
- No parking facilities
- No permanent restroom facilities

Greenways, Trails and Bike Routes

Greenways should be linear open space that either connects Oakley's recreation facilities or protects scenic or biotic resources. Wherever possible, the greenways should provide recreational opportunity and/or preserve habitat. Greenways should not be leftover pieces of land that have no connection to other components of Oakley's trail and park system or habitat areas. Greenways should be dedicated along major riparian and drainage corridors, existing canal and railroad right of ways, and agricultural buffers. See Chapter 4 for specific trail design criteria.

Detention Basin Parks

The City of Oakley is evaluating the potential for using detention basins as conjunctive recreational facilities. One such conjunctive use facility, Laurel Ball Fields, which combines a basin for

stormwater detention with multi-use sports fields and a parking area, has already been developed.¹

The following criteria is cited in the *City of Oakley – Detention Basins Site Review* as the criteria used to evaluate each site as it relates only to the recreational potential of the site. The assumptions that the primary use of the site will be for storm water detention, and that recreation facilities would significantly impair the proper functioning of the detention basin, or would be substantially damaged by periodic flooding, are not considered in the evaluation. In addition, issues concerning the adequacy of the basin for storm water detention, such as capacity, detention time, location of inlets and outfalls, soil permeability and percolation rates, are not within the scope of this assessment. The following are general criteria to consider:

1. The location of the sites for potential dual use of recreation and storm water retention drives a number of important recreational considerations. Access to the site, including vehicular, bicycle and pedestrian access, is largely a function of proximity to existing roads, paths and residential development. These in turn influence the type of recreation uses and number of visitors that a site may need to accommodate.
2. Activity types and land uses in adjacent areas may influence site suitability. While proximity to residential development would facilitate better access and use of the park site, noise and traffic disturbance associated with park activities could have a negative impact on surrounding neighborhoods.
3. The function of the park could be diminished by commercial or industrial activities that create noise, emissions or traffic.
4. Certain land uses that are highly complementary to park development include schools, natural areas, and public resource facilities such as libraries or community centers. Park sites located near such land uses could have joint-use opportunities with the City to share maintenance resources and facilities, and to develop cooperative programming.

¹ City of Oakley, *Detention Basins Site Review*, 2000, Foothill Associates Environmental Consultants.

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5. Safety considerations should include the size and location of inlets and outfalls, presence of restricted access areas such as pump stations, and the size and placement of fencing and gates. A review of existing infrastructure to address these safety concerns is recommended.

6. The relative amounts of upland area and flat area significantly influence the choice of possible recreation facilities. For example, a ball field requires a maximum cross-slope of 2% over a 200' wide area. Basin side slopes in excess of 5:1 are difficult to mow and maintain.

Detention basins are designed to use infiltration to recharge the aquifer and reduce the amount of water passing through the basin. Depending on the local climate, highly permeable soils may require supplemental irrigation to support grass and other plantings associated with the park facilities.

General Plan Park Guidelines for the Development of Open Space – Recreation

The open space element in the General Plan provides guidelines for the comprehensive and long-range preservation and conservation of “open-space land” which is defined in the code as any parcel or area of land or water that is essentially unimproved and devoted to open-space use.

Due to its breadth of scope, the open space element has issues that overlap with several other elements such as agriculture, natural resources, outdoor recreation, scenic areas, and public health & safety. Issues relevant to outdoor recreation include:

- Areas of outstanding scenic, historic and cultural value.
- Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, rivers and streams.
- Areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

The General Plan suggests the following data collection and analysis actions for the

development of open-space policies as they pertain to outdoor recreation:

- Inventory areas of outstanding scenic beauty.
- Inventory historic and cultural resources, including archaeological sites and historically and architecturally significant structures, sites, and districts.
- Assess the demand for public and private parks and recreational facilities.
- Inventory areas particularly suited to parks and recreational purposes to include the following:
 - Descriptions of the type, location, and size of existing public (federal, state, regional, and local) and private parks & recreational facilities.
 - Reviews of federal, state, regional, and local plans and proposals for the acquisition and improvement of public parks.
 - Assessments of present and future demands for parks and recreational facilities.
- Inventory points of public access to lakeshores, beaches, rivers and streams.
- Inventory scenic highway corridors to include the following:
 - Assessment of identified scenic highway corridors, their appropriate boundaries, scenic features, relationship to surroundings, incompatible existing development within the corridor, proposed realignments or improvements, and the potential for future public and private development within the corridor.
- Inventory recreational trails and assess the demand for them.

- Inventory trails proposed by and developed under the California Recreational Trails Plan of 1978.

The General Plan proposes actions for development policies that might be covered by open space element policies with relevance to outdoor recreation as follows:

- Protect fish and wildlife and their habitats, including those rare and endangered
- Protect rare and endangered plants
- Regulate development in or near existing and proposed areas of ecologic or other scientific study
- Protect, use, and develop water bodies and watercourses (i.e. rivers, lakes, streams, bays, harbors, estuaries, marshes, and reservoirs)
- Protect beaches, lakeshores and river and stream banks
- Protect water quality
- Protect designated wild and scenic rivers
- Protect, use, and develop agricultural lands including specifications for compatible uses and minimum parcel sizes
- Encourage the use of public advisory committees to develop landscape level goals, standards and measures for protecting plant and wildlife communities and sensitive watersheds
- Protect ground water recharge areas
- Protect areas of outstanding scenic beauty
- Preserve historically or culturally significant sites
- Encourage the acquisition, development, and management of public and private parks and recreational areas
- Protect and improve access to lakeshores
- Protect local scenic highway corridors
- Protect, improve, develop, and maintain recreational trails and related facilities

- Coordinate trails with access to waterways as required under the Subdivision Map Act
- Integrate local trails with state and federal trail systems

Finally, the General Plan suggests some ideas for action programs to preserve open space – the following relates to open space within urbanized areas:

- Connect existing open spaces to the population with the greatest necessity for these open spaces. These can be facilitated by:
 - Extending the hours of existing recreational facilities by lighting them at night
 - Creating a “vacant lot” task force to examine ways to allow publicly owned vacant parcels to convert to interim, passive use parks and community gardens
 - Expanding parks and schools and assist schools to convert asphalt to turf
 - Funding and expanding various types of parks and recreational programs
- Impose impact fees on new development where justified:
 - Include open space acquisition in capital improvement programs
 - Employ land use controls to impose reasonable and proportional impact fees to acquire open space

CITY OF OAKLEY CONSTRUCTION STANDARDS FOR PARKS & STREETSCAPES

Construction Standards establish the minimum requirements to be applied to the design and construction of new park projects within the City. The standards should apply to City-generated projects as well as Developer-generated “Turn-Key” projects. To enforce a level of consistency, the standards should be used by consultants,

Implementation Plan

developers and contractors for all new projects within the City.

The City's Standards should include:

1. A discussion of design guidelines, construction document preparation, and developer responsibilities for "Turn-Key" projects, including inspection requirements. These standards should be based on the findings of the Parks, Trails, and Recreation Master Plan, and should include:

- Design Guidelines
- Preferred materials list
- Preferred trees/plants list
- Construction document checklist
- Procedures for "Turn-Key" park projects

• Park Improvement Inspection Record

2. City standard General Conditions specification section for City construction projects.

3. City standard for technical specifications and section numbers and formatting for park and streetscape projects. These specification sections make up the "backbone" of the specification package. Additional information and specification sections specific to the project should be added by the City or Developer's Consultant and included in the contract documents to ensure that all project parameters are covered.

4. City standard details typically used in a park/streetscape project. These details can and should be standardized. Additional details specific to the project should be prepared by the Developer's Consultant and included in the contract documents.

NATIONAL RECREATION AND PARK
ASSOCIATION (NRPA) FACILITY STANDARDS

The NRPA's *Park, Recreation, Open Space and Greenway Guidelines*² present spatial standards for a menu of facilities needed for basic recreation activities. These size guidelines indicate the amount of space needed to safely develop and use facilities. Table 7.4 shows the NRPA suggested outdoor facility development standards.

Spatial guidelines are helpful, but qualitative and quantitative standards are also important to the

future of Oakley's parks. The NRPA recommends that each community be evaluated for specific facility needs based on current community demands. Guidelines published in 1996 supercede standards developed in 1983 that provided a simple ratio of the number of facilities needed to the number of residents.

The 1996 guidelines emphasize that each community is unique, and thus suggest a more detailed statistic-based approach. Through assessment of attendance records for existing facilities, survey of citizens regarding their preferences, and analysis of population forecasts, a planner can calculate a more specific and detailed plan for a community's park and recreation needs. Because Oakley is a relatively new municipality, the data required to complete this type of calculation are not yet available. However, based on community input and city observation, Table 7.4 presents benchmarks for the city to gauge its current and future needs.

The facility standards listed in Table 7.4 are useful as guidelines, but it is important to underscore the NRPA's conviction that each community must shape its basic facility standards and park classifications to fit individual circumstances.

ACCESSIBILITY STANDARDS FOR FACILITY DESIGN

Federal Law, the Americans with Disabilities Act (ADA) and Title 24 of the California State Code mandate that all public facilities must be reasonably accessible to and usable by all populations. It is recommended that each park planning agency incorporate guidelines and legal standards that are set forth in *Recommendations for Accessibility Guidelines: Recreational Facilities and Outdoor Developed Areas* 1994, NRPA.

The Americans with Disabilities Act (ADA) was signed into law in 1990. Title 24 includes State of California accessibility standard guidelines, which are sometimes more restrictive than those of the ADA. These laws require that people with disabilities have equal access to the same public facilities that are available to people without disabilities. Facilities that receive public funds must be accessible to and usable by people with disabilities.

² *Park, Recreation, Open Space and Greenway Guidelines*, 1995, pp121-124.

Of state and local governments and any public accommodation that would include park district facilities and programs, the ADA requires the following:

- Newly constructed facilities must be readily accessible
- Renovation or alteration of existing facilities must make them readily accessible
- Barriers to accessibility in existing facilities must be removed when “readily achievable”.

Some minimum requirements include but are not limited to:

- One accessible route from site access point, such as a parking lot, to all major activities must be provided.
- All major activities must be accessible.
- Access to at least one of each type of smaller activity, such as picnicking or play elements, must be provided.
- If toilets are provided, then one accessible unisex toilet facility must be provided along an accessible route
- Displays and written information should be located where they can be seen by a seated individual and should provide information accessible to the blind.

PROPOSED ACCESS GUIDELINES FOR PLAY AREAS

In July 1998, the Architectural and Transportation Barriers Compliance Board (Access Board) proposed to amend the Federal American with Disabilities Act Accessibility Guidelines (ADAAG) by adding a special application section for play areas, which would ensure that newly constructed and altered play areas are readily accessible to and usable by children with disabilities. These recommendations are proposed and are not adopted. The following is a summary of the proposed rules for play areas.

Access Route

1. Provide a minimum of one accessible route within the boundary of the play area that connects all accessible features. In play areas over 1000 sq. ft. an accessible route is a minimum 60” wide. In play areas under 1,000 sq. ft., a route should be

44” wide with a 60” radius turning space at a minimum.

- Route width can decrease to 36” for a maximum 60” to accommodate natural features or create a play experience.
- An elevated access route can be a minimum of 36” and can be reduced to 32” for a maximum distance of 24” (primarily intended for composite play structures).
- One of every different type of play component on the ground plane must be accessible and must be on an accessible route.

2. 50% of all fixed benches along the accessible route must have:

- Clear space for a wheelchair beside the bench
- Back and arm rests

3. Ramps along the accessible route cannot exceed a 1:16 slope.

Play Equipment

1. An accessible play component:

- Has a clear space on the same level for turnaround.
- Can be transferred for use with entry points located 11”-24” above the clear ground space.
- Supports manipulative features (driving wheel, game panels, etc.) within appropriate reach ranges of: 2-5 year olds (20”-36”) and 5-12 year olds (18”-40”).

2. Number of accessible play components:

For all play equipment:

- 50% of the same type of elevated play components must also be available on the ground (unless all elevated components are accessed by a ramp).
- One of each different type of play activity on the ground must be accessible.

Under 20 elevated components:

- 50% of all components must be accessible by either transfer platform or ramp.

Over 20 elevated components:

- 25% of all components must be accessible either by transfer platform or ramp.
- 25% of all components must be accessible by ramp.

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Oakley currently has ADA accessible structures only at the following park sites: Laurel Ballfields, Marsh Creek Glen, and Heather Park. Some older sites aren't currently accessible but are being updated. All new parks being constructed are being built with ADA considerations in mind.

PLAYGROUND SAFETY COMPLIANCE

State Code (Senate Bill No. 2733) that adopted the *Consumer Product Safety Commission* (CPSC) Guidelines governs parks and playground safety.

Existing and newly installed playground areas should be inspected by a Certified Playground Safety Inspector for compliance with current safety regulations and Americans with Disabilities Act access requirements. The inspections are aimed at reduction of safety risks associated with slides, surfacing and climbing structures. The surface of each play component and play area must meet or exceed ASTM safety standards.

Each playground area must have an initial inspection to establish compliance or lack thereof with the current State regulations including ASTM safety standards and ADA access.

- Immediately remove life-threatening features from service until they can be corrected or repaired.
- Establish and schedule a prioritized maintenance program of repairs and modifications to meet or exceed State regulations.
- Establish a standardized periodic inspection and maintenance program (daily, weekly, or monthly depending on usage) for each playground area. Train staff to perform periodic inspections and make appropriate repairs when necessary.

If any playground apparatus area receives significant modifications, new play structure or apparatus or change in surfacing, the playground should be re-inspected by a Certified Playground Safety Inspector to review the modification or new equipment for compliance with safety requirements.

SUMMARY ANALYSIS

While the City of Oakley is generally deficient in parks and recreation, the standards for design,

construction, and accessibility outlined in this chapter will provide a strong base on which the city's parks and recreation programs can grow. Guidance and direction from the National Recreation and Park Association, the federal Americans with Disabilities Act, the State of California, and the Consumer Product Safety Commission are critical for this continued growth.

NRPA SUGGESTED OUTDOOR FACILITY DEVELOPMENT GUIDELINES – TABLE 7.2

| <i>Suggested Outdoor Facility Development Standards</i> | | | | |
|--|--|--|---|--|
| Activity Format | Recommended Size and Dimensions | Recommended Space Requirements | Recommended Orientation | Service Radius and Location Notes |
| Badminton | Singles—17' x 44' Doubles—20' x 44' with 5' unobstructed area on both sides. | 1622 sq. ft. | Long axis north - south | 1/4 - 1/2 mile. Usually in school recreation center or church facility. Safe walking or biking or biking access. |
| Basketball 1. Youth 2. High school 3. Collegiate | 46' - 50' x 84' 50' x 84' 50' x 94' with 5' unobstructed space all sides. | 2400-3036 sq. ft. 5040-7280 sq. ft. 5600-7980 sq. ft. | Long axis north - south | 1/4 - 1/2 mile. Same as badminton. Outdoor courts in neighborhood/community parks, plus active recreation areas in other park settings. |
| Handball (3-4 wall) | 20' x 40' with a minimum of 10' to rear of 3-wall court. Minimum 20' overhead clearance. | 800 sq. ft. for 4-wall, 1000 sq. ft. for 3-wall. | Long axis is north - south. Front wall at north end. | 15 - 30 min. travel time. 4-wall usually indoor as part of multi-purpose building. 3-2 all usually in park or school setting. |
| Ice hockey | Rink 85' x 200' (Min. 85' x 185') Additional 5000-22,000 sq. ft. including support area. | 22,000 sq. ft. including support area. | Long axis is north - south if outdoors. | 1/2 - 1 hour travel time. Climate important consideration affecting no. of units. Best as part of multi-purpose facility. |
| Tennis | 36' x 78'. 12 ft. clearance on both ends. | Min. of 7,200 sq. ft. single court area (2 acres per complex). | Long axis north - south. | 1/4 - 1/2 mile, best in batteries of 2 - 4. Located in neighborhood/ community park or near school site. |
| Volleyball | 30' x 60'. Minimum of 6' clearance on all sides. | Minimum 4,000 sq. ft. | Long axis north - south. | 1/2 - 1 mile. |
| Baseball 1. Official 2. Little League | Baselines - 90' Pitching dist. - 60.5' Foul lines - min. 320' Center field - 400'+ Baselines - 60' Pitching distance-46' Foul lines - 200' Center field - 200'-250' | 3.0-3.85 A min. 1.2 A min. | Locate home plate so pitcher is not throwing across sun, and batter not facing it. Line from home plate through pitchers mound to run east-northeast. | 1/4-1/2 mile. Part of neighborhood complex. Lighted fields part of community complex. |
| Field Hockey | 180' x 300' with a minimum of 10' clearance on all sides | Minimum 1.5 A | Fall season - Long axis northwest or southeast. For longer periods, north/south | 15-30 minute travel time. Usually part of baseball, football, soccer complex in community park or adjacent to high school. |
| Football | 160' x 360' with a minimum of 6' clearance on all sides. | Minimum 1.5 A | Same as field hockey. | 15 - 30 min. travel time. Same as field hockey. |
| Soccer | 195' to 225' x 330' to 360' with 10' minimum clearance on all sides. | 1.7 - 2.1 A. | Same as field hockey. | 1 - 2 miles. Number of units depends on popularity. Youth popularity. Youth soccer on smaller fields adjacent to fields or neighborhood parks. |

NRPA SUGGESTED OUTDOOR FACILITY DEVELOPMENT GUIDELINES – TABLE 7.2 (CONT'D)

| | | | | |
|--|---|--|--|---|
| Golf - driving range | 900' x 690' wide. Add 12' width each additional tee. | 13.5 A for min. of 25 tees. | Long axis is southwest-northeast with golfer driving northeast. | 30 minute travel time. Park of golf course complex. As separate unit may be privately operated. |
| 1/4 mile running track | Over-all width - 276' length -600'. Track width for 8 - 4 lanes is 32'. | 4.3 A | Long axis in sector from north to south to northwest - southeast, with finish line at north end. | 15-30 minute travel time. Usually part of a high school or community park complex in combination with football, soccer, etc. |
| Softball | Baselines - 60' pitching dist. - 45' men. 40' women Fast pitch field radius from plate - 225' Slow pitch - 275' (men) 250' (women). | 1.5 - 2.0 A | Same as baseball. indimensions for 16". | 1/4 - 1/2 mile. Slight difference. May also be used for youth baseball. |
| Multiple use court (basketball, tennis, etc.) | 120' x 80' | 9,840 sq. ft. | Long axis of court with primary use north and south. | 1 - 2 miles, in neighborhood or community parks. |
| Archery range | 300' length x minimum 10' between targets. Roped, clear area on side of range minimum 30', clear space behind targets minimum of 90' x 45' with bunker. | Minimum 0.65 A | Archer facing north + or - 45 degrees. | 30 minutes travel time. Part of a regional/metro complex. |
| Golf | | | | |
| 1. Par 3 (18 hole) | Average length varies -600 - 2700 yards. | 50 - 60 A | Majority of holes on north/south axis | 1/2 - 1 hour travel time |
| 2. 9-hole standard | Average length 2250 yards. | Minimum of 50 A | | 9-hole course can accommodate 350 people/day. |
| 3. 18-hole standard | Average length 6500 yards. | Minimum 110 yds | | 500 - 550 people/day. Course may be located in community, district or regional/metro park. |
| Swimming pools | Teaching - min. 25 yds x 45' even depth of 3-4 ft. Competitive - min. 25 m x 16 m. Min. of 25 sq. ft. water surface per swimmer. Ration of 2 to 1 deck to water. | Varies on size of pool and amenities. Usually 1 - 2 A sites. | None, but care must be taken in siting life stations in relation to afternoon sun | 15 to 30 minute travel time. Pools for general community use should be planned for teaching competitive and recreational purposes with enough to accommodate 1m and 3m diving boards. Located in community park or school site. |
| Beach areas | Beach area should have 50 sq. ft. of land and 50 sq. ft. of water per user. Turnover rate is 3. There should be a 3 - 4 A supporting area per A of beach. | N/A | N/A | 1/2 to 1 hour travel time. Should have a sand bottom with a maximum slope of 5%. Boating areas completely segregated from swimming areas. In regional/metro parks. |

COMPARATIVE PARKLAND STANDARDS (TABLE 7.3)

| CITY | ACRES/THOUSAND PEOPLE FOR YEAR 2002 UNLESS OTHERWISE INDICATED | TARGET GOALS FOR PARKLAND STANDARDS |
|--------------|---|--|
| Antioch | 5 acres/1,000 people | n/a |
| Brentwood | 5 acres/1,000 people (1994) | n/a |
| Dublin | Slightly under 5 acres/1,000 people | 5 acres/1,000 people at build-out |
| Pittsburg | 5 acres/1,000 people (2000) | 5.3 acres/1,000 people by 2020 |
| Walnut Creek | 5 acres/1,000 people | 5 acres/1,000 people by 2005 |
| Roseville | 9 acres/1,000 people (1995) | 12.5 acres/1,000 people by 2010 |
| Windsor | 3.97 acres/1,000 people (1999) | 5 acres/ 1,000 people by 2015 |
| Tracy | 4 acres/1,000 people | n/a |
| Livermore | 2 acres/1,000 people | n/a |
| Concord | 6 acres/1,000 people | City currently close to build-out |
| Martinez | 4.62 acres/1,000 people (1992) | n/a |

Implementation Plan

RECOMMENDED FACILITY STANDARDS (TABLE 7.4)

| Facility | Existing Number of City Park Facilities | Existing Number of School District Facilities | Total Number of Existing Facilities | Current Recommended Quantity (Population of 30,000) | Recommended quantity at Build-Out (Population of 68,000) | Quantity of Additional Facilities Recommended | Minimum Number of acres needed for each |
|---|---|---|-------------------------------------|---|---|---|---|
| Baseball Regulation | 0 | 3 | 3 | 5 | 10 | 7 | 3.85 |
| *Baseball Little League | 3 | *1 | 4 | 5 | 7 | 0 | 1.2 |
| Basketball Indoor | 0 | 7 | 7 | 5 | 8 | 1 | 0 |
| Basketball Outdoor | 2 | 32 | 34 | 5 | 0 | 0 | 0 |
| Bocce Ball | 0 | 0 | 0 | 1 | 3 | 1 | .1 |
| *Community Center | 0 | 0 | 0 | 1 | 2 | 1 | varies |
| Community Garden | 0 | 0 | 0 | | 1 | 1 | varies |
| Dog Park | 0 | 0 | 0 | | 1 | 1 | .5 and up |
| Football Field | 0 | 1 | 1 | 1 | 3 | 0 | 1.5 |
| Gymnasium | 0 | 7 | 7 | | 8 | | .23 |
| Horseshoe Pits | 0 | 0 | 0 | 1 | 2 | | .1 |
| Nature Center | 0 | 0 | 0 | | 1 | 1 | varies |
| Outdoor Stage/Band Stand | 0 | 2-6 | 2 | 2 | 4 | 2 | |
| Senior Center | 0 | 0 | 0 | | 1 | 1 | |
| **Skate Park | 0 | 0 | 0 | 1 | 3 | | .5 to 5 |
| **Soccer (High School level) | 0 | 3 | 2 | 3 | 7 | 1 | 3 |
| **Soccer (Junior Level) | 1 | 9 | 8 | 3 | 7 | 0 | 1 to 2.5 |
| Softball Youth | 0 | 9 | 9 | 5 | 14 | 0 | 1.5 |
| **Swimming Pool | 0 | 1 | 1 | 1 | 3 | 0 | 1-2 |
| Tennis court | 1 | 14+ | 15+ | 14 | 20 | 0 | .2 |
| Volley ball | 0 | 7 | 7 | 5 | 10 | 0 | .1 |
| **Youth Center | 0 | YMCA | After school | 1 | 2 | | |
| Neighborhood Park Land | 21.7 | 0 | 21.7 | 54 | 137 | 32.3 | 2-6 |
| Joint-Use School/Community Park Land | 0 | 43.1 | 43.1 | 54 | 137 | 10.9 | varies |
| Regional Parks, Community Parks, & Open Space | 0 | 0 | .81 | 27 | 68.5 | 26.19 | 10-50 |

*Little League historically used infields @ school sites.

** Based on community interest – references Chapter 2

**CHAPTER 8:
ACTION PLAN**



ACTION PLAN

INTRODUCTION

This chapter provides a strategy for the City of Oakley to meet the demand for parks and recreation facilities and programs for the current and growing population. The chapter discusses how policies, facilities, programs and Department staff can best be managed to meet Oakley's recreational needs, while making practical use of resources and keeping within the mission, goals and policies of the City.

This chapter will present the plan of action, framed within the following categories:

- Policies
- Existing Facilities
- New Facilities
- Recreation Programs
- Coordination with Philanthropic Efforts

Many of these action items are linked together throughout this framework. Some items may be combined with others as part of a logical progression. Chapter 9 (Funding Strategy) charts a course for funding anticipated facility improvements and ongoing maintenance and operations. Chapter 10 (Ongoing Planning), summarizes the methodology that the Department can use to update this master plan as facilities, needs, priorities and desires change over time.

The following recommendations for policies, existing facilities, new facilities and programs (Tables 8.1, 8.2, 8.3 and 8.4) are provided with a time frame for implementation. Each element is prioritized based on the estimated need and available funding.

Items assigned a "1" in the "Time Frame" column are to be addressed within the short-term of the Master Plan adoption. Items assigned a priority of "2" are to be addressed within a mid-term of Master Plan adoption. Items assigned a priority of "3" are to be addressed within the long-term Master Plan adoption.

POLICIES

As stated in Chapter 6 (Mission, Goals, and Policies), it is recommended that the City of Oakley develop the following policies:

| SPECIFIC ISSUES | POLICY | WHY RECOMMENDED | TIME FRAME |
|--|--|---|----------------|
| <p>3. Financing mechanisms for the acquisition, development, long-term operation and maintenance of the parks, trails, and recreation systems</p> | <ul style="list-style-type: none"> · Provide a tax base for recreational programming · Monitor the Landscaping and Park District assessment, Park Impact Fees, and the Park Land Dedication In-Lieu fees to ensure that they remain consistent with the actual cost of acquiring, developing and maintaining recreational parkland. The fee structure should be reviewed annually to maintain consistency in cost. · Annually review all costs assessments. · Propose a bond issue to provide capital for the acquisition and phased development of community park facilities through a community-wide election. · Actively pursue federal, state, regional, and corporate/private grant funding. | <ul style="list-style-type: none"> · City of Oakley needs to update its funding sources such as the Park Facilities Impact Fee, the Park Land Dedication In-Lieu Fees as well as other funding alternatives to ensure that its funding base is adequate for public park site acquisitions. | <p>1, 2, 3</p> |
| <p>4. Parkland and facilities inventory</p> | <ul style="list-style-type: none"> · Maintain and update an inventory of parkland and facilities in Oakley. | <ul style="list-style-type: none"> · Certain parks need to update to ADA & CPSC standards. Specific maintenance issues need to be addressed as well. Need to abide by federal and state law regulations and update the plan periodically to meet changing standards. | <p>1</p> |
| <p>5. Public forum for Oakley Parks and Recreation Master Plan</p> | <ul style="list-style-type: none"> · Provide a community forum for Parks and Recreation Master Plan refinement by outlining proposals for location, size, timing, acquisition, capital improvements, and finance of parkland and recreation needs as additional information becomes available. | <ul style="list-style-type: none"> · Need a mechanism for the public to voice their needs and desires in line with the NRPA guidelines. | <p>1</p> |

Action Plan

| SPECIFIC ISSUES | POLICY | WHY RECOMMENDED | TIME FRAME |
|---|---|--|------------|
| 6. Public outreach | <ul style="list-style-type: none"> • Prepare a community and neighborhood park and recreation survey form to be periodically utilized in identifying local goals, attitudes, opinions, needs and other factors that might relate to the efficient and cost effective provision of recreation facilities and programs. | <ul style="list-style-type: none"> • Community lacks regular, clear mechanism to express opinions about ongoing development in the City. Although there have been several workshops held, formal outreach mechanisms should be available to the community at large. | 1 |
| 7. Park resources planning and management | <ul style="list-style-type: none"> • Plan neighborhood parks as subdivision and development occur. When consistent with the Oakley Parks and Recreation Master Plan, required land should be identified, dedicated, and improved for recreational use. Park Dedication In-Lieu fees should be collected for subdivision of parcels where dedication of land would not be desirable or consistent with the provisions of the Parks and Recreation Master Plan. • Facilities and recreation services should be designed, developed, and administered to avoid duplicating commercial and private facilities and services. • Coordinate planning among individual properties and other public agencies to ensure reservation of park sites with easy access for neighborhood residents. This coordination should include a provision for an interconnecting system of trails and pathways throughout the community. | <ul style="list-style-type: none"> • Parks to date do not meet the active and passive needs of the existing population, nor the projected community build-out in the year 2020. • Currently, recreation facilities have not been developed and operated in the most efficient and economical method possible. Potential park sites should be considered for their suitability as multi-use parks and sites for recreation facilities. • There is a need for more coordination between transportation and trail systems linking open space, neighborhood parks, community parks, recreation centers, libraries, schools, public transportation nodes, governmental buildings and commercial areas. | 1, 2, 3 |

| SPECIFIC ISSUES | POLICY | WHY RECOMMENDED | TIME FRAME |
|---|--|--|----------------|
| <p>7. Park resources planning and management (con't)</p> | <ul style="list-style-type: none"> • Consider multiple uses for open space land (i.e. land use buffer zones and green-ways for trails and linear parks, flood control basins for basin and park joint use, and school sites for neighborhood/community park joint use). • Coordinate planning and development efforts with local school districts and the county flood control district. Participate with them, whenever feasible, in the construction, maintenance, and operation of joint use facilities. | <ul style="list-style-type: none"> • Reduce debt required for acquisition of parkland. Increase recreational opportunities. | <p>1,2,3</p> |
| <p>8. Coordination with the East Bay Regional Park District</p> | <ul style="list-style-type: none"> • Encourage and coordinate efforts with the EBRPD for the implementation of: <ul style="list-style-type: none"> - Diablo-to-Delta regional trail along the Marsh Creek channel - Big Break to Antioch Pier regional trail along the shoreline - Delta de Anza Regional Trail along the Contra Costa Canal - Railroad trails along the Santa Fe and the Southern Pacific Right-of-Ways - Big Break Regional Shoreline • Cooperate with the EBRPD to create staging areas and access points | <ul style="list-style-type: none"> • Maximize regional recreation opportunities. | <p>1, 2, 3</p> |
| <p>9. Review of proposed park plans</p> | <ul style="list-style-type: none"> • Review all plans, whether prepared by the County or a developer, for development of parks, to ensure consistency with the goals and criteria of Oakley community. This review should occur locally, through the responsible park planning entity. | <ul style="list-style-type: none"> • Ensure full benefit of park development funded by developers. | <p>1, 2, 3</p> |
| <p>10. Update of Accessibility Standards (ADA) and Playground Safety Compliance (CPSC)</p> | <ul style="list-style-type: none"> • All existing playgrounds should be inspected as required by Title 24 of the CA State Code for public facilities, and Title 22 for conformance to U.S. Consumer Product Safety Commission (CPSC) guidelines for potential safety hazards. | <ul style="list-style-type: none"> • Oakley has a high percentage of non-compliant parks that must be renovated to meet ADA and CPSC standards. | <p>1</p> |

Implementation Guidelines

The City will use the following guidelines to acquire and improve parkland wherever State law allows. These guidelines are applicable whenever discretionary approvals of the City are requested, as in the case of general plan amendments, zoning changes, or development agreements.

1. Park land acquisition and improvement goal:

- The City will achieve a ratio of 6 acres of park per 1,000 residents projected to reside in the development area. This includes land and improvements.¹
- Privately owned and maintained landscape areas, such as mini-parks, neighborhood greens or recreation centers, may be considered contributive to this goal. Contribution of these private facilities toward park goals will be determined on a case-by-case basis, depending on the purpose and nature of such areas, and their level of public access.
- School sites may be considered as contributing to this goal. Contribution toward park goals is determined on a case-by-case basis depending on the location of the school, its proximity to other planned park sites, and the likelihood that the school site will be available to the community as a joint-use facility.
- Flood control basin sites may be considered contributive to this goal. Contribution towards park goals are to be determined on a case-by-case basis, depending on the location of the basin site, its proximity to other planned park sites, and its suitability for recreation activities.

2. Property dedication and developer improvement requirement:

¹ A comparative look at park standards in neighboring cities in the Contra Costa County shows that the Cities of Dublin, Walnut Creek, Pittsburg, and Brentwood have a target park standard of 5 park acres/1,000 people. The City of Antioch currently requires 5 acres/1,000 people, however, the city's neighborhood parks standards are being revised to provide 6-8 acres minimum to allow for more comprehensive facilities. The City of Roseville provides 9 park acres/1,000 people, and the City of Windsor requires 5 park acres/1,000 people.

- The City will generally require the dedication and full improvement of required parkland by the property owner and/or developer (applicant) as a condition of the subdivision's development agreement.² The City will not typically take the lead role in the acquisition and improvement of parks in the subdivision area, as this is the applicants' responsibility, similar to construction of other project-related infrastructure improvements such as streets, sidewalks, storm drainage, water distribution and sewer collection facilities.

3. Fees in-lieu of dedication and improvement:

- The City may prefer to develop some portions of the new park acquisition on property that is not part of the subdivision. This development would generally occur when the project is not large enough to dedicate and improve a meaningful amount of park land, or when the City plans to meet part of the 6 acres per 1,000 residents requirement through community-wide facilities that are not to be located within the development project. When fees are paid in-lieu of park site dedication and improvement, they will be:
 - Determined, assessed, and collected in a manner consistent with State law and the City's currently adopted Park Facilities Impact Fee structure and restricted solely for park land acquisition and improvement.
 - Used for parkland and improvements that directly serve the subdivision project area, unless the area is already served by existing neighborhood facilities. Fees may then be used for acquisition and development of community-wide facilities.

4. Phasing of acquisition and development:

- When park dedication and improvements are made by the applicant, phasing will be established by the subdivision's development agreement between the City and applicant. While this will be clarified on a case-by-case basis, phasing should generally be as follows:

² The City of Antioch has two fees charged to developers per unit for neighborhood parks: the neighborhood park in-lieu fee of \$1,050.00/unit, and the community park improvement fee of approx. \$19,000/unit (80% for schools & 20% for community parks).

- Land should be dedicated at Final Map.
- All improvements should be completed by the time two-thirds of the units are available for occupancy.
- Completed park projects should be maintained by the developer (applicant) at no cost to the City for a minimum period of six months and until the Landscape and Lighting Assessment District zone specific for the subdivision is funded.

5. Project review (case-by-case):

- The following issues should be addressed on a case-by-case basis as part of the subdivision's specific plan and development agreement process:
 - Amount of park to be dedicated and improved within the subdivision versus amount that will be met through the payment of in-lieu fees to meet the City's overall park goal of 6 acres per 1,000 residents.
 - Location, size, and type of park facility to be developed in the subdivision area.
 - Value of parkland and improvements that will not be developed in the subdivision, and the resulting amount of fees, including the payment schedule.
 - Timing of park improvements and subsequent acceptance by the City.
 - Distribution of any in-lieu fees between neighborhood versus community parks and facilities and the need to redress any deficit in the availability of neighborhood parks in the vicinity of the subdivision.

EXISTING FACILITIES

Facility needs are considered at the following two levels:

- Neighborhood facilities
- Community facilities

The City should continue to develop neighborhood parks concurrently with new housing development and evaluate existing deficits within already developed areas of the city. The distribution of the neighborhood parks should meet the needs of the community.

Community facilities are large-scale facilities, such as play fields for organized play and one-of-a-kind facilities.

It is apparent that the City has an inadequate number of community parks by acreage. Residents have expressed the need for expanded parks and recreation resources. The table on the next page addresses the action plan for recommended existing facilities:

RECOMMENDED EXISTING RECREATION FACILITIES ACTION PLAN (TABLE 8.2)

| SPECIFIC ISSUES | POLICY | FUNDING SOURCES | TIME FRAME |
|--|---|---|------------|
| <p>1. Update of ADA compliance</p> | <p>The non-compliant facilities are identified in the assessment under Chapter 3: Recreation Facilities and Inventory Analysis. The primary problems at these facilities have been identified as the following:</p> <ul style="list-style-type: none"> • Path of travel • Play area surfacing • Access to play area and structure | <ul style="list-style-type: none"> • General Fund • Landscape and Lighting District Funds • Debt Financing | <p>1</p> |
| <p>2. Update of playground safety compliance (CPSC)</p> | <p>All existing playgrounds should be inspected as required by Title 22 for conformance to U.S. Consumer Product Safety Commission (CPSC) guidelines for potential safety hazards. The City of Oakley should request that the school districts do the same at school sites. Following the inspections, a report should be prepared to document the scope of non-compliance and to propose a Transition Plan to correct non-compliant playgrounds. Playgrounds likely to be in non-compliance with CPSC guidelines include, but may not be limited to, the following:</p> <ul style="list-style-type: none"> • Crockett Park • Gehringer Elementary School • Heather Park • Oakley Elementary School • O'Hara Park Middle School • Vintage Parkway Elementary School | <ul style="list-style-type: none"> • General Fund • Grant Funding • Landscape and Lighting District Funds | <p>1</p> |
| <p>3. Facility refurbishment</p> | <ul style="list-style-type: none"> • Avoid deferred maintenance. Maintain consistent quality of facilities. Can be combined with other action items such as ADA and CPSC compliance. • Several park amenities, such as drinking fountains, wood benches, BBQs and restrooms need to be rehabilitated and maintained on a regular basis (Refer to Chapter 3: Recreation Facilities for specific park issues). | <ul style="list-style-type: none"> • General Fund • Debt Financing • "Sinking Fund" • Landscape and Lighting District Funds | <p>1</p> |

NEW FACILITIES

In addition to the need for facility refurbishment and correction of facility deficiencies, the need for new facilities will emerge with Oakley's growth. As new homes are built and the population increases, new residents will create a demand for new facilities. The City should anticipate this need, plan and develop new facilities according to this Parks, Trails, and Recreation Master Plan. Since the City of Oakley is currently deficient in park and recreation facilities, there is also an immediate need to bring new parks online as soon as possible. A suggested development priority and methodology discussion follows, after which is a summary of the recommended "action items" for the development of new facilities.

Development Priorities

In developing new facilities over the next 18 years, the City of Oakley will need to make decisions based on a variety of factors, including:

Funding. Cost of facilities and availability of funds for development.

Demographics: Demands of population growth, development agreements, residents' needs and school development.

Frequency of Use and Community Benefit. Need for neighborhood and town-wide facilities such as basketball, tennis, volleyball, and softball facilities, as well as one-of-a-kind facilities such as an amphitheater or swimming pool, and their distribution and community benefit.

Revenue Generation. Opportunities for proposed facilities to generate revenue.

Maintenance Resources. Ability of the Department to continue the expected levels of maintenance for existing and new facilities.

One-of-a-Kind-Facility. Deficiency of unique citywide facilities. There can be more than one "one-of-a-kind" facility. The quantity is determined by the need and ability of a facility to be supported by the population of the City.

Development Methodology

The basic methodology recommends three fiscal years to develop a project, whether it is a park, park rehabilitation, facility renovation or other type of capital improvement. This time period

allows the funds needed for capital improvement to be spread across three fiscal years, and gives sufficient time to achieve the required tasks necessary for capital improvements. The three-year/three-phase approach works as follows:

- Fiscal Year One: Planning, including master planning, public input, and environmental review.
- Fiscal Year Two: Design development and preparation of construction documents.
- Fiscal Year Three: Physical site development and initiation of on-site maintenance and operation of new facilities.

**RECOMMENDED RECREATION FACILITIES ACTION PLAN
THROUGH THE YEAR 2020 (TABLE 8.3)**

| ACTION | WHY RECOMMENDED | POSSIBLE LOCATIONS | FUNDING SOURCES | TIME FRAME |
|--|---|---|--|----------------|
| <p>1. Determine the types of park facilities desired and land required.</p> | <p>• The City of Oakley needs to identify the spaces and facilities required to meet the community’s real time recreation demand, and the minimum amount of park land needed to accommodate not only the specific facilities, but also the space needed for the un-programmed recreation activities.</p> | <p>• Map 5: Neighborhood Park Site Service Areas and Map 6: Community Park Site Service Areas indicate those areas currently not serviced by parks. These should be considered as opportunity areas to develop new parks.</p> | <p>• Debt Financing • Corporate Sponsor Park • Park Development Impact Fund • In-lieu Fees • General Fund • Public-Private Partnerships • Funds from sale of property • General Fund</p> | <p>1, 2, 3</p> |
| <p>2. Determine the open space size standards for each park classification.</p> | <p>• Open space size standards are the minimum acreage needed for facilities supporting the activity menus for each park classification. These standards represent not only the acreage requirements for specific areas and facilities, but should also reflect sufficient acreage in passive and undeveloped open space for quality park and recreation area design.</p> | <p>To be determined.</p> | <p>• Debt Financing • Park Development Impact Fund • In-lieu Fees • General Fund • Public-Private Partnerships • Funds from sale of property • General Fund</p> | <p>1</p> |
| <p>3. Define areas where new parks should be sited to meet deficits. Incorporate into General Plan to hold for future recreation needs.</p> | <p>• Needed to meet the standards of both parkland distribution and acreage.</p> | <p>To be determined.</p> | <p>• Park Development Impact Fund • In-lieu Fees</p> | <p>1, 2, 3</p> |
| <p>4. Acquire infill in areas not included in park service radius. Identify potential pocket park areas.</p> | <p>• Recreation facilities inventory indicates a strong deficiency in community and neighborhood parks, and open space. The overall benefits of community and neighborhood parks in terms of increased property values and community bonding are critical in Oakley’s overall long-term development.</p> | <p>• Refer to Maps 5 & 6: Neighborhood and Community Park Site Service Areas</p> | | <p>1,2,3</p> |

| ACTION | WHY RECOMMENDED | POSSIBLE LOCATIONS | FUNDING SOURCES | TIME FRAME |
|--|---|--|--|----------------|
| <p>5. Develop the Oakley Recreation Center</p> | <ul style="list-style-type: none"> • Interest expressed by residents in the community. • Opportunity for community bonding. • Venue for diverse and special events to attract users on an ongoing and continuous basis. | <ul style="list-style-type: none"> • Moura Park Site | <ul style="list-style-type: none"> • Park Development Impact Fund • General Fund • Debt Financing • Corporate Sponsorship • Public-Private Partnerships • Grants | <p>1 2</p> |
| <p>6. Develop more fitness related facilities for adults.</p> | <ul style="list-style-type: none"> • Generally, the attention is placed on youth programs. There is a need for more ball fields and basketball courts. | <p>To be determined.</p> | <ul style="list-style-type: none"> • Park Development Impact Fund • General Fund • Debt Financing • Corporate Sponsorship • Public-Private Partnerships • Grants | <p>2</p> |
| <p>7. Develop a community swimming pool facility.</p> | <ul style="list-style-type: none"> • No existing public facility within the City limits other than the high school. • Need stated by residents. • Desire for aquatic programs and youth team sports. • Growing population size. | <p>To be determined.</p> | <ul style="list-style-type: none"> • General Fund • Debt Financing • Corporate Sponsorship • Public-Private Partnerships | <p>3</p> |
| <p>8. Develop reclaimed water system.</p> | <ul style="list-style-type: none"> • Environmentally responsible water source for turf and planting areas. • Potential funding source for repair/replacement of fields and planting areas. | <ul style="list-style-type: none"> • Future development and expansion into all neighborhood and community parks if cost effective | <ul style="list-style-type: none"> • General Fund | |

RECREATION PROGRAMS

The current program deficiencies in Oakley are apparent, and the problem becomes all the more serious in light of the anticipated population build-out, which will bring an influx of young families and the need for children’s programs.

Simultaneously, as the population ages, there will continue to be a strong need for senior programs. Table 8.4 on the next page identifies program action items and why they are recommended:

RECOMMENDED RECREATION PROGRAM ACTION PLAN (TABLE 8.4)

| PROGRAM/SERVICE | WHY RECOMMENDED | FUNDING SOURCE(S) | TIME FRAME |
|---|--|--|-------------------|
| 1. Improve program accessibility | <ul style="list-style-type: none"> • Comply with the Americans With Disabilities Act and Title 24 • The City should assess the level of accessibility in their current recreation programs • Plan for making current programs and services accessible • Require that accessibility must be provided in all programs developed for public use | <ul style="list-style-type: none"> • General Fund | 1 |
| 2. Expand cultural and art programs and events | <ul style="list-style-type: none"> • Provides cultural and art events at no cost to the community • Enhances quality of life | <ul style="list-style-type: none"> • General Fund • Corporate Sponsor • Event Fees and Revenue | 1 |
| 3. Develop “family” events and programs | <ul style="list-style-type: none"> • Opportunity to bring families together for social activities and events | <ul style="list-style-type: none"> • User Fees • Corporate Sponsor • General Fund | 1 |
| 4. Increase quantity of adult activities and sport leagues | <ul style="list-style-type: none"> • Current lack of adult leisure activities and sport leagues • Interest/need expressed by community • Generally self-supporting programs | <ul style="list-style-type: none"> • Corporate Sponsor • Recreation Program Fees | 2 |
| 5. Annually evaluate children’s programs | <ul style="list-style-type: none"> • To respond to changing demographics and community needs. | <ul style="list-style-type: none"> • General Fund • Recreation Program Fees | 1 |
| 6. Expand special events programs | <ul style="list-style-type: none"> • Continued interest/desire for special events by residents • Provides opportunity for community gathering • Attracts tourism • Enhances property values • Promotes public-private partnerships • Improves quality of life | <ul style="list-style-type: none"> • Event Fees and Revenues • Corporate Sponsor • General Fund | 1 |
| 7. Evaluate programming needs for a culturally diverse community | <ul style="list-style-type: none"> • To serve all segments of the community | <ul style="list-style-type: none"> • General Fund | 1 |
| 8. Increase quantity and variety of senior programs | <ul style="list-style-type: none"> • To respond to increased senior population and changing demographics | <ul style="list-style-type: none"> • General Fund • Program Fees | 1 |

COORDINATION WITH PHILANTHROPIC EFFORTS

As the need for more community and neighborhood parks emerges, the importance of non-profit organizations that support groups to promote philanthropy and raise funds for the community also becomes a major factor for the City. This issue is all the more vital in light of both the deficiency in parks and open space and the high percentage of existing non-compliant parks in Oakley.

The City should invite and encourage assistance from non-profit groups, senior organizations, community organizations, businesses and other philanthropic groups to administer recreation programs, facility maintenance, facility improvements, and facility refurbishments.

Possible examples may be the following:

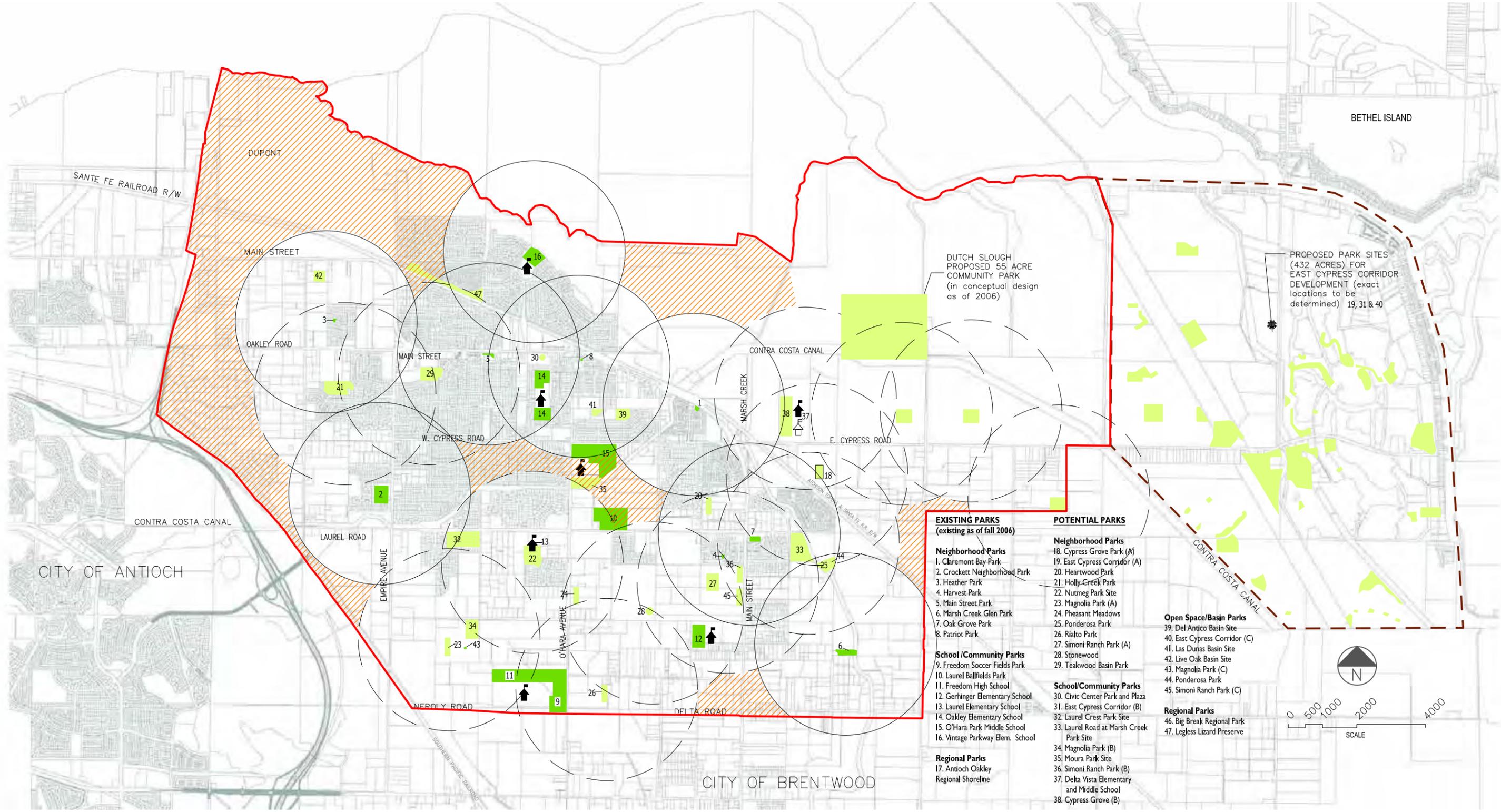
- public-private partnerships
- citizens' steering committees
- needs assessment
- tree plantings
- graffiti removal
- outreach workers
- recreation leaders
- community projects
- neighborhood park stewards
- litter removal
- special events
- creek maintenance
- recycling
- park refurbishment
- facility maintenance monitoring
- park improvements
- bikeway improvements
- natural habitat revitalization
- citizen task forces
- skate patrol
- bike safety education

SUMMARY ANALYSIS

The City of Oakley has many and varied priorities for its parks and recreation program. These priorities are discussed in depth throughout this master plan, but the action plan outlines the tight timeframes needed to accomplish the City's goals and meet the needs of residents. It has been established that Oakley is deficient in parks and open space. The action plan takes a step-by-step

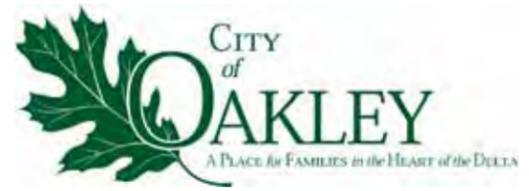
look at how Oakley can remedy this situation and prepare for the future.

The City must work quickly to enlist the help of an advisory board, secure financing, and ensure the safety and accessibility of all its park and recreation facilities. Future priorities will include expansion of community-wide facilities such as swimming pools, athletic fields, and recreation centers. The City will also look into development of a reclaimed water system for park irrigation.



- | | |
|---|--|
| EXISTING PARKS (existing as of fall 2006) | POTENTIAL PARKS |
| Neighborhood Parks | Neighborhood Parks |
| 1. Claremont Bay Park | 18. Cypress Grove Park (A) |
| 2. Crockett Neighborhood Park | 19. East Cypress Corridor (A) |
| 3. Heather Park | 20. Heartwood Park |
| 4. Harvest Park | 21. Holly Creek Park |
| 5. Main Street Park | 22. Nutmeg Park Site |
| 6. Marsh Creek Glen Park | 23. Magnolia Park (A) |
| 7. Oak Grove Park | 24. Pheasant Meadows |
| 8. Patriot Park | 25. Ponderosa Park |
| School /Community Parks | 26. Rialto Park |
| 9. Freedom Soccer Fields Park | 27. Simoni Ranch Park (A) |
| 10. Laurel Ballfields Park | 28. Stonewood |
| 11. Freedom High School | 29. Teakwood Basin Park |
| 12. Gerhinger Elementary School | School/Community Parks |
| 13. Laurel Elementary School | 30. Civic Center Park and Plaza |
| 14. Oakley Elementary School | 31. East Cypress Corridor (B) |
| 15. O'Hara Park Middle School | 32. Laurel Crest Park Site |
| 16. Vintage Parkway Elem. School | 33. Laurel Road at Marsh Creek Park Site |
| Regional Parks | 34. Magnolia Park (B) |
| 17. Antioch Oakley Regional Shoreline | 35. Moura Park Site |
| | 36. Simoni Ranch Park (B) |
| | 37. Delta Vista Elementary and Middle School |
| | 38. Cypress Grove (B) |
| | Open Space/Basin Parks |
| | 39. Del Antico Basin Site |
| | 40. East Cypress Corridor (C) |
| | 41. Las Dunas Basin Site |
| | 42. Live Oak Basin Site |
| | 43. Magnolia Park (C) |
| | 44. Ponderosa Park |
| | 45. Simoni Ranch Park (C) |
| | Regional Parks |
| | 46. Big Break Regional Park |
| | 47. Legless Lizard Preserve |

- EXISTING PARKS**
- POTENTIAL PARK SITES**
- Existing School Facility
- Future School Facility
- Existing City Limits
- Proposed Expansion Areas
- Existing Neighborhood Parks 1/2 Mile Radius
- Proposed Neighborhood Parks 1/2 Mile Radius
- Areas Not Served By Neighborhood Parks
- Proposed Community Park Sites (Exact Locations TBD)



ROYSTON HANAMOTO ALLEY & ABEY

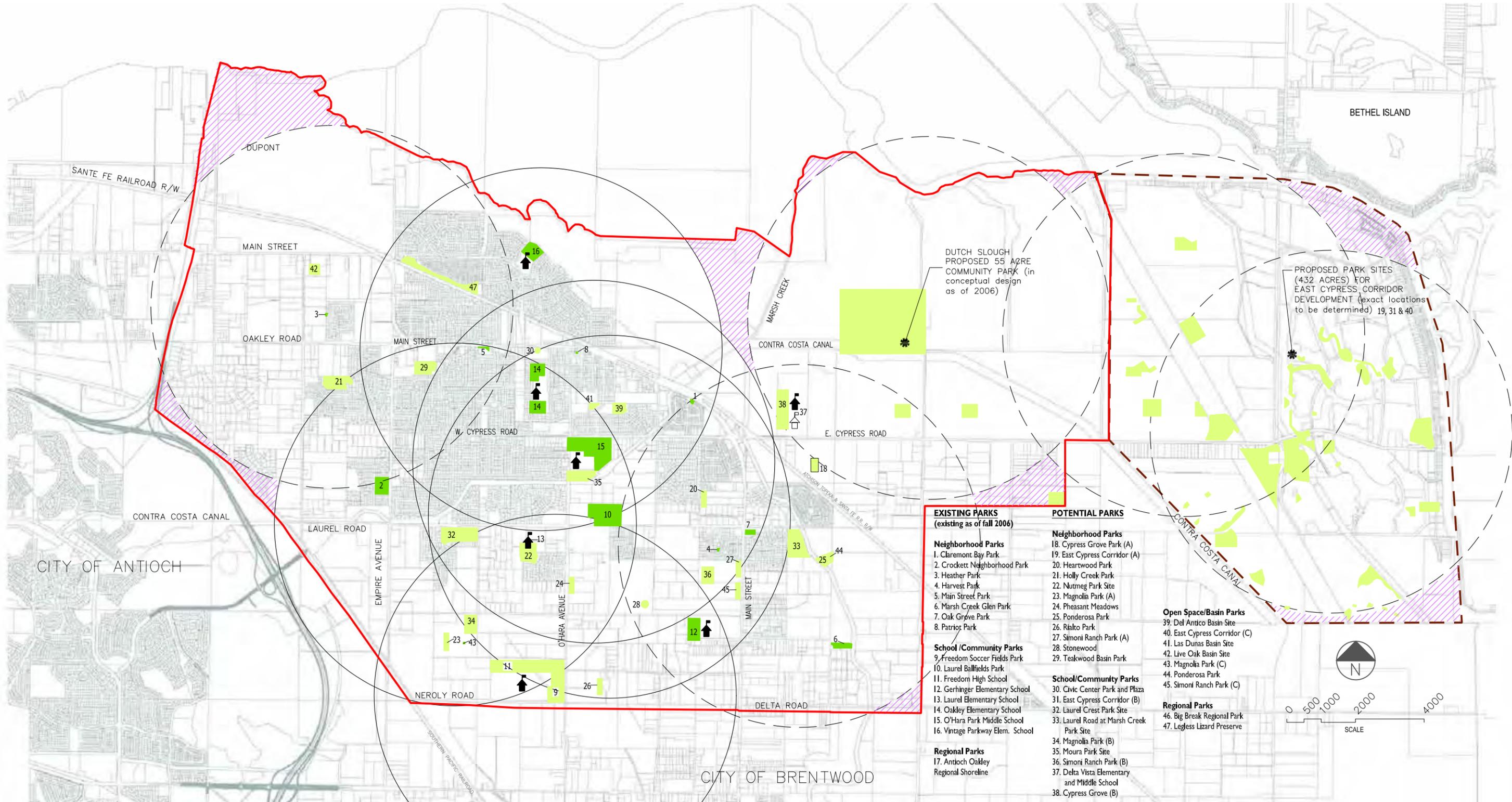
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LANDSCAPE ARCHITECTS & PLANNERS

SDC
SITE DEVELOPMENT CONSULTANTS

**City of Oakley
Parks and Recreation
Master Plan**

**Map 5:
Neighborhood Park
Site Service Areas
June 2007**



- EXISTING PARKS**
(existing as of fall 2006)
- Neighborhood Parks**
1. Claremont Bay Park
 2. Crockett Neighborhood Park
 3. Heather Park
 4. Harvest Park
 5. Main Street Park
 6. Marsh Creek Glen Park
 7. Oak Grove Park
 8. Patriot Park
- School /Community Parks**
9. Freedom Soccer Fields Park
 10. Laurel Ballfields Park
 11. Freedom High School
 12. Gerhinger Elementary School
 13. Laurel Elementary School
 14. Oakley Elementary School
 15. O'Hara Park Middle School
 16. Vintage Parkway Elem. School
- Regional Parks**
17. Antioch Oakley Regional Shoreline
- POTENTIAL PARKS**
- Neighborhood Parks**
18. Cypress Grove Park (A)
 19. East Cypress Corridor (A)
 20. Heartwood Park
 21. Holly Creek Park
 22. Nutmeg Park Site
 23. Magnolia Park (A)
 24. Pheasant Meadows
 25. Ponderosa Park
 26. Rialto Park
 27. Simoni Ranch Park (A)
 28. Stonewood
 29. Teakwood Basin Park
- School/Community Parks**
30. Civic Center Park and Plaza
 31. East Cypress Corridor (B)
 32. Laurel Crest Park Site
 33. Laurel Road at Marsh Creek Park Site
 34. Magnolia Park (B)
 35. Moura Park Site
 36. Simoni Ranch Park (B)
 37. Delta Vista Elementary and Middle School
 38. Cypress Grove (B)
- Open Space/Basin Parks**
39. Del Antico Basin Site
 40. East Cypress Corridor (C)
 41. Las Dunas Basin Site
 42. Live Oak Basin Site
 43. Magnolia Park (C)
 44. Ponderosa Park
 45. Simoni Ranch Park (C)
- Regional Parks**
46. Big Break Regional Park
 47. Legless Lizard Preserve

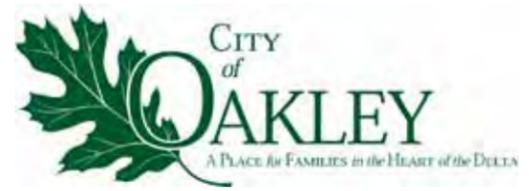
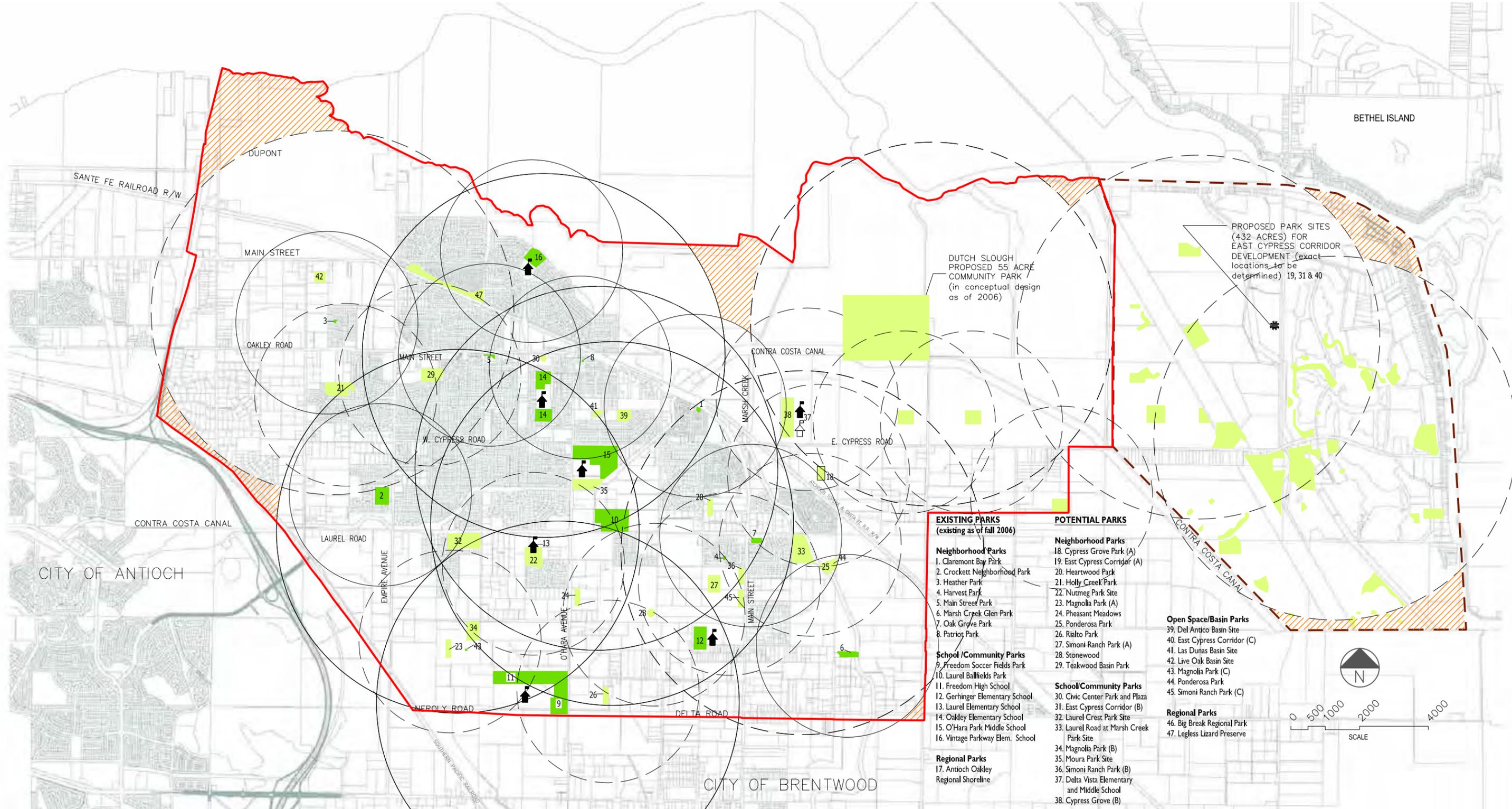


ROYSTON HANAMOTO ALLEY & ABEY
R | H | A | A
LANDSCAPE ARCHITECTS & PLANNERS
SDC
SITE DEVELOPMENT CONSULTANTS

- EXISTING PARKS
- POTENTIAL PARK SITES
- Existing School Facility
- Future School Facility
- Existing City Limits
- Proposed Expansion Areas
- Proposed Community Park Sites (Exact Locations TBD)
- Existing Community Parks
1 Mile Radius
- Proposed Community Parks
1 Mile Radius
- Areas Not Served By Community Parks

**City of Oakley
Parks and Recreation
Master Plan**

**Map 6:
Community Park
Site Service Areas
June 2007**



ROYSTON HANAMOTO ALLEY & ABEY

R | H | A | A

LANDSCAPE ARCHITECTS & PLANNERS

SDC
SITE DEVELOPMENT CONSULTANTS

- EXISTING PARKS**
- POTENTIAL PARK SITES**
- Existing School Facility
- Future School Facility
- Existing City Limits
- Proposed Expansion Areas
- Proposed Community Park Sites (Exact Locations TBD)
- Existing & Proposed Neighborhood Parks 1/2 Mile Radius
- Existing & Proposed Community Parks 1 Mile Radius
- Areas Not Served By Neighborhood Parks

**City of Oakley
Parks and Recreation
Master Plan**

**Map 7:
Combined
Site Service Areas
June 2007**

**CHAPTER 9:
FUNDING STRATEGY**



FUNDING STRATEGY

INTRODUCTION

In order to implement the various action items listed in Chapter 8, a funding strategy for the City of Oakley needs to be established. As part of this process, it is necessary to identify the existing and potential funding sources and a final funding strategy. This chapter will present this information under the following subsections:

- Funding Principles
- Oakley Park Funding
 - History of Park Funding in Oakley
 - Current Sources of Funding
 - City of Oakley Street Lighting and Landscape Assessment District No. 1
 - Oakley Park Facilities Impact Fund
 - Park Land Dedication In-Lieu Fees
 - Grants
 - Alternative Sources of Funding
- Capital Improvement Costs
 - Renovation of Existing Parks
 - Future Neighborhood Parks
 - Maintenance Costs
- Funding Implementation
 - Citywide Facility Deficiencies
 - New Development
 - Future Recreation Programs
 - Park Facilities Impact Fee Implementation

FUNDING PRINCIPLES

No matter which improvements are ultimately constructed as part of the Master Plan, there are three basic principles that should guide future decisions regarding financing mechanisms. These principles are as follows:

1. Costs should be equitably distributed based on benefit received. Costs for new infrastructure and public amenities should be the responsibility of developers, property owners, and where appropriate, by the public.
2. Sources of both capital and on-going maintenance revenue should be considered as a part of any financing strategy to ensure that all improvements can be maintained without placing an undue burden on either adjacent property owners or the City of Oakley.
3. Development fees and assessments should be structured so that they distribute costs equitably

among various land uses, and do not serve as a disincentive to uses desired by the City.

These principles provide some element of certainty to developers and property owners in terms of what types of facilities and/or fees they will be expected to provide in conjunction with future development.

OAKLEY PARK FUNDING

The current park funding strategy for the City of Oakley is based on several sources, including Lighting and Landscape Assessment Districts, Park Facilities Impact Funds and Park Land Dedication In-Lieu Fees. Below is a discussion of the sources currently in use in Oakley, as well as information about possible additional sources.

History of Park Funding in Oakley

Prior to incorporation, parks and recreation facilities in the community of Oakley were administered by Contra Costa County. Park site acquisition and development was not a high priority with the County as there was no countywide park or recreation entity in place to advocate for or maintain parks. Due to the lack of a parks entity and a tax base for operations and maintenance, public park site acquisition was not encouraged.

In 1987, the County Board of Supervisors reviewed and adopted an \$855 per dwelling unit Park Land Dedication In-Lieu fee, raising the fee from the \$400 previously in effect. In 1990, the fees were again reviewed and set at \$1350 for East Contra Costa County, including the Oakley area. The Park Land Dedication In-Lieu fee remained at \$1350 until the City adopted the new Park Facilities Impact Fee in 2000, now \$3365 per single family dwelling unit.

Early recreational facilities were joint efforts between the Oakley Union Elementary School District and the County, at the request of the community. Typically, these joint efforts stipulated that the School District would provide the land and maintenance while the development of various recreational facilities was funded by the Park Land Dedication In-Lieu Fee program, which would be administered by the County.

However, with the formation in 1987 of the Oakley Landscaping and Park Assessment District, Zone 16, funding became available to

Funding Strategy

install, maintain, and operate public parks and recreational facilities in the Oakley area. Changes to state law also permitted the funds to be used for land purchase as well. Annual assessments were approximately \$30 per dwelling unit for single- and multi-family units and \$15 for mobile-home units. The District annually generated about \$160,000 in assessment funding in 1991 to approximately \$240,000 in 2000.

The Assessment District also provided a vehicle to develop and maintain park and recreation facilities that were not connected to the schools. Subsequently, Crockett Park, the first County developed and maintained neighborhood park in Oakley became a reality.

Current Sources of Funding

City of Oakley Street Lighting and Landscape Assessment District No. 1

In 2000, the newly incorporated City of Oakley created the Street Lighting and Landscape Assessment District Number 1 to transfer responsibility for the park and recreational facilities, street lighting, and landscaping improvements from the County to the City.

The Assessment District is composed of three benefit zones. Benefit Zone Number 1 consists of all parcels that benefit from the construction, operation and maintenance of park and recreational facilities. Benefit Zone Number 2 consists of all parcels that benefit from the installation, operation and maintenance of street lighting facilities. Benefit Zone Number 3 consists of sub-zones, each of which includes all of the parcels that benefit from the construction, operation and maintenance of landscaping improvements within the boundaries of the sub-zone.¹

Benefit Zone Number 1, replacing County Zone 16, is the citywide zone responsible for operating and maintaining park and recreational facilities, including, but not limited to: landscaping, planting, shrubbery, trees, irrigation systems, hardscape, sidewalks, trails, lights, playground equipment, play courts and public restrooms, and

¹ Engineer's Report, City of Oakley Street Lighting and Assessment District No.1, Fiscal Year 2000-01, prepared by Berryman & Henigar.

associated appurtenant facilities located within the public rights-of-way, public property and designated easements within the boundaries of the Assessment District.² Below is the budget summary:

Budget Summary, Fiscal Year 2006/2007³

| | |
|---------------------------|---------------------|
| Beginning Balance | \$1,711,059.60 |
| Revenue | 1,621,113.32 |
| Expenses | <u>1,943,854.65</u> |
| Subtotal = | 1,388,318.30 |
| Repayment to General Fund | <u>1,399,926.42</u> |
| Ending Balance | \$11,608 |

Oakley Park Facilities Impact Fund

In 2000, the City of Oakley had a Park Facilities Impact Fee study completed to provide the analysis and support documentation for a new park facilities dedication and fee program.⁴ The study determined that Oakley's inventory of parkland at the time of the report, including both improved and unimproved sites, supported a standard of 3.26 acres of parkland per 1,000 residents.

Based on the recommendations of the study, the City adopted a two part Park Impact Fee. Approximately 57% of the fee was allocated for parkland improvements. The remaining 43% was allocated to parkland dedication as allowed for under the Quimby Act. The Quimby Act, under Government Code §66477, provides for the establishment of local ordinances requiring the dedication of parkland, fees in lieu of, or a combination of both to be used only for the purpose of acquiring land for park purposes. The Act provides for the conditioning of new development at the tentative map stage to dedicate unimproved parkland. The parkland and/or in lieu fees are to be used for new or existing

² Engineer's Report, City of Oakley Street Lighting and Assessment District No.1, Fiscal Year 2000-01, prepared by Berryman & Henigar

³ Final Engineer's Report, City of Oakley Street Lighting and Landscape Assessment District No.1, Fiscal Year 2006-07, prepared by Francisco & Associates.

neighborhood or community parks or recreational facilities to serve the subdivision.

In subdivisions where park facilities would be inappropriate or not consistent with the General Plan or Parks, Trails, and Recreation Master Plan or in subdivisions of less than 50 parcels, the park dedication in lieu fee is collected. These fees are to go into a special account, to be held until such time as they can be utilized for the acquisition of appropriate park facilities needed to serve the subdivision and neighborhood.

The following is the current Park Impact Fee schedule for new residential development used for acquisition of parkland and its improvement for public park purposes.

FEE SCHEDULE

| Residential Use | Improvement Fee | Land Dedication Fee | Total Fee |
|------------------------|------------------------|----------------------------|------------------|
| Single Family | \$ 4501 | \$ 3578 | \$ 8080 |
| Multi Family | \$ 2941 | \$ 2338 | \$ 5280 |

Even though the City adopted this impact fee schedule in 2000, most residential developments in the planning and development process at that time were conditionally approved under the County's old parkland dedication requirements and in lieu fee structure.

Park land dedications and development fees at the level established in 2000 are now available for parks in Oakley. Since this fee structure is based on the 2000 goal of 3.26 acres of parkland per 1,000 residents, the fee falls short of providing adequate funds for Oakley's current goal of 6 acres of parkland per 1,000 residents. It is critical to the integrity of Oakley's Parks that this fee be reevaluated as soon as possible and on an on-going basis in order to meet Oakley's growing needs.

Grants

Several grants have been secured and used to assist with park development in Oakley.

During the 1980's and early 1990's, several smaller grants were obtained on behalf of the community by the County and used to upgrade and/or install

new facilities at Oakley School and Gehringer School for school and park joint-use.

In 1989, a state grant in the amount of \$84,000.00 was obtained by the County and allocated to the Oakley community to assist with improvements to the O'Hara Park Middle School site at the corner of O'Hara Avenue and Cypress Road.

In 1992, a grant for local parks from the East Bay Regional Park District Measure AA was awarded to the Oakley community. The bond grant, in the amount of \$121,682, was allocated towards the development of park facilities at Crockett Neighborhood Park.

With the incorporation of Oakley as a City, many more grant opportunities are now available. Oakley will receive its share of the various State Bond Act funds and has already been awarded some grants from the program, pending final grant applications, award, and funding.

Following is a table outlining some of the various grant opportunities currently available to the City of Oakley through the State of California. Some of the grants are based on population and need, while some are selective, rely on matching funds, and are competitive for limited funds.

| Grant Program | Funding | Grant Program Priorities | Need Identified in the Oakley Parks & Rec. Master Plan |
|---|---|---|---|
| REI Corporate Contribution program | Private foundation | Seeks to encourage participation in musclepowered activities such as outreach & protection of trails, public lands & rivers | Trail improvements |
| Doris Duke Charitable Foundation – Land Conservation Initiative | Private foundation | Seeks to restore ecologically significant land in suburban and rural areas that are threatened by development | Open space & trail acquisition |
| California Riparian Habitat Conservation Program | State Program Amount varies Ongoing program | Bank stabilization & re-vegetation | Trail improvements |
| California Dept. of Boating & Waterways – Boat Launching Facilities Grant | State Program Amount varies Ongoing program | Funds available for planning, construction, rehabilitation or expansion of small craft harbors; also for breakwater construction, dredging, landscaping & irrigation. | Facilities to enable public access to delta |
| Land & Water Conservation Fund Program – Requires a 50% match | Federal Program smaller grants are more competitive | Acquisition of wetlands Trails, hiking, camping | Open space and trail acquisition |
| Habitat Conservation – Requires a 50% local match | \$500,000 in each of four categories Funds available annually until July 1, 2020 | Wetland, riparian, trails Acquisition | Open space acquisition and preservation |
| Recreational Trails Program | Federal - \$2.2 million competitive – up to 80% of project cost | Acquisition & development of trails | Trail improvements |
| Urban Park Grants | \$28.9 million; Max. grant amount \$1 million per project | National Park Service calls for eligible local governments to rehabilitate critically needed urban areas. | Open space acquisition and preservation in infill areas |
| Community Development Block Grant (CDBG) | Funding is received through the U.S. Department of Housing. Fees collected for recreational programs and facility rental creates revenue to provide these services. | General recreation programs must be 100% self-supporting while senior and youth programs must be 60% self-supporting. | Sports fields & facilities |
| Transportation Fund for Clean Air Funds (TFCA) | TFCA funds are generated through \$4 of the vehicle registration fees for motor vehicles in the Bay Area. | The funds are allocated to counties by the Bay Area Air Quality Management District, and are allocated within this county under the aegis of the Contra Costa Transportation Authority. | Trail improvements |

Alternative Sources of Funding

Development Agreements

The City may enter into negotiated agreements with developers. This can be used to create area-specific improvements.

Turn-Key Park Dedication

Through this funding alternative, the developer dedicates the land and makes park improvements, ultimately dedicating to the City a completed park facility in accordance with city specifications. This scenario is similar to the development of Marsh Creek Glenn Park. If there is a sufficient level of improvement, these may be in-lieu of Park Development Impact Fees. Funds for maintenance of the facility are covered by the Lighting and Landscape Assessment. District management becomes the responsibility of the City.

The Parks, Trails, and Recreation Master Plan anticipates several new parks in the next decade and beyond. The magnitude and complexity of the construction process alone, not to mention design and financing considerations, suggest that one efficient means of obtaining new parks facilities is to require them to be delivered turn-key in the process of new subdivision. Several reasons underlie this suggestion:

- Labor rates are generally lower and can be controlled more closely in the private sector.
- The City can dictate standards to ensure a consistency of product from park to park.
- Facilities can be constructed in conjunction with actual subdivision development and finished concurrent with the needs of the population.
- Facilities can be on-line faster than those complete through the public bid process.
- Using City facility development standards, the maintenance needs can be controlled with uniform standards and criteria applied to all new facilities.

Several methods can be used to ensure that the facilities are completed in a timely manner to meet the standards established by the City. Any method chosen should be required as a condition of the approved agreement for new development. Possible methods include:

- Creation of a bond for completion of the project, with outside contractor performing work.
- Requirement of the developer to construct the project to meet standards set by the City.

Ultimate title of the park facilities should be taken by the City of Oakley.

Pay-as-You-Go Facilities Construction

The City of Oakley can construct or reconstruct facilities through current fund balances. This method, while reducing interest burdens associated with long-term financing, greatly constrains the size and efficiency of any facilities that might be developed. Facilities are built using funds from the General Fund or trusts that have been allowed to grow over time.

Cooperative Funding Agreements

Other agencies (such as schools) may at any given time possess greater access to funds either in the form of bonds or direct construction contributions. An example would include a school district that is intending to build a play field, which will also be utilized by the city. In this case, the city can take advantage of the development of the school facility and arrange to pay the financing, either through a future bond issue or through the imposition of future homeowner charges. Oakley has a history of use of this type of agreement with the School District.

County and State Funding

This is one of the most variable and volatile areas of future financing. Dependent on a combination of voter-approved initiatives and state programming, grants are available to fund a broad combination of programs and facilities, often in combination with other public projects such as water facilities, transportation facilities, redevelopment and tree planting.

Most grant programs require a local match of funds in combination with an adopted parks and recreation master plan. They tend to emphasize the importance of the contribution made by new development and reflect the need for a continuing five-year capital improvements plan for parks facilities. One of the most likely beneficiaries of grant funds in the future may be the bikeway system, which can create a nexus between parks,

Funding Strategy

recreation, open space, and transportation demands.

Federal Funding

Federal funding has been used for bikeway projects, from a variety of federal funding programs including the Congestion Mitigation and Air Quality (CMAQ) program, the Surface Transportation Program (STP), and the Transportation Enhancement Activities (TEA) program. The Transportation for Livable Communities Program, a grant program offered by the Metropolitan Transportation Commission with federal funds, has also been used for bikeway projects in the Bay Area. Nearly all of these federal funds are accounted for in the current federal transportation act, which expires in 2002, and continuation of these programs is expected in the next federal transportation reauthorization.

Sale of Public Lands

In order to continue to meet future demands for parks and facility development, the City could evaluate current property holdings' potential for park and facility development. This evaluation may suggest that the City sell less-desirable, fragmented, or small parcels of land to generate funds to acquire more desirable, contiguous, large parcels of land for park development.

Creation of Local Trusts or Philanthropic Organizations

The City may pursue the creation and development of a locally based trust dedicated to parks or open space land acquisition. Variations include the possibility of nature preserve support, neighborhood tree maintenance through local organizations and continuing trail maintenance by local civic organizations. The local trusts could raise funds and provide for volunteer contributions.

Enterprise Funds

Enterprise Funds are generated through self-supporting programs utilizing City facilities. This type of funding provides the City with the management option of offering desirable services without being subsidized by the General Fund. Excess revenue received through the operation of these programs remains in the fund and can be used for capital improvements of facilities supported by the Enterprise Fund. The most

common uses of this type of fund are golf and children's daycare.

Debt Financing

Special Assessment Districts

A special assessment is a charge imposed on real property for a public improvement (or service) directly benefiting that property. The rationale for a special assessment is that the assessed property has received a special benefit over and above that received by the general public. Special assessments are distinguished from real property taxes by a number of factors. Unlike taxes (including special taxes, such as Mello Roos taxes), the sum of a special assessment cannot exceed the cost of the improvement or service it is financing.

Furthermore, special assessments cannot be levied against those properties that do not benefit from the improvements being financed. Conversely, property within an assessment district that benefits from the improvements being financed must pay a portion of the assessment.

California statutes give local governments the authority to levy a number of special assessments for specific public improvements such as streets, storm drains, sewers, streetlights, curbs and gutters and landscaping, such as those in Oakley Benefit Zone 1. Some of the most commonly used statutes include the Municipal Improvement Act of 1913 (authorizing assessments, with bonds issued under the Improvement Bond Act of 1915), and the Landscaping and Lighting Act of 1972 (both are described below). It should be noted that passage of Proposition 218 in November 1996, has imposed additional requirements and limitations on the use of special assessment districts, raising various legal issues which will likely require future court rulings for resolution.

The Municipal Improvement Act of 1913 authorizes cities and counties to levy assessments against properties within a district to fund acquisition, engineering, and construction costs for the following types of improvements:

- Transportation systems; street paving and grading; sidewalks; parks; parkways; landscaping; recreation areas; sanitary sewers and drainage systems; street lighting; fire protection and flood protection; water supply systems; facilities for

providing water service, electrical power and gas service; and seismic safety and fire code upgrade requirements.

The Improvement Bond Act of 1915 does not authorize assessments, but instead provides a vehicle for issuing bonds (including variable interest bonds) to be repaid through assessments levied under the 1913 Act (as well as a number of other benefit assessment statutes). Assessment bonds are not a direct obligation of the issuing agency, and are not considered a personal or corporate indebtedness of the respective property owners paying the assessments. The bonds are secured by a public lien on the individual parcels (i.e. property benefiting from the improvements). Under the 1915 legislation, the local legislative body may also issue “bond participation” notes prior to actual bond sale – in effect borrowing money against the assessment bonds being proposed for sale.

Proposition 218 requires all new assessments or increases to existing assessments (and even some existing assessments) to meet the following four conditions:

- First, local governments must estimate the amount of “special benefit” a landowner would receive from a project or service. If a project provides both special and general benefits, a local government may charge landowners only for the cost of providing the special benefit, and must use general revenues to pay the remaining portion of the project or service cost.
- Second, local governments must ensure that no property owners’ assessment is greater than the cost to provide the improvement or service to the owner’s property. This requires local governments to examine assessments in significant detail, potentially on a parcel-by-parcel basis.
- Third, local governments must charge schools and other public agencies their fair share of assessments. (Previously, public agencies did not pay assessments.)
- Finally, local governments must hold a mail-in election for each assessment. Only property owners and renters responsible for paying assessments are eligible to vote. Ballots cast in these elections are tallied based on the proportionate share of the assessment of the

respective property owner. For example, if a business owner’s assessment were twice as high as that of a homeowner, the business owner’s vote would count twice as much as the homeowner’s vote. (Previously, most of the statutes required no popular vote. Rather, a resolution of intention to form a district was considered at a noticed public hearing and affected landowners were provided with the opportunity to protest the proposed assessment. A majority protest by the landowners might stop the project, but many of the statutes allowed for an override of protests by four-fifths vote of the legislative body.)

In addition to these specific provisions, this initiative shifts any “burden of proof” to local government. In other words, in lawsuits challenging property assessments, the courts previously placed any burden of proof on taxpayer(s), and allowed local government significant flexibility in determining assessment amounts. This measure shifts the burden of proof in these lawsuits to local government.

As a result of these various changes, many municipalities have been reluctant to initiate proceedings to form special assessment districts, since many of the requirements (i.e. precise calculation of specific benefit) are considered potentially litigious at the present time.

Excise Tax

Requiring a two-thirds majority vote, a special tax can be applied Citywide. Funds generated from this tax are dedicated for a specific purpose, for a specified period of time. This is a “user tax” not a property tax, but it can be collected through property taxes. This type of tax could be established to develop community park facilities such as a community center or a multi-use sports complex.

Mello Roos Community Facilities District

The Mello Roos Community Facilities District (CDF) Act was initially passed in 1982, and has subsequently had a series of legislative amendments. Mello-Roos can be used by cities, counties, special districts and school districts to finance public improvements, equipment, services and acquisitions of rights-of-way. In general, a broader range of improvements can be financed

Funding Strategy

through a Mello Roos than through an assessment district, including:

- Streets, water, sewer and basic infrastructure;
- Local parks, recreation, parkway and open space facilities;
- Elementary and secondary school sites;
- Libraries;
- Natural gas pipeline facilities, telephone lines and facilities for the transmission or distribution of electrical energy;
- Fire and police protection services;
- Flood and storm facilities and services;
- Governmental facilities which the legislative body creating the CFD is authorized by law to construct, own or operate.

The bonds issued by a Mello Roos CFD are repaid through the levy of a special tax that must be approved by a two-thirds vote within the District. The primary advantage of the special tax is that it is not subject to the “special benefit” rules that govern the allocation of assessment liens. The Act allows flexibility in the structuring of the special tax. For example, the tax can be structured so that it varies depending upon the zoning or development intensity of the property being assessed. The only limitation is that it may not be based on the property tax.

The Mello Roos Act also allows latitude with respect to drawing CFD boundaries. Improvement areas can be formed within the CFD to segregate certain areas of the development into mini districts. There is no requirement that the CFD be contiguous. Consequently, CFD boundaries can be drawn in such a way as to exclude recalcitrant property owners.

A CFD may be applied within areas of new home construction where the per-unit cost could be built into the pricing of the home, rather than the same amount being put onto the tax bill; however, builders generally do not deal with the Mello Roos obligation this way, primarily due to the fact that interest rates for financing Mello Roos levies, as general obligation bonds are low and exempt from both state and federal income taxes on the interest they earn and therefore are sold to investors as

“tax-free municipal bonds”. In either scenario, the cost is passed onto the consumer either through up-front purchase costs or through tax assessment over several years.

A Mello Roos CFD could provide a viable financing option for the proposed improvements in the Parks, Trails, and Recreation Master Plan. Communities are enriched by the prudent application of Mello Roos funds. Not only are the neighborhoods more pleasant in which to live and play, but residential home values generally reflect greater value as well.

General Obligation Bonds

Cities may issue bonds (with a two-thirds vote of the electorate) to acquire, construct, or improve real property. The proceeds of these bonds may not be used for the purchase of equipment or as payment for maintenance and operations. Public improvements include community buildings, schools, parks, libraries, and street and road improvements.

Senior Obligation Bonds

The Community Rehabilitation District Law permits a City to rehabilitate public capital facilities by funding a community rehabilitation district in every area within its jurisdiction, except within redevelopment areas. The bonds may be approved with a majority vote. They are secured with up to 24% of the previous year’s property tax revenues.

Infrastructure Financing Districts (IFD)

The IFD can only be used to fund improvements of community-wide benefit such as water supply and distribution, wastewater collection, or community or regional parks. Similar to Redevelopment Agency financing, the Infrastructure Financing District draws funds from the property tax increment increases in land and building values for properties within the District. The funds generated by the incremental increase in property tax values, less amounts committed to school districts, can be used to pay off improvement bonds over a period of up to 30 years. They can also be combined with other types of bonds (such as Mello Roos or 1913/1915 Improvement Act Bonds) for additional leverage. Given the current status of property taxes, this

financing instrument is not likely to see wide usage in the near term.

Redevelopment Agency Property Tax

Redevelopment agencies may issue bonds against future tax increment revenues to be collected. The proceeds of bonds may be used for a broad array of improvements approved by the agency in their overall plan.

Revenue Bonds

Revenue bonds are generally issued to construct public facilities, which will in turn be paid for by future revenues generated by the facility. They are considered self-liquidating and are outside of the provisions of the constitutional debt limitation.

been modified by removing stalls to allow access, but have not been upgraded with grab bars and accessible toilets and sinks. Cost associated with these repairs is included in the evaluation of upgrades in Table 9.1 for the individual parks.

CAPITAL IMPROVEMENT COSTS

To meet the current and future demand as stated in the Needs Assessment and listed in the Action Items in Chapter 8, the city will need to anticipate and budget for the costs associated with capital improvements and maintenance. These costs include upgrades to existing parks, construction of new facilities on existing parkland owned or leased by the city, and the purchase and construction of new facilities on proposed parkland. Specific costs are identified in Table 9.1: Parks, Trails, and Recreation Funding Plan, which follows.

Renovation of Existing Parks

Many of Oakley's parks are in need of updates for accessibility and safety, as well as routine maintenance. In many instances, issues of access and public safety overlap, such as in many of the play areas. Specific issues are identified in Chapter 3 in the Needs Assessment. General issues include the following:

Americans with Disabilities (ADA) Compliance

The Federal Americans with Disabilities Act (ADA) and State Title 24 mandate disabled access to public facilities. Oakley's parks vary in their accessibility and requirements for upgrades. In a preliminary evaluation performed in April of 2002, common access problems include the path of travel, play equipment and picnic facilities (See Chapter 3 for a list of particular improvements needed). Existing restrooms in two parks have

City of Oakley Parks and Recreation Funding Plan (Table 9.1)

| Facility | Acres or Units | 2007 Cost Estimate | FY 2007-08 ^o | FY 2008-09 ^o | FY 2009-10 ^o | FY 2010-11 ^o | FY 2011-12 ^o | FY 2012-13 ^o | FY 2013-14 ^o | FY 2014-15 ^o | FY 2015-16 ^o | FY 2016-17 ^o | FY 2017-18 ^o | FY 2018-19 ^o | TOTAL |
|--|-------------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-----------------------|
| Proposed Neighborhood Parks* | | | | | | | | | | | | | | | |
| Cypress Grove | 2 | \$ 907,426 | \$ 941,214 | | | | | | | | | | | | \$ 941,214 |
| East Cypress Corridor | 66 | \$ 29,945,058 | | | | \$ 31,060,116 | | | | | | | | | \$ 31,060,116 |
| Heartwood Park | 1.5 | \$ 680,570 | \$ 705,912 | | | | | | | | | | | | \$ 705,912 |
| Holly Creek Neighborhood Park | 6.7 | \$ 3,039,877 | \$ 3,153,067 | | | | | | | | | | | | \$ 3,153,067 |
| Magnolia Park | 2 | \$ 907,426 | \$ 941,214 | | | | | | | | | | | | \$ 941,214 |
| Nutmeg Park | 2.56 | \$ 1,161,505 | \$ 1,204,754 | | | | | | | | | | | | \$ 1,204,754 |
| Pheasant Meadows | 1.5 | \$ 680,570 | \$ 705,912 | | | | | | | | | | | | \$ 705,912 |
| Ponderosa Park | 2.91 | \$ 1,320,305 | \$ 1,369,469 | | | | | | | | | | | | \$ 1,369,469 |
| Rialto Park | 1.5 | \$ 680,570 | \$ 705,912 | | | | | | | | | | | | \$ 705,912 |
| Simoni Ranch - Live Oak Park | 1 | \$ 453,713 | \$ 470,608 | | | | | | | | | | | | \$ 470,608 |
| Stonewood Park | 1.95 | \$ 884,740 | | | | | | | | | | \$ 917,685 | | | \$ 917,685 |
| Teakwood Basin Park | 5.2 | \$ 2,359,308 | | | | | | | | \$ 2,447,161 | | | | | \$ 2,447,161 |
| Future Neighborhood Park Sites | 75.15 | \$ 34,096,532 | \$ 35,366,086 | \$ 35,366,086 | \$ 36,635,728 | \$ 37,950,951 | \$ 39,313,390 | \$ 40,724,741 | \$ 42,186,759 | \$ 43,701,264 | \$ 45,270,139 | \$ 46,895,337 | \$ 48,578,880 | | \$ 403,410,481 |
| Subtotal | 169.97 | \$77,117,598.61 | | | | | | | | | | | | | \$ 415,326,262 |
| Proposed Multi-Purpose Community Parks* | | | | | | | | | | | | | | | |
| Community Park (Dutch Slough Proposal) | 55 | \$ 18,605,565 | | | | | | | | | | | | \$ 19,298,377 | \$ 19,298,377 |
| Subtotal | 55 | \$ 18,605,565 | | | | | | | | | | | | | \$ 19,298,377 |
| Proposed Civic, Sports & Recreation Activities Community Parks* | | | | | | | | | | | | | | | |
| Civic Center and Plaza | 1 | \$ 338,283 | | | \$ 350,880 | | | | | | | | | | \$ 350,880 |
| East Cypress Corridor | 41 | \$ 13,869,603 | | | | \$ 14,386,063 | | | | | | | | | \$ 14,386,063 |
| Laurel Crest Park | 10 | \$ 3,382,830 | | | | | \$ 3,508,796 | | | | | | | | \$ 3,508,796 |
| Laurel Road at Marsh Creek Park | 9 | \$ 3,044,547 | | | | | | \$ 3,157,916 | | | | | | | \$ 3,157,916 |
| Magnolia Community Park | 5 | \$ 1,691,415 | \$ 1,754,398 | | | | | | | | | | | | \$ 1,754,398 |
| Moura Park Site - Phase 1 [□] | 6 | \$ 2,029,698 | | | | | | | | | \$ 2,105,277 | | | | \$ 2,105,277 |
| Simoni Ranch Community Park | 5 | \$ 1,691,415 | \$ 1,754,398 | | | | | | | | | | | | \$ 1,754,398 |
| Subtotal | 77 | \$26,047,791.00 | | | | | | | | | | | | | \$ 27,017,727 |
| Proposed Joint-Use School/Community Parks* | | | | | | | | | | | | | | | |
| Delta Vista Elementary and Middle School | 19/5 [†] | \$ 1,691,415 | \$ 1,754,398 | | | | | | | | | | | | \$ 1,754,398 |
| Subtotal | 28/8[†] | \$ 1,691,415 | | | | | | | | | | | | | \$ 1,754,398 |
| Proposed Open Space* | | | | | | | | | | | | | | | |
| Cypress Grove | 6 | \$ 600,000 | | | | | | | | | | | | \$ 622,342 | \$ 622,342 |
| East Cypress Corridor | 173 | \$ 17,300,000 | | | | | | | | | | | \$ 17,944,197 | | \$ 17,944,197 |
| Del Antico Basin Site | 2.95 | \$ 295,000 | | | | | | \$ 305,985 | | | | | | | \$ 305,985 |
| Las Dunas Basin Site | 1 | \$ 100,000 | | | | | | | | \$ 103,724 | | | | | \$ 103,724 |
| Live Oak Basin Site | 2.3 | \$ 230,000 | | | | | | | | | | | | \$ 238,564 | \$ 238,564 |
| Magnolia Park | 0.18 | \$ 18,000 | | | | | | | | | \$ 18,670 | | | | \$ 18,670 |
| Ponderosa Park | 2.65 | \$ 265,000 | | | | | | | | | | \$ 274,868 | | | \$ 274,868 |
| Simoni Ranch Park | 1 | \$ 100,000 | | | | | | | | | | | \$ 103,724 | | \$ 103,724 |
| Future Open Space Sites | 42.33 | \$ 4,233,000 | \$ 438,763 | \$ 438,763 | \$ 454,515 | \$ 470,832 | \$ 487,735 | \$ 505,245 | \$ 523,383 | \$ 542,172 | \$ 561,636 | \$ 581,799 | \$ 602,686 | | \$ 5,607,529 |
| Subtotal | 231.41 | \$ 23,141,000 | | | | | | | | | | | | | \$ 6,653,064 |
| Proposed Special Facilities | | | | | | | | | | | | | | | |
| Sports Complex | 1 | \$ 2,812,500 | | | | | | | | | | | | \$ 2,917,229 | \$ 2,917,229 |
| Community Swim Complex [‡] | 1 | \$ 4,043,750 | | | | | | | | | | | | \$ 4,194,326 | \$ 4,194,326 |
| Skate Park ^o | 1 | \$ 125,000 | | | | | | | | | | | | \$ 129,655 | \$ 129,655 |
| Subtotal | | \$ 6,981,250 | | | | | | | | | | | | | \$ 14,482,419 |
| ADA/CPSC Compliance Costs | | | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | | | | | | | | | \$ 100,000 |
| Capital Improvement Sinking Fund Costs | | | \$ 32,500 | \$ 40,000 | \$ 45,000 | \$ 50,000 | \$ 60,000 | \$ 70,000 | \$ 80,000 | \$ 90,000 | \$ 95,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 862,500 |
| Maintenance and Operations Asset Life Cycle Fund**^o | | | \$ - | \$ 218,832 | \$ 346,829 | \$ 513,457 | \$ 575,310 | \$ 640,706 | \$ 709,770 | \$ 782,643 | \$ 859,446 | \$ 940,331 | \$ 1,025,439 | \$ 1,089,916 | \$ 7,702,682 |
| TOTAL | 533.38 | \$ 153,584,620 | \$ 51,323,604 | \$ 36,088,681 | \$ 37,857,952 | \$ 84,456,419 | \$ 43,943,231 | \$ 45,404,592 | \$ 43,499,912 | \$ 47,666,963 | \$ 48,910,169 | \$ 49,710,020 | \$ 68,251,201 | \$ 28,694,132 | \$ 106,191,474 |

* Calculations based on an average cost of \$453,713 per acre for neighborhood park development, \$338,283 per acre for community park development, and \$100,000 per acre for open space improvements in 2007 dollars. These costs do not include land acquisition. Detailed cost estimates can be found in the appendix.
 ** Calculation based on average maintenance costs of \$8,500 per acre. This figure is comparable to estimated maintenance costs in Dublin, CA.
^o Costs adjusted for inflation at an annual rate of 3.59%. Inflation rate calculated based on ten-year average of U.S. inflation rates from 1991 - 2001 published by Financial Trend Forecaster © 1996 - 2002.
[†] The first number listed represents the total acreage of the park. The second number represents the acreage that is the financial responsibility of the City of Oakley. The balance of the acreage is under the jurisdiction of the appropriate School District and is, therefore, not included in the City's maintenance and development cost projections.
[□] Costs associated with the Moura Park Site will be included in the Public Facilities Fee.
[‡] Cost estimate based on comparable swim complex construction cost estimates to include a 25-yard by 33-meter pool, appropriate decking, lighting, fencing, landscape, bath house, and diving boards.
^o Skatepark costs courtesy of the Skatepark Association of the USA, website, 2002.

Consumer Product Safety Commission Recommendation Compliance

As required by Senate Bill No. 2733, it is mandatory that all playgrounds follow the standards for playground safety by the Consumer Product Safety Commission (CPSC). The City needs to have a formal evaluation done by a certified playground inspector. It is estimated that four playgrounds will need to be replaced to comply with guidelines on such issues as fall zones and head entrapment:

- Heather Park
- Oakley Elementary School Park
- O'Hara Park (both playgrounds)

Future Neighborhood Parks

Appendix D calculates the costs of proposed parks as of 2006. In 2006 dollars, this produces a unit cost per acre of approximately \$375,000.

Maintenance Costs

Maintenance costs are not capital costs but must be factored into any budget planning. The City of Antioch conducted a survey of Contra Costa County communities to determine average costs per acre for maintenance. The average cost in 2001 was \$10,041 per acre, with the median being at \$10,525. The lowest rate was that of the City of Antioch at \$1,416; the highest, that of San Ramon with \$15,608.⁵

FUNDING IMPLEMENTATION

The financing strategy depends upon implementation of the following policies:

- Requirement of developers to commit land and/or in-lieu fees along with payment of impact fee for new development
- Expanded use of Lighting & Landscape Assessment District
- Utilization of debt financing for the expansion of community-wide facilities and facility renovation

- The actual payment methods or fund sources are to vary over time, but it is crucial that the underlying philosophy of less General Fund dependence be maintained.
- The implementation of capital improvement costs will prioritize those park sites that are currently highly non-compliant to ADA and CPSC standards as determined by a licensed inspector.

The funding strategy described in this chapter is divided into three principal components. The first is directed toward addressing citywide facility deficiencies, the second deals with new development, and the third deals with future program function and design.

City-Wide Facility Deficiencies

The need to meet the community's request for new community-wide facilities and General Plan requirements for parkland and facilities means that additional facilities must be developed and maintained within the existing city limits. This master plan recommends that the capital facilities be generated and renewed through a combination of the following:

- Citywide debt financing through measures such as an excise tax for City-wide facilities (i.e. swimming pools or the community center).
- The establishment of a series of renovation funds within the Parks and Recreation budget designed to anticipate the long-term replacement or repair of facilities on a systematic basis. These funds could be generated through an annual contribution by the General Fund and possibly through debt financing through a special account. Once established, such funds would become a predictable fixture of each annual budget. They could be supplemented through a program rental fee or facilities use surcharge dedicated to the continuing renewal of facilities.
- The development of bikeways should be coordinated through fee dedication and grant funds available from transportation programs within the county/region, state and federal governments.

⁵ Interview with City of Antioch, Park Maintenance Director, May 2002.

New Development

New residential developers are required to make specific capital contributions at the present time, as outlined previously. Specific funding strategies for new development are as follows:

- Rigorously enforce the 6-acres/1,000 people land dedication requirement, consistent with the General Plan.
- Have new development participate in its share of debt financing for community-wide facilities.
- Consider creating separate Impact Fees for neighborhood and community facilities.
- Update the City's Quimby Act ordinance to provide for the most effective means of providing parks and recreation services and facilities, including land dedication, in-lieu fees, or a combination of land dedication and in-lieu fees.
- Require turn-key parks whenever possible.
- Require participation in the existing L&LD for ongoing maintenance needs.
- Establish a Mello Roos CDF or excise tax to fund community facilities.

Future Recreation Programs

Flexibility in future programs design can be promoted by utilizing the following recommendations:

- Conduct a comparative analysis of similar recreation programs provided in the neighboring cities of Contra Costa County to determine appropriate charges and fees.
- Evaluate the possibility of acting as a contract agency for other public agencies such as the County or School District in terms of parks and recreation programs and services.
- Pursue a program that, in conjunction with utility billing, allows residents to round utility bill payments up, thus directing the marginal amount to parks and recreation services.
- Establish program pricing that sets a program cost and allows residents to achieve a discount when enrolling. This would allow non-residents to be served as well, while removing a major administrative obstacle in terms of differentiating between resident and non-resident.

- Evaluate percent-of-cost recovery mandates for recreation and senior programs.

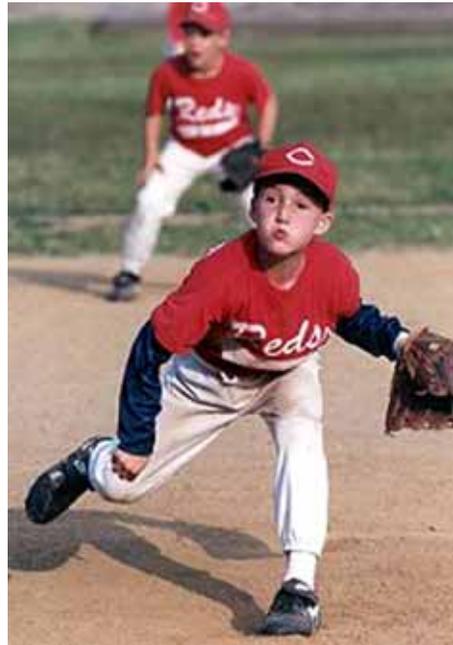
- Recommend that the City Council establish scholarship and subsidized programs for youths, low-income residents and youths-at-risk.

- Pursue public-private partnerships to coordinate the promotion of economic development, tourism, recreation, a web site and special events in Oakley.

SUMMARY ANALYSIS

To implement the Parks, Trails, and Recreation Master Plan action items, a funding strategy for the City of Oakley needs to be established. Various funding sources are available to the City, such as government grants, developer fees, corporate sponsorship, and debt financing. Using these mechanisms, a financing strategy that requires developers to commit land, Park Land Dedication In-Lieu fees, and/or Park Development Impact Fees for new development must be implemented. In addition, the Lighting & Landscape Assessment District could be expanded to cover the maintenance of facilities. Debt-financing methods could also be used for the expansion of community-wide facilities and facility renovation. In general, adherence to the long-term goal of less dependence on the General Fund should be sought, although the actual payment methods or funding sources will vary over time.

**CHAPTER 10:
ONGOING PLAN**



ONGOING PLANNING

INTRODUCTION

The Oakley Parks, Trails, and Recreation Master Plan is a means to guide growth and change by providing baseline data, policies, standards and recommendations. Ongoing planning is required to meet the changing needs of the city. Specific elements of the Master Plan must be re-evaluated and updated on a regular basis.

The purpose of this chapter is to discuss the current methodology and schedule, the specific elements vital to this ongoing planning, and funding.

UPDATE METHODOLOGY

Each chapter of the Master Plan focuses on a different topic. Areas covered include:

- Public Participation in the Master Plan Process: Data and Analysis (Chapter 2)
- Recreation Facilities Inventory and Analysis (Chapter 3)
- Recreation Facilities: Trails (Chapter 4)
- Recreation Resources Inventory and Analysis (Chapter 5)
- Missions, Goals and Policies (Chapter 6)
- Facility Standards (Chapter 7)
- Action Plan (Chapter 8)
- Funding Strategy (Chapter 9)

In any update of the Master Plan, the City should follow the chapter-by-chapter structure of this Master plan and update each chapter as necessary. The Master Plan documents are available via electronic media so that the City can update the existing documents.

UPDATE SCHEDULE

The City should update the Parks, Trails, and Recreation Master Plan a minimum of every three years and/or concurrently with any significant modification to the City's land use allocation. Chapters 3, 4, 5 and 8 should be updated annually, since they relate directly to fiscal year budgets. Based on a three-year minimum interval for the first ten years and the need for annual revisions, the update process would occur during the fiscal years as shown in Table 10.1 on the next 2 pages.

UPDATE SCHEDULE (Table 10.1)

| Chp. | Title | 2007/08 | 2009/10 | 2010/11 |
|-------------|--|----------------|----------------|----------------|
| 2 | Public Participation in the Master Plan process: Data and Analysis | X | | |
| 3 | Recreation Facility Inventory and Analysis | | | |
| | <i>Baseline Data</i> | X | X | X |
| | <i>Facility Inspection</i> | X | X | X |
| | <i>Comprehensive Facility Analysis</i> | X | | |
| 4 | Recreation Resources: Trails | X | | |
| | <i>Baseline Data</i> | X | X | X |
| | <i>Facility Inspection</i> | X | X | X |
| 5 | Recreation Resources: Inventory and Analysis | | | |
| | <i>Tally of program units of service</i> | X | X | X |
| | <i>Program analysis</i> | X | X | X |
| | <i>Demographic data</i> | X | | |
| | <i>Recreation Trends</i> | X | | |
| 6 | Missions, Goals and Policies | X | | |
| 7 | Facility Standards | | | |
| 8 | Action Plan | X | X | X |
| 9 | Funding Strategy | X | X | X |
| 10 | Ongoing Planning | X | | |

UPDATE SCHEDULE -- CONTINUED (Table 10.1)

| Chp. | Title | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 |
|-------------|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 2 | Public Participation in the Master Plan process: Data and Analysis | X | | | | | X | | | |
| 3 | Recreation Facility Inventory and Analysis | | | | | | | | | |
| | <i>Baseline Data</i> | X | X | X | X | X | X | X | X | X |
| | <i>Facility Inspection</i> | X | X | X | X | X | X | X | X | X |
| | <i>Comprehensive Facility Analysis</i> | X | | | | | X | | | |
| 4 | Recreation Resources: Trails | | | | | | | | | |
| | <i>Baseline Data</i> | X | X | X | X | X | X | X | X | X |
| | <i>Facility Inspection</i> | X | X | X | X | X | X | X | X | X |
| 5 | Recreation Resources: Inventory and Analysis | | | | | | | | | |
| | <i>Tally of program units of service</i> | X | X | X | X | X | X | X | X | X |
| | <i>Program analysis</i> | X | X | X | X | X | X | X | X | X |
| | <i>Comprehensive Facility Analysis</i> | | | | | | | | | |
| 6 | Missions, Goals and Policies | X | | | | | X | | | |
| 7 | Facility Standards | X | | | | | X | | | |
| 8 | Action Plan | X | X | X | X | X | X | X | X | X |
| 9 | Funding Strategy | X | X | X | X | X | X | X | X | X |
| 10 | Ongoing Planning | X | | | | | X | | | |

UPDATE ELEMENTS

The following discussion will outline which issues most likely to require updates as part of the ongoing planning process.

Public Participation in the Master Process: Data and Analysis (Chapter 2)

The analysis of public input provides valuable data and forms the basis for all Master Plan objectives and implementation guidelines. The goal of analysis of public demand is to confirm that the City is providing appropriate recreation facilities and programs. People's needs and desires for different types and quantities of facilities and programs should also be assessed.

Recreation Facility Inventory and Analysis (Chapter 3)

This chapter will require updating of the existing baseline data as the City refurbishes facilities, develops new facilities, and adds other resources through land acquisition or other processes. The City should also identify any qualitative inadequacies and deficiencies.

The tables shown in Chapter 3 should be updated annually to keep pace with the City's development. Annual updates of this data can be derived from an analysis of the previous fiscal year's capital improvement programs and approved development agreements. To identify qualitative inadequacies or potential safety hazards, each facility should be subject to an annual inspection and report.

The City of Oakley should perform a comprehensive analysis of facilities deficiency at least every three years.

Recreation Facility: Trails (Chapter 4)

This chapter looks at the network of local and regional multi-use trails in the City of Oakley and surrounding areas. As the EBRPD Master Plan implements its regional trail systems, the City should update all information, particularly that on the interconnection of regional trail systems with local trail systems to provide various recreational access and opportunities. Similar to Chapter 3, this chapter should have annual inspections and reports to keep pace with the City's development and identify qualitative inadequacies or potential safety hazards.

Recreation Resources: Inventory and Analysis (Chapter 5)

The update process for recreation programs is part of an ongoing operation, rather than something that is performed every five years. The inventory of the recreation programs should include a computer database of user information that summarizes the following:

- An annual tally of program units of service including:
 - Annual percentage of non-resident participation
 - Annual tally of waiting lists
- Cost efficiency
- Cost recovery
- Identification of trends in program participation

An annual analysis of program user evaluations, including:

- Annual meeting of City staff to evaluate programs and deficiencies and discuss direction
- Annual review of City policies that affect programs
- Annual review of schedule of fees and facility charges
- Analysis of demographic data and recreation trends in relation to programs (every five years)

Mission, Goals and Policies (Chapter 6)

This chapter is one that addresses long-term issues for the City, and therefore should not be expected to change frequently. This Master Plan recommends updating of the City's mission, goals and policies every five years or whenever the County of Contra Costa General Plan is amended.

Action Plan and Funding Strategy (Chapter 7 and 8)

These chapters should be adjusted each year as part of the preparation of each fiscal year budget. Other aspects of these chapters may be impacted by the five-year update of individual sections of the Master Plan. Both chapters' updates should be based on a careful needs assessment, public commentary, and policy direction.

Action Plan

The *Action Plan* update should focus on changes in facilities, programs and City staff organization.

Funding Strategy

The *Funding Strategy* update should focus on the following:

- Review of existing City financing, land acquisition, and facility development
- Future demand and capital improvement costs
- Special facility program revenues (i.e. swim center)
- Maintenance and operations costs
- Funding alternatives
- Financing strategies
- Development fees

FUNDING FOR ONGOING PLANNING

Most of the annual updating of demand, programs, facilities, standards, action plan and funding strategy can be done by the City of Oakley. Other updating efforts that can be accomplished by the City include:

- Mission, Goals and Policies
- Summary of Undeveloped Facilities and Related Costs

The updating efforts, which will be necessary as a result of changes in land-use allocations, may necessitate consultation with professional park planners, as changes in land-use allocation could potentially affect the entire Master Plan.

If the need to update the Master Plan is a result of changes in land-use zoning, then the City should consider requiring the land developers requesting changes to land-use zoning to fund the cost of hiring a consultant to prepare the update.

SUMMARY ANALYSIS

The Oakley Parks, Trails, and Recreation Master Plan will require periodic updates and revisions over time to accurately reflect the city's changing needs. Baseline data regarding the status of parks and recreation facilities should be collated annually. In addition, the City should plan to update the entire Parks, Trails, and Recreation Master Plan a minimum of every three years and/or concurrently with any significant modification to the City's land use allocation.

APPENDICES

**APPENDIX A:
PUBLIC WORKSHOPS AND
SURVEYS**

This information not available electronically

**APPENDIX B:
PARK LAYOUT PLANS**

This information not available electronically

**APPENDIX C:
FUNDING**

This information not available electronically

**APPENDIX D:
PARK UNIT COST GUIDELINES**

Opinion of Probable Park Construction Costs
City of Oakley, California
June 2007
Prepared by: Royston, Hanamoto, Alley & Abey

The attached spreadsheets represent RHAA's opinion of probable neighborhood and community park construction costs in 2006 dollars. When possible, unit price estimates are based on costs published by the following sources:

- Saylor Publications, Inc., *2006 Current Construction Costs*, 43rd Annual Edition, 2006, 2nd Quarter Index.
- International Parking Design Inc., company brochure, 2001.
- Skatepark Association of USA, website, 2002.

In cases where information from general cost guides is unavailable, the unit costs represent the professional opinion of RHAA based on construction bids for several comparable park projects. When necessary, costs are adjusted for inflation. These projects include:

- Hiram Lewis Park/Detention Basin, Town of Windsor, CA, May 2001.
- Sports Complex Park, City of Tracy, CA, May 2001.
- Roy Avenue & Thousand Oaks Play Area Renovation Project, City of San Jose, CA, September 2002.

Additional park cost estimates were provided, for reference purposes only, by the City of Brentwood. They include the following:

- Sunset Park Athletic Facility, City of Brentwood, CA, September 2002.
- Balfour Road Park, City of Brentwood, CA, November 2002.
- Developer Reimbursement Program, City of Brentwood, CA, 2002.

The City of Oakley provided estimates for some site utility costs unique to Oakley including potable water service, sanitary sewerage, and irrigation water wells.

Community Park Construction Cost Estimate (50 Acres)
City of Oakley, California
June 2007

| Description | Quantity | Unit | Unit Price | Extension |
|--|-----------------|-------------|---------------------------|------------------|
| Site Preparation (assumes 10 acres of natural land): | | | | |
| Demolition, Clearing & Grubbing | 40 | AC | \$6,854.00 ¹ | \$274,160.00 |
| Rough Grading | 40 | AC | \$17,084.00 ² | \$683,360.00 |
| Drainage (on-site collect & convey) | 40 | AC | \$15,260.00 ² | \$610,400.00 |
| Utilities: | | | | |
| Potable water service 2" | 1 | EA | \$51,728.00 ³ | \$51,728.00 |
| Electrical service | 1 | EA | \$25,864.00 ³ | \$25,864.00 |
| Sanitary Sewer service | 2 | EA | \$19,398.00 ³ | \$38,796.00 |
| Irrigation Water Well | 1 | EA | \$232,776.00 ³ | \$232,776.00 |
| Site Hardscape: | | | | |
| Concrete paths & surfaces | 50,000 | SF | \$8.48 ² | \$424,000.00 |
| Asphalt paths & surfaces | 50,000 | SF | \$4.24 ¹ | \$212,000.00 |
| Quarry Waste paths & surfacing | 50,000 | SF | \$5.30 ² | \$265,000.00 |
| Fencing – chain link | 6,000 | LF | \$31.80 ¹ | \$190,800.00 |
| Parking – off street cost per stall | 300 | EA | \$2,101.00 ⁴ | \$630,300.00 |
| Landscaping: | | | | |
| Soil Preparation & Fine Grading | 30 | AC | \$20,778.00 ² | \$623,340.00 |
| Irrigation – large scale | 26 | AC | \$45,262.00 ¹ | \$1,176,812.00 |
| Irrigation – small scale | 4 | AC | \$69,833.00 ¹ | \$279,332.00 |
| Trees, Shrubs & Groundcovers | 35 | AC | \$25,334.00 ¹ | \$886,690.00 |
| Hydroseeded Turf | 26 | AC | \$27,666.00 ¹ | \$719,316.00 |
| Landscape Establishment – 90 days | 30 | AC | \$3,180.00 ² | \$95,400.00 |
| Site Amenities: | | | | |
| Litter Receptacles with concrete pad | 20 | EA | \$853.00 ¹ | \$17,060.00 |
| Garbage Dumpster enclosure | 1 | EA | \$14,840.00 ² | \$14,840.00 |
| Picnic Tables with concrete pad | 25 | EA | \$2,332.00 ¹ | \$58,300.00 |
| Barbecues | 5 | EA | \$970.00 ² | \$4,850.00 |
| Pathway Bench – 6' with concrete pad | 20 | EA | \$2,586.00 ¹ | \$51,720.00 |
| Lighting - pathway & safety | 55 | EA | \$4,268.00 ² | \$234,740.00 |
| Drinking Fountain | 8 | EA | \$5,300.00 ² | \$42,400.00 |
| Bike Rack | 8 | EA | \$1,553.00 ¹ | \$12,424.00 |
| Gazebo or Focal Feature | 1 | EA | \$64,660.00 ² | \$64,660.00 |
| Concession Building - 400 sq. ft. | 2 | EA | \$371,000.00 ² | \$742,000.00 |
| Restroom Building | 2 | EA | \$328,600.00 ² | \$657,200.00 |
| Maintenance Building - 480 sq. ft. | 1 | EA | \$318,000.00 ² | \$318,000.00 |
| Special Feature (amphitheater, shade structure, or group picnic, etc.) | allow | | \$127,200.00 ² | \$100,000.00 |
| Play Areas: | | | | |
| Toddler Play Area | 2 | LS | \$58,300.00 ² | \$116,600.00 |
| Toddler Play Surfacing & Curbing | 3,000 | SF | \$29.68 ² | \$89,040.00 |
| Youth Play Area | 2 | EA | \$71,020.00 ² | \$142,040.00 |

| | | | | |
|---|-------|----|-----------------------------|-----------------|
| Youth Play Surfacing & Curbing | 3,000 | SF | \$29.68 ² | \$89,040.00 |
| Sand Box | 1 | EA | \$12,720.00 ² | \$12,720.00 |
| Basketball Complex - 4 courts | 4 | EA | \$40,280.00 ¹ | \$161,120.00 |
| Tennis Complex - 4 courts | 4 | EA | \$45,050.00 ¹ | \$180,200.00 |
| Skate Park - modular unit | 2 | AC | \$82,256.00 ⁵ | \$164,512.00 |
| Baseball/Softball Complex - 4 fields | 4 | EA | \$110,240.00 ² | \$440,960.00 |
| Soccer - lines & goals only | 4 | EA | \$6,360.00 ² | \$25,440.00 |
| Football - lines & goals only | 1 | EA | \$6,360.00 ² | \$6,360.00 |
| Lighting - all fields | 1 | LS | \$1,099,220.00 ² | \$850,000.00 |
| Construction SUBTOTAL | | | | \$12,016,300.00 |
| Administrative: | | | | |
| Construction Mobilization | 2% | | | \$240,326.00 |
| SUBTOTAL | | | | \$12,256,626.00 |
| Design, Engineering, Plan Check, Construction Administration (20% of Subtotal) | 20% | | | \$2,451,325.20 |
| Construction TOTAL | | | | \$14,707,951.20 |
| Project Contingency (15% of Construction Total) | 15% | | | \$2,206,192.68 |
| Project Development TOTAL | | | | \$16,914,143.88 |
| Cost per Acre | | | | \$338,282.88 |

1. Saylor Publications, Inc., *2006 Current Construction Costs*, 43rd Annual Edition, 2006, 2nd Quarter Index. (see no. 6 below)
2. RHAA estimate based on bids received through August 2006. See cover page for project list.
3. City of Oakley estimate.
4. International Parking Design Inc., company brochure, 2001.
5. Skatepark Association of USA, website, 2002.
6. Revised figures based on a 6% cost increase (per Saylor's cost index) from estimate completed in 2006.

Neighborhood Park Construction Cost Estimate (3 acres)
City of Oakley, California
June 2007

| Description | Quantity | Unit | Unit Price | Extension |
|--------------------------------------|-----------------|-------------|--------------------------|------------------|
| Site Preparation: | | | | |
| Demolition, Clearing & Grubbing | 130,000 | SF | \$0.16 ² | \$20,800.00 |
| Rough Grading | 130,000 | SF | \$0.64 ² | \$83,200.00 |
| Drainage (on-site collect & convey) | 130,000 | SF | \$0.35 ² | \$45,500.00 |
| Utilities: | | | | |
| Potable water service 1" | 1 | EA | \$26,500.00 ³ | \$26,500.00 |
| Electrical service | 1 | EA | \$10,600.00 ³ | \$10,600.00 |
| Irrigation Water Well | 1 | EA | \$96,460.00 ³ | \$96,460.00 |
| Site Hardscape: | | | | |
| Concrete paths & surfaces | 9,000 | SF | \$8.48 ² | \$76,320.00 |
| Asphalt paths & surfaces | 5,000 | SF | \$4.24 ² | \$21,200.00 |
| Quarry Waste paths & surfacing | 8,000 | SF | \$5.30 ² | \$42,400.00 |
| Fencing – perimeter chain link | 2,000 | LF | \$31.80 ² | \$63,600.00 |
| Landscaping: | | | | |
| Soil Preparation & Fine Grading | 95,000 | SF | \$0.48 ² | \$45,600.00 |
| Irrigation – large scale | 80,000 | SF | \$1.33 ² | \$106,400.00 |
| Irrigation – small scale | 15,000 | SF | \$1.64 ² | \$24,600.00 |
| Hydroseeded Turf | 80,000 | SF | \$0.69 ² | \$55,200.00 |
| Groundcovers | 15,000 | SF | \$0.39 ¹ | \$5,850.00 |
| Shrubs #1 | 125 | EA | \$25.12 ¹ | \$3,140.00 |
| Shrubs #5 | 40 | EA | \$38.16 ¹ | \$1,526.40 |
| Trees #15 | 50 | EA | \$185.50 ¹ | \$9,275.00 |
| Mulching | 15,000 | SF | \$0.53 ¹ | \$7,950.00 |
| Landscape Establishment – 90 days | 95,000 | SF | \$0.06 ² | \$5,700.00 |
| Site Amenities: | | | | |
| Litter Receptacles with concrete pad | 3 | EA | \$853.30 ¹ | \$2,559.90 |
| Picnic Tables with concrete pad | 3 | EA | \$14,840.00 ¹ | \$44,520.00 |
| Barbecues | 2 | EA | \$970.00 ² | \$1,940.00 |
| Pathway Bench – 6' with concrete pad | 3 | EA | \$2,586.00 ¹ | \$7,758.00 |
| Lighting - pathway & safety | 15 | EA | \$4,268.00 ² | \$64,020.00 |
| Drinking Fountain with Sump | 1 | EA | \$5,830.00 ² | \$5,830.00 |
| Bike Rack | 1 | EA | \$1,553.00 ¹ | \$1,553.00 |
| Play Areas: | | | | |
| Toddler Play Area | 1 | LS | \$58,300.00 ² | \$58,300.00 |
| Toddler Play Surfacing & Curbing | 1,500 | SF | \$30.00 ² | \$45,000.00 |

| | | | | |
|---|-------|----|--------------------------|----------------|
| Youth Play Area | 1 | EA | \$71,020.00 ² | \$71,020.00 |
| Youth Play Surfacing & Curbing | 1,500 | SF | \$30.00 ² | \$45,000.00 |
| Sand Box | 1 | EA | \$12,720.00 ² | \$12,720.00 |
| Construction SUBTOTAL | | | | \$1,112,042.30 |
| Administrative: | | | | |
| Construction Mobilization | 2% | | | \$22,240.85 |
| SUBTOTAL | | | | \$1,134,283.15 |
| Design, Engineering, Plan Check, Construction Administration (20% of Subtotal) | 20% | | | \$226,856.63 |
| Construction TOTAL | | | | \$1,361,139.78 |
| Project Development TOTAL | | | | \$1,361,139.78 |
| Cost per Acre | | | | \$453,713.26 |

1. Saylor Publications, Inc., *2006 Current Construction Costs*, 43rd Annual Edition, 2006, 2nd Quarter Index. (see no. 4 below)
2. RHAA estimate based on bids received through August 2006. See cover page for project list.
3. City of Oakley estimate.
4. Revised figures based on a 6% cost increase (per Saylor's cost index) from estimate completed in 2006.

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ACKNOWLEDGEMENTS

ACKNOWLEDGMENTS

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