



## STAFF REPORT

**DATE:** September 10, 2019

**TO:** Bryan Montgomery, City Manager *Approved and Forwarded to the City Council*

**FROM:** Joshua McMurray, Community Development Director

**SUBJECT:** **Oakley General Plan Update Work Session – Update on public input and next steps**

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### **Background and Recommendation**

The City of Oakley has initiated a targeted update to its existing General Plan. The City Council awarded the contract to De Novo Planning Group to assist in the preparation of the update. Over the past few months, the City and De Novo conducted two Visioning Workshops and hosted a web based community survey to gather information. The Visioning Workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the City, and what important issues should be addressed in the focused update of the General Plan.

The focus of the City Council Work Session is to: 1) present the City Council with the results of the visioning process, 2) identify elements of the General Plan that we anticipate revising to address the priorities/concerns identified by the community, and 3) ask the City Council for their input and priorities for the General Plan Update.

Included with this Staff Report is the Visioning White Paper that discusses in detail the two Visioning Work Shops and the community input received thus far.

### **Recommendation**

Staff recommends the City Council review the information provided, through the Staff Report and Power Point presentation, and provide Staff and De Novo Planning Group with comments and direction.

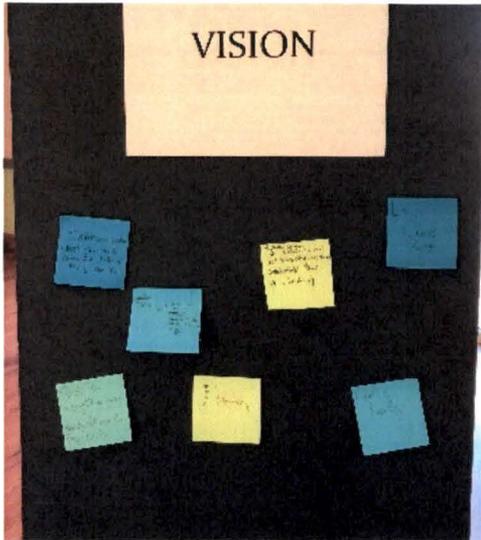
### **Attachments**

1. White Paper – Visioning Work Shops

# OAKLEY



## General Plan Update



August 2019

## VISIONING WHITE PAPER

City of Oakley Focused General Plan Update

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# Oakley Focused General Plan Update

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### OVERVIEW

In June 2019, the City began an outreach program to engage community members in the General Plan Update. The General Plan Update team held two community-wide Visioning Workshops and gathered information via an online community survey. The outreach effort garnered input from City residents, members of the business community, property owners, and stakeholders. The outreach program for this project is designed to facilitate a meaningful conversation with the Oakley community about the issues and opportunities that are most important to them.

The Visioning Workshops provided an opportunity for the public to offer their thoughts on what they value about their community and the City, and what important issues should be addressed in the focused update of the General Plan. The survey was made available on-line and also encouraged input from community members that may not attend City meetings. The Visioning Workshops and the on-line survey were advertised on the City website (<https://www.ci.oakley.ca.us/general-plan-update/>), the City's social media platforms, including Twitter and Facebook, and at City Council meetings.

The General Plan update effort will continue to involve numerous opportunities for the community to learn about the project and provide their input, including traditional in-person workshops, open houses, and online surveys.

This Visioning White Paper memorializes what was discussed at two Visioning Workshops and the results from the June/July 2019 online survey.

This Visioning White Paper includes the following components:

**Overview:** This section describes the community outreach efforts and goals, as well as the approach to advertising the visioning events.

**Core Values:** This section summarizes the core values for the General Plan Update based on input from participants at the Visioning Workshops and the on-line survey.

**Visioning Workshops:** This section summarizes the input provided at each of the two Visioning Workshops.

**On-Line Survey Results:** This section summarizes the feedback provided via the on-line survey.

# Oakley Focused General Plan Update

## CORE VALUES

The feedback provided by the community provides the City with a broad overarching vision for the development of the General Plan Update, and identifies key community values and priorities that should be carefully considered in the General Plan Update process. As a result of the workshops and on-line survey, the following key themes have been identified:



**Community Character:** Residents value Oakley’s small-town feel, family-oriented community, parks, schools, and its agricultural heritage. Oakley’s distinctive and growing downtown area, the Delta and waterfront, and the rural and open space feel of the area are key assets that contribute to Oakley’s character.

**Mobility:** Cars have traditionally been, and will continue to be a vital part of Oakley’s transportation network. Addressing traffic continue to be a priority. However, as the city continues to grow, additional emphasis needs to be placed on alternative ways of getting around, including walking, bicycling, and public transit. Increasing the safety and functionality of the entire circulation system is a high priority for the City.

**Economy:** The community expressed the need for more local jobs and continuing to improve the City’s economic/employment base, indicating that industrial uses, particularly in the technology-related sector, business parks, and commercial uses that provide high-quality, well-paid jobs for the City’s workforce are a priority.

**Shopping and Services:** A desire for more shopping, particularly grocery and community-serving stores, restaurants, and social venues that provide entertainment and family-oriented recreation opportunities, grocery stores, was identified by community members.

**Parks, Recreation, and Entertainment:** The community’s desire for healthy and active lifestyle options was demonstrated by the stated need for parks and continued improvements to parks, access to the waterfront, family-friendly events, and recreation and activity programs for all ages.

**Community Services and Resources:** Community safety and community-oriented facilities and services, including a local library, improvements to schools, and family- and youth-oriented activities, were key concerns identified during the Visioning process. An on-going commitment to a responsive police department and fire department and to proactive management of safety, homelessness, and crime is needed for residents to continue to feel safe.

**Growth:** Services and infrastructure must be planned to keep pace with growth, particularly housing, and new development should reflect the desired character of the community and respect the rural, open space, and agricultural nature of the area.

Attachment A summarizes how the core values expressed through the Visioning process will be addressed in the General Plan Update.

## VISIONING WORKSHOPS

The City hosted two General Plan Update Visioning Workshops in June 2019. Each Workshop focused on addressing a different topic. Each Workshop included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas. The topics explored in each Workshop along with summaries of what we heard from the community are provided in the following pages. The intent of this section of the Visioning White Paper is to present the information we received without making assumptions or recommendations. The feedback we received has been recorded here in order to memorialize the key themes and ideas, and it will be used to help inform future work tasks associated with the General Plan Update, including evaluation of opportunities and challenges, development of land use alternatives, and creation of new goals and policies.



Workshop 1  
Community Vision  
June 5, 2019

Workshop 2  
Mobility &  
Environmental Justice  
June 13, 2019

# Oakley Focused General Plan Update

## WORKSHOP #1: VISION, VALUES, AND FOCUS AREAS

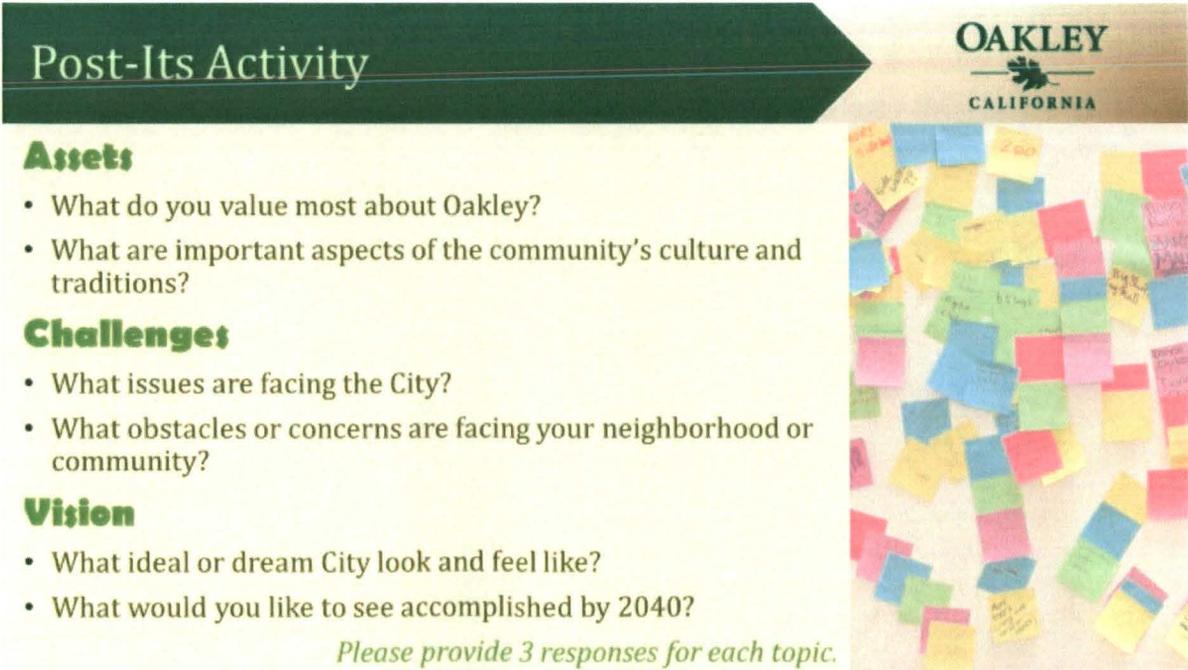
This initial Visioning Workshop was the community kick off for the General Plan Update project. This Workshop provided an overview of the General Plan process and focused on identifying the overall vision and guiding principles for the General Plan Update. Four Oakley residents and other stakeholders attended the Workshop.

Following a brief presentation on the General Plan Update, the consultant team facilitated two activities to help open a dialogue with the community regarding the vision for the future and priority areas to be addressed. Each activity and the feedback provided by workshop attendees are summarized on the following pages.

### ACTIVITY #1 – VISION, ASSETS, AND CHALLENGES POST-ITS

The first activity during Visioning Workshop #1 was a Post-It activity. Meeting attendees were provided stacks of blank Post-it notes and asked to write down what they think are Oakley's primary assets and challenges, along with their vision for the future of the City. Questions posed to the group for consideration included:

- What do you value most about Oakley?
- What are important aspects of the community's culture and traditions?
- What issues are facing the City?
- What obstacles or concerns are facing your neighborhood or community?
- What ideal or dream City look and feel like?
- What would you like to see accomplished by 2040?



**Post-Its Activity**

**OAKLEY CALIFORNIA**

**Assets**

- What do you value most about Oakley?
- What are important aspects of the community's culture and traditions?

**Challenges**

- What issues are facing the City?
- What obstacles or concerns are facing your neighborhood or community?

**Vision**

- What ideal or dream City look and feel like?
- What would you like to see accomplished by 2040?

*Please provide 3 responses for each topic.*

The feedback from the meeting attendees for Activity #1 is listed below.

### Vision

- Low crime rate
- Family friendly
- A library
- A walkable downtown with shopping, restaurants, and a library
- Dream city: active voiced community, festivals, creative Tiesto activities hosted in City
- Small City with small town charm and plenty of community spaces/events
- Infrastructure that citizens already "believe" they have
- Infrastructure - I realize the need for property tax revenue but we need to make sure that additional housing is actually accessible. Case in point - the new KB home development at Main and Simoni Ranch will only add to the terrible traffic jams caused by parents dropping their kids off at school. Has anyone from the city spent time parked at the side of the road and seen the horrible traffic?
- Oakley - "a place for families." Perhaps the younger generation doesn't want big yards and if that's the case, I'll not say anything else. However, I think most young families with children want a backyard. I think the City Council and Staff need to actually check out properties in addition to looking at plot layouts - I think folks would be surprised at the lack of yard space in new subdivisions. I suspect that most of us old-timers actually have some property and don't realize how small the plots are for these new houses. Check out the new houses on Laurel before Rose.
- Enough with the storage units and gas stations! Enough said on that one. Oakley shouldn't be known as the place to ditch your junk.



# Oakley Focused General Plan Update

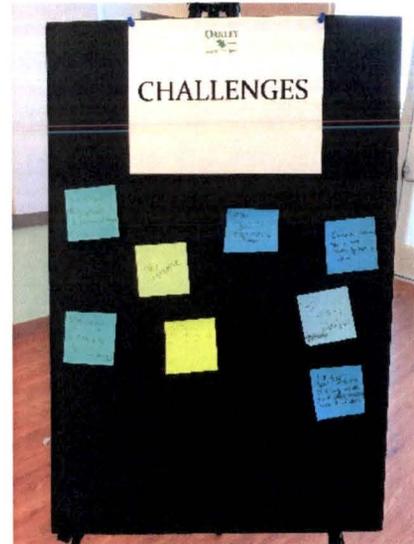
## Assets

- Many teachers, police, fire, City staff, etc work and live in Oakley
- I value Council's involvement
- The community culture is growing constantly and it's nice to see visual progress
- Low crime rate
- Good community
- Low crime area
- Streets are maintained
- Agriculture community
- Small town feel
- Small town feeling
- Involvement of families in many programs and activities like schools, Little League, churches – many neighbors know each other or someone who knows someone else



## Challenges

- Tax revenue
- Not enough community spaces (i.e., Library too small)
- Infrastructure
- More stores/plaza
- Empty plots without plans/delayed plans
- Not enough voicing out on what's happening around (not informative enough)
- Low economic development
- Lack of space/place in City to bring people and ideas together like a library
- Infrastructure not in line with growth rate
- Have to travel to Brentwood for entertainment, food, etc



## ACTIVITY #2 – FOCUS AREAS

The second activity during Visioning Workshop #1 was a mapping activity. Community members formed two groups of two people. Each group was provided one large map of the City of Oakley, an instruction sheet with nine various icon stickers (shown below), and worksheets in order to complete this activity. The large map included pre-designated focus areas (1 through 6). The community members were provided the following instructions in order to identify various concerns for each focus area on the City of Oakley map:

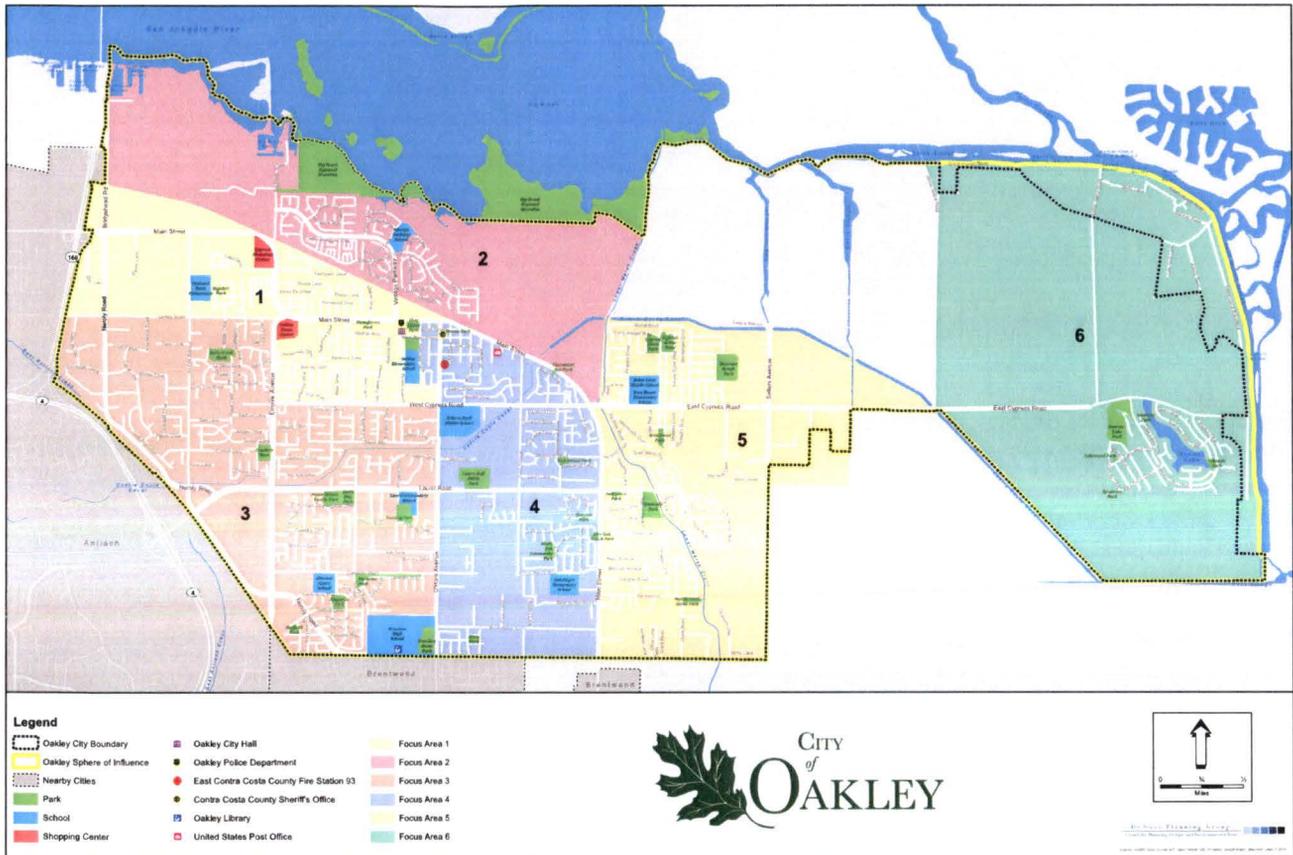
- Identify the top three concerns for each area:
  - Lack of services
  - Housing affordability
  - Pollution
  - Food access
  - Noise
  - Cultural/language barriers
- Identify the top four solutions and amenities needed for each area using the following stickers:

Solutions and Amenities	
	<b>Safe &amp; Affordable Housing:</b> <i>Housing affordable to the workforce and lower income groups and/or housing that addresses special needs (seniors, disabled, homeless) is needed in this area.</i>
	<b>Community Services:</b> <i>Retail and service uses that are used by residents on a regular basis are needed in this area.</i>
	<b>Parks &amp; Recreation:</b> <i>More parks and recreation opportunities are needed in this area.</i>
	<b>Pedestrian &amp; Bicycle Access:</b> <i>Safe and well-connected pedestrian and/or bicycle routes are needed to connect this community to parks, community services, Downtown, and other destinations in the area.</i>
	<b>Nutritious &amp; Fresh Foods:</b> <i>Grocery stores, markets, restaurants, and farmers markets that have nutritious and fresh food options are needed.</i>
	<b>Maintenance &amp; Renovation:</b> <i>The uses in this area are appropriate, but buildings, landscaping, and facilities need to be renovated and/or improved to be safe and aesthetically pleasing.</i>
	<b>Public Facility:</b> <i>Public facilities, such as schools, parks, recreation, and/or community centers, are needed in this area.</i>
	<b>Cultural &amp; Language Access:</b> <i>Opportunities for community involvement need to address more languages and cultures than traditional meeting and outreach approaches.</i>
	<b>Public Safety:</b> <i>More attention is needed to public safety, including an increased law enforcement presence, ensuring parks and schools are safe, and providing safe streets and community areas.</i>

# Oakley Focused General Plan Update

- Each group filled out a worksheet or annotated their map to address the following questions for each focus area:
  - What are the top three concerns for this area?
  - What does this area need more of?

The six focus areas are shown in the figure below. The results of the Focus Areas Mapping Activity are summarized on the following pages.



## GROUP #1 MAP

### Focus Area 2

Top concerns for this area:

- Too many liquor and tobacco stores catering to promote alcohol and substances

Top needs for this area:

- Public safety
- Public facility
- Nutritious and fresh foods
- Community services

Additional input:

- More activity groups for teens (art groups, martial art classes, entertainment in general)
- Beautification towards spread apart streets, more plants

### Focus Area 4

Top concerns for this area:

- Too many liquor and tobacco stores catering to promote alcohol and substances

Top needs for this area:

- Public safety
- Public facility
- Nutritious and fresh foods
- Community services

Additional input:

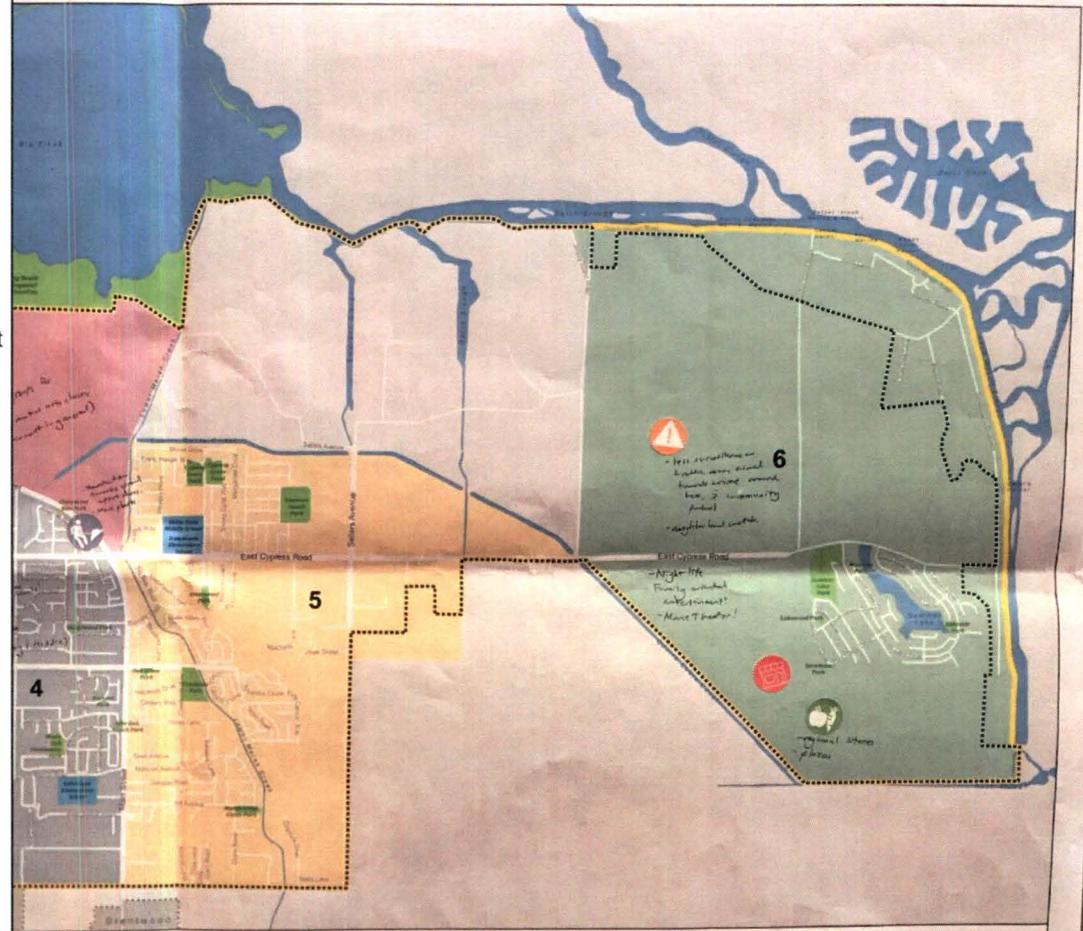
- Charter schools, more private schools (elementary and middle)

### Focus Area 6

No top concerns or needs identified on the worksheet.

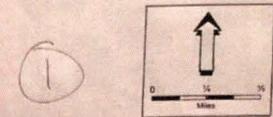
Additional input:

- Less surveillance on traffic, more aimed towards crime around here and community patrol
- Neighborhood watch
- Night life, family-oriented entertainment, movie theatre
- Regional stores, plazas



### Legend

Oakley City Boundary	Oakley City Hall	Focus Area 1
Oakley Sphere of Influence	Oakley Police Department	Focus Area 2
Nearby Cities	East Contra Costa County Fire Station 93	Focus Area 3
Park	Contra Costa County Sheriff's Office	Focus Area 4
School	Oakley Library	Focus Area 5
Shopping Center	United States Post Office	Focus Area 6



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# Oakley Focused General Plan Update

## GROUP #2 MAP

### Focus Area 1

Top concerns for this area:

- Need of aesthetic improvements
- Lack of safe and affordable housing
- Disparity between one area of Empire and the other

Top needs for this area:

- Public facilities
- Parks and recreation
- Safe and affordable housing
- Maintenance and renovation

### Focus Area 2

Top concerns for this area:

- Lack of services
- Air pollution/bug problem – residents don't open doors at times because bugs are so bad
- Road access in and out of area

Top needs for this area:

- Public safety
- Maintenance and renovation
- Public facilities
- Safe and affordable housing

### Focus Area 3

Top concerns for this area:

- Lack services
- Poor roads/unsafe roads
- Food access

Top needs for this area:

- Community services
- Maintenance and renovation
- Nutritious and fresh foods
- Pedestrian/bicycle access

### Focus Area 4

Top concerns for this area:

- Lack of services
- Need of aesthetic improvements along Main St.
- Food access

Top needs for this area:

- Public facilities
- Community services
- Maintenance and renovation
- Nutritious and fresh foods

### Focus Area 5

Top concerns for this area:

- Lack of services
- Need of aesthetic improvements along Main St.
- Food access

Top needs for this area:

- Community services
- Maintenance and renovation
- Nutritious and fresh foods
- Public facilities

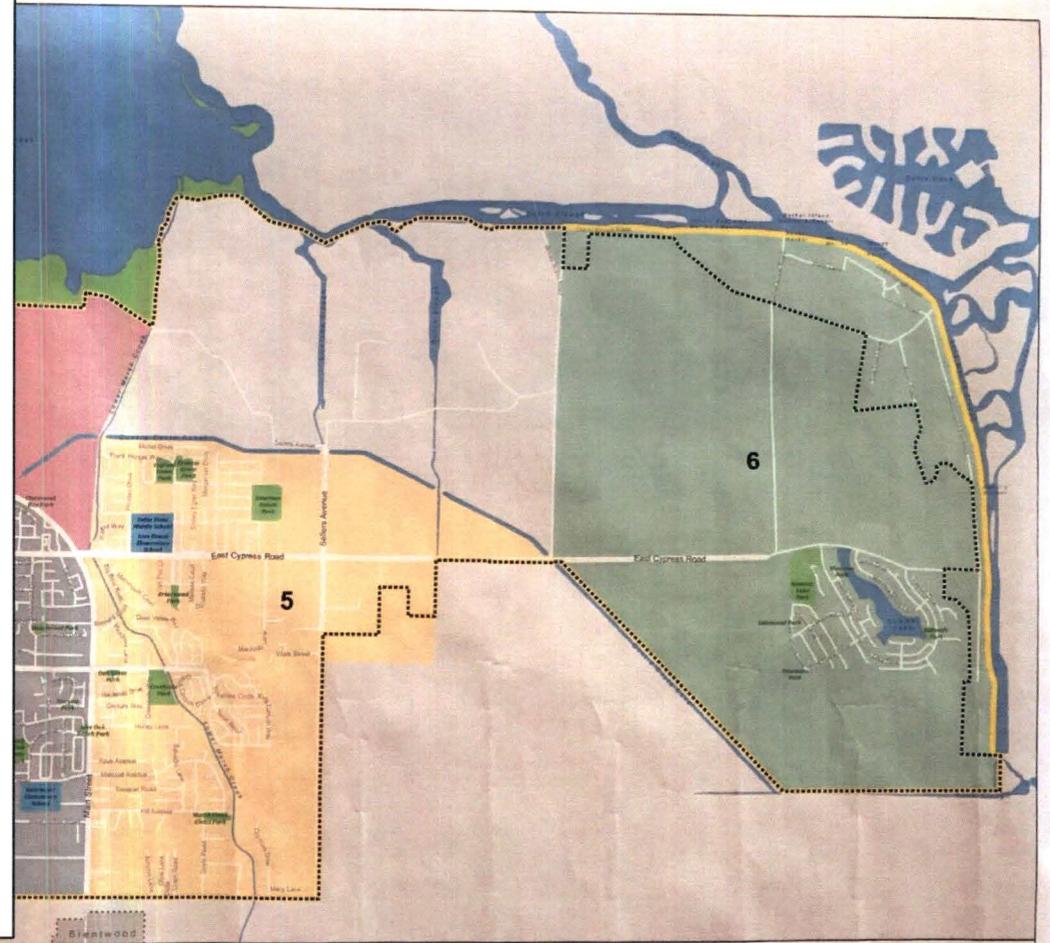
### Focus Area 6

Top concerns for this area:

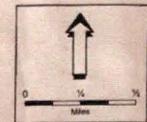
- Lack of services
- One way in and out
- Food access

Top needs for this area:

- Public safety
- Community services
- Nutritious and fresh foods
- Pedestrian/bicycle access



Oakley City Boundary	Oakley City Hall	Focus Area 1
Oakley Sphere of Influence	Oakley Police Department	Focus Area 2
Nearby Cities	East Contra Costa County Fire Station 93	Focus Area 3
Park	Contra Costa County Sheriff's Office	Focus Area 4
School	Oakley Library	Focus Area 5
Shopping Center	United States Post Office	Focus Area 6



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## WORKSHOP #2: MOBILITY

This second Visioning Workshop provided an overview of the General Plan process and focused on identifying the transportation and mobility issues and concerns in Oakley. Four Oakley residents, property owners, and other stakeholders attended the Workshop.

Visioning Workshop #2 included three activities: Mobility Barriers Mapping activity, a Mobility Vision activity, and a Prioritization activity. The feedback that was provided during the activities is summarized below.

### ACTIVITY #1 – MOBILITY BARRIERS

The first activity during Visioning Workshop #2 was a mapping activity. Community members formed four groups of one to two people. Each group was provided one large map of the City of Oakley and a sheet with five various icons (shown below) in order to complete this activity. The community members were asked to identify barriers to mobility and access on the City of Oakley map using stickers and markers. The following stickers and topic areas were identified:



#### **Automobile**

e.g. constraints to motor vehicle circulation, such as traffic congestion, delays to motor vehicles, limited parking, site access restrictions, etc.



#### **Bicycling**

e.g. constraints to bicycle transportation, such as lack of bicycle lanes, paths or bicycle parking, and/or uncomfortable existing bike facilities, etc.



#### **Walking**

e.g. constraints to walking, such as difficult crossings, sidewalk gaps, uncomfortable walking environment, barriers limiting pedestrian access to specific destinations, etc.



#### **Transit**

e.g. constraints to transit use, such as destinations lacking transit service, barriers to accessing transit stops, service frequencies, , delays to buses, etc.



#### **Safety-Related**

e.g. safety concerns for motorists, bicyclists, pedestrians and transit riders; concerns about speeding or cut-through traffic, etc.

The results of the Barriers to Mobility and Access Mapping activity are summarized below.

## Oakley Focused General Plan Update

### GROUP #1 MAP

#### *MOBILITY BARRIERS*

- **Bicycling:**
  - Bike share in eastern portion of City
- **Walking:**
  - Pedestrian opportunity at Brownstone/Rose
- **Transit:**
  - Inspiring public transport in eastern portion of City along Contra Costa Canal
  - Transit easement between Sellers Avenue and Contra Costa Canal
  - Transit opportunities at Freedom High School and eastern portion of City

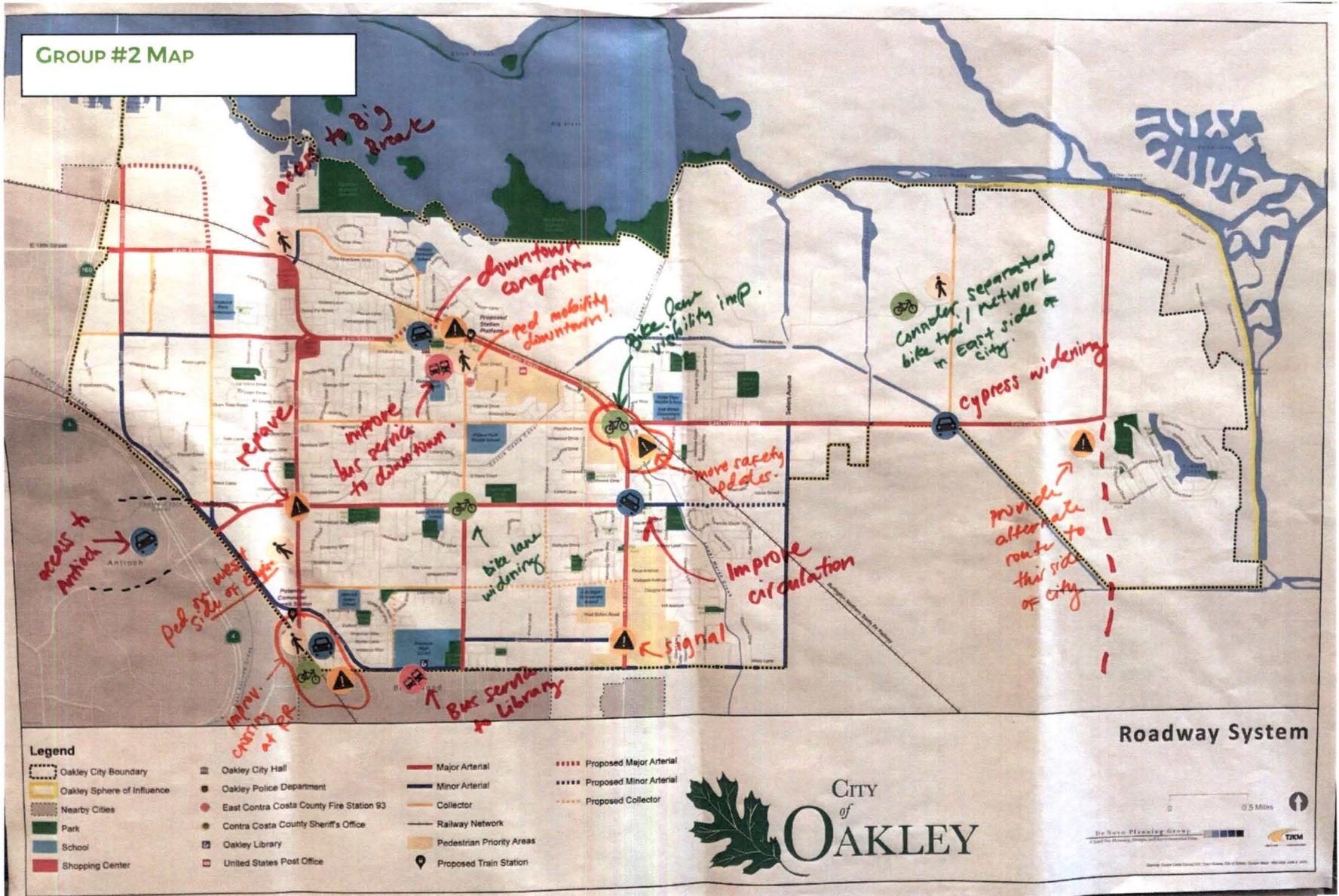


# Oakley Focused General Plan Update

## GROUP #2 MAP

### **MOBILITY BARRIERS**

- **Automobile:**
  - Widen East Cypress Road
  - Improve automobile circulation at Main Street / Laurel Road
  - Congestion downtown
  - Automobile access in western portion of City connecting to Antioch
  - Improve crossing at railroad near potential commuter transit station
- **Bicycling:**
  - Bike lane visibility improvements needed at East Cypress Road / Main Street
  - Consider separated bicycle network in eastern portion of City
  - Bike lane widening at O'Hara Avenue / Laurel Road
- **Walking:**
  - Consider separated trail network in eastern portion of City
  - Improve crossing at railroad near potential commuter transit station
  - Pedestrian mobility downtown
  - Add pedestrian access to Big Break
  - Pedestrians on west side of Empire Road
- **Transit:**
  - Improve bus service to downtown
  - Bus service to library near Freedom High School
- **Safety-Related:**
  - Provide alternative route to eastern side of City
  - Safety updated needed at East Cypress Road / Laurel Road
  - Repave at Empire Avenue / Laurel Road



## Oakley Focused General Plan Update

### GROUP #3 MAP

#### **MOBILITY BARRIERS**

- **Automobile:**
  - Add a new road from the proposed station platform to Claremont Bay Park / Main Street in north-central portion of City
- **Bicycling:**
  - One way in, one way out in eastern portion of City at East Cypress – not safe
- **Walking:**
  - Unsafe/limited walkways for students to walk to and from school near Laurel Elementary
  - One way in, one way out in eastern portion of City at East Cypress – not safe
- **Transit:**
  - No transportation from Freedom High School and library on weekends and limited during the week – families cannot attend cultural and educational events
  - One way in, one way out in eastern portion of City at East Cypress – not safe
- **Safety-Related:**
  - One way in, one way out in eastern portion of City at East Cypress – not safe
  - Only two ways in and out at Vintage Parkway
  - Only one way in and one way out near Creekside Park



## Oakley Focused General Plan Update

### GROUP #4 MAP

#### **MOBILITY BARRIERS**

- **Automobile:**
  - Auto congestion on Main Street
  - Automobile opportunities at Laurel Road / Empire Avenue
  - Automobile opportunities at East Cypress Road in eastern portion of City
  - Automobile opportunities near Vintage Parkway School
  - Live Oak Avenue is too small and cannot accommodate all modes of transport
- **Bicycling:**
  - Need bike lanes near Almond Grove School
  - Opportunities for improvements near Gehringer Elementary School
- **Walking:**
  - No pedestrian access to Summer Lake
  - Old area near Vintage Parkway – how is the lighting for walkability?
  - Opportunities for improvements near Gehringer Elementary School
- **Transit:**
  - No transit access to Summer Lake
  - Move proposed station platform to Contra Costa Canal / Main Street near Claremont Bay Park
- **Safety-Related:**
  - Opportunities for improvements near Gehringer Elementary School
  - Safety concerns near Gehringer Elementary School
  - Safety concerns near Creekside Park



## Oakley Focused General Plan Update

### ACTIVITY #2 – VISION FOR TRANSPORTATION AND MOBILITY

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The second activity during Visioning Workshop #2 was a Transportation and Mobility Vision activity. The workshop attendees were asked to identify their vision and priorities for the City's future transportation system.

The following transportation- and mobility-related visions and priorities were described by the workshop participants:

- Provide improved access to BART (along Grant in Brentwood to Bethel Island Road crossing through City), shuttle system, or eBART to have access, ride share
- Build network of bike/ped trails to target destinations (downtown, library, Big Break, delta, to schools)
- Improved access for all (in all parts of Oakley)
- Inspiring public transit endeavor
  - East Cypress to Freedom
  - Freedom/East Cypress to downtown
- Bigger menu of options for new streetscape
  - Menlo Park encourages "semi-rural" local streetscapes → not for all of Oakley but available for folks like Brownstone, Oakley Road, and Live Oak Avenue
- Complete streets should include equestrian access trails (work/communicate with neighboring communities) where applicable
- Walkability to downtown destinations - restaurants, library, shopping, post office
- Safe bike paths- walking from schools and parks. Areas for people to walk ride bikes and enjoy the outdoors
- Major transportation - train/BART trolley/bus system to schools
- Trolley system downtown, catch to elementary schools
- Bike lanes, all streets, golf carts

## ACTIVITY #3 –TRANSPORTATION IMPROVEMENTS PRIORITIES

The third activity during Visioning Workshop #2 was a prioritization activity. Each group was asked to prioritize the following transportation-related issues that their group thought should be addressed in order of importance from 1 to 5 (with 1 being the top priority):

- **Automobile Improvements:** reduce traffic delays and congestion, continue to increase motor vehicle traffic capacity, etc.
- **Bicycle Improvements:** expand/ improve the citywide bikeway network and supply of bicycle parking; attract bike share providers, etc.
- **Pedestrian Improvements:** provide new and/or improved pedestrian crossings, sidewalks and paths.
- **Transit Improvements:** enhance access to transit stops and stations; provide measures to reduce bus delay; and/or support the provision of new or enhanced transit service.
- **Safety Improvements:** measures to address safety issues and reduce collisions for all travel modes, etc.

As shown below, safety improvements were the top priority receiving most of the #1 priority votes, as highlighted below, followed by pedestrian improvements. The lowest priority area was automobile improvements.

Priority	Votes by Priority				
	#1	#2	#3	#4	#5
Automobile	0	0	1	0	2
Bicycle	0	1	1	1	0
Pedestrian	0	2	1	0	0
Transit	1	0	0	1	1
Safety	2	0	0	1	0

## COMMUNITY SURVEY

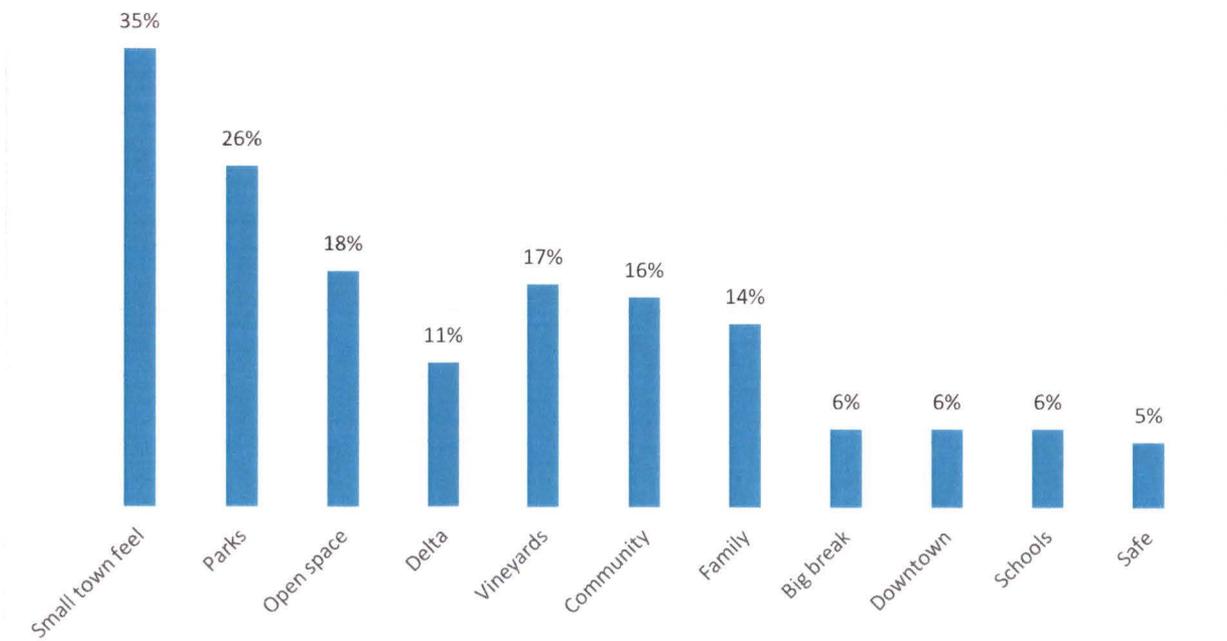
During the Visioning process, an on-line survey was distributed via the City's website, with links also advertised via an email blast, Twitter, and Facebook pages, to encourage additional community input. The survey received 204 responses. It included questions regarding residency, place of work, the overall vision for the community, and issues of concern and solutions for each focus area. The survey also had a series of questions to help identify what people love most about Oakley; their satisfaction with Oakley over a range of topic areas; and their priorities for the General Plan Update. The full survey report, including each survey question and responses to each question, is provided as Attachment B.

Most survey respondents:

- Live in Oakley - 99%
- Do not work in Oakley - 83%
- Are 30 to 44 years old - 43%
- Live in Focus Areas 3 and 5 - 50%

### ASSETS

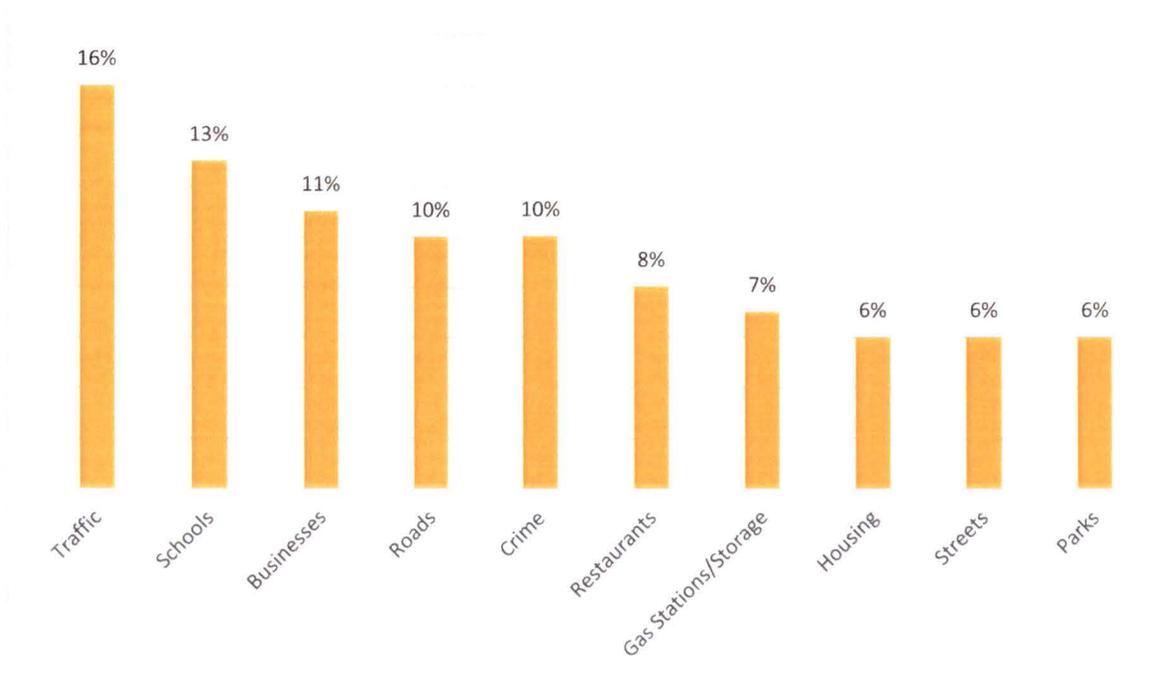
In response to the question "What do you value most about Oakley, and what community assets and features should be preserved and protected over the next 20 years?", many of the written responses included the following:



# Oakley Focused General Plan Update

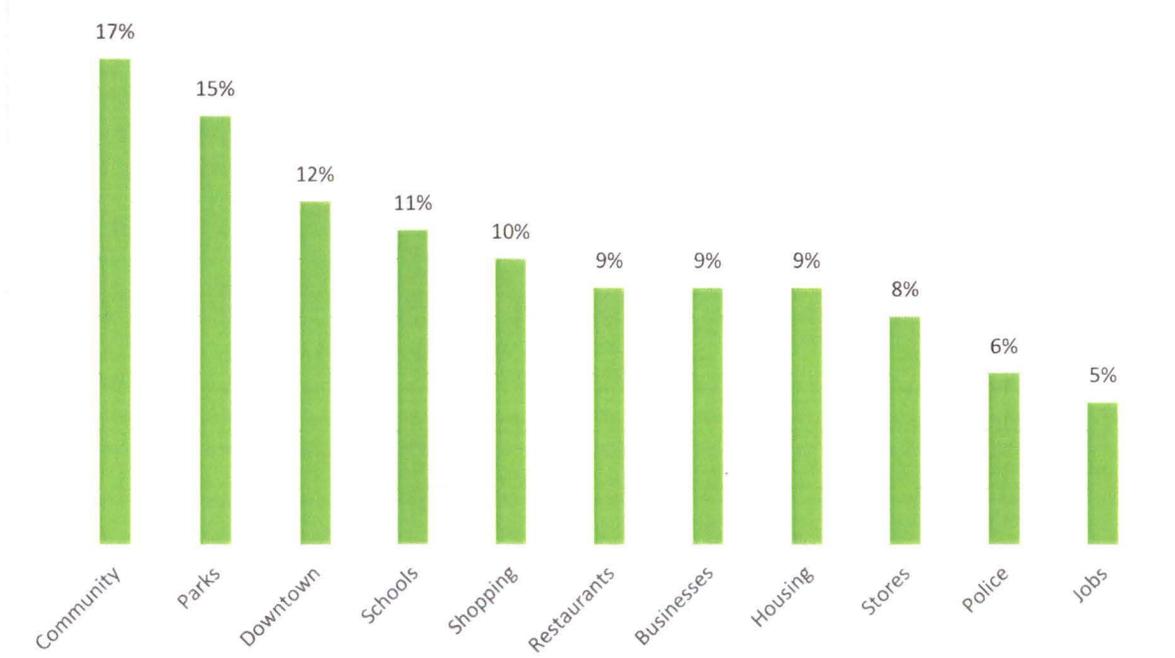
## CHALLENGES

In response to the question "What issues are facing the city that need to be addressed in the General Plan?", many of the written responses included the following:



## CHALLENGES

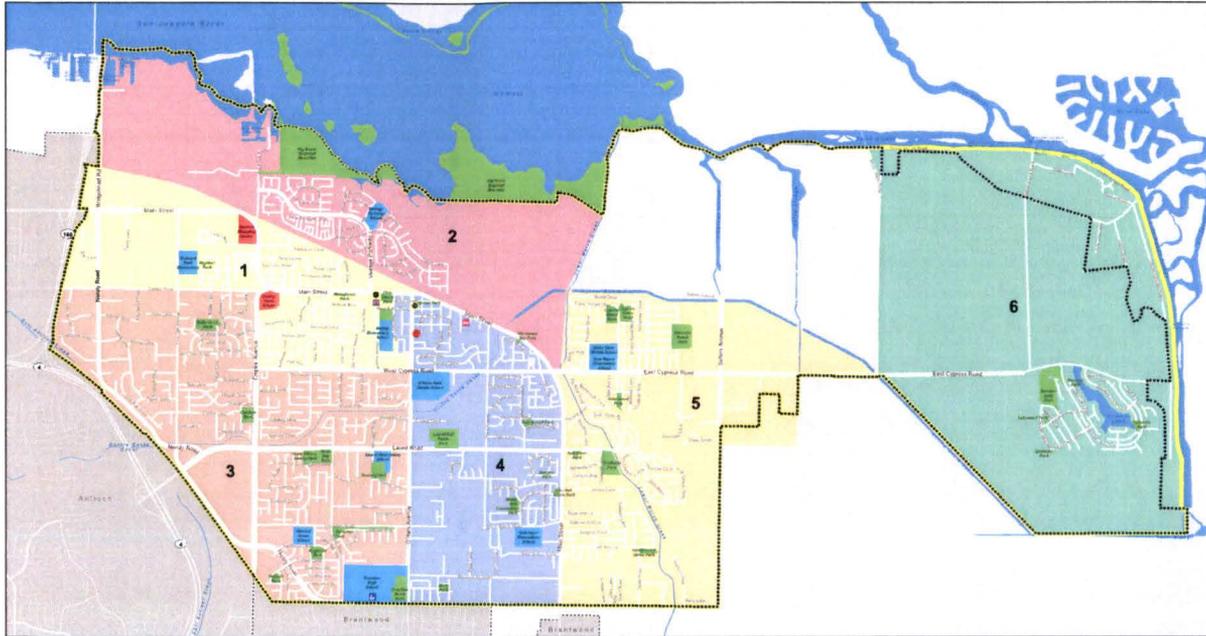
In response to the question "What three things would you like to see accomplished by 2040 in order to improve your community?", many of the written responses included the following:



# Oakley Focused General Plan Update

## FOCUS AREA CONCERNS AND SOLUTIONS

Survey respondents were asked to identify specific concerns and desired solutions for the six focus areas shown in the figure below.



The top three **issues that are of most concern** or the highest important for each Focus Area include:

- Focus Area 1: Lack of community services (51%), noise (35%), access to affordable and nutritious food (26%)
- Focus Area 2: Lack of community services (43%), noise (41%), and pollution (29%)
- Focus Area 3: Lack of community services (41%), housing affordability (37%), and noise (30%)
- Focus Area 4: Lack of community services (38%), access to affordable and nutritious food (34%), and noise (33%)
- Focus Area 5: Lack of community services (50%), access to affordable and nutritious food (36%), and housing affordability (34%)
- Focus Area 6: Lack of community services (61%), access to affordable and nutritious food (45%), and housing affordability (32%)

The top three **solutions and amenities** needed in each Focus Area include:

- Focus Area 1: Public safety (65%), maintenance and renovation (61%), and parks and recreation (47%)
- Focus Area 2: Public safety (61%), maintenance and renovation (50%), and parks and recreation (43%)
- Focus Area 3: Public safety (57%), maintenance and renovation (39%), and parks and recreation (38%)
- Focus Area 4: Public safety (60%), maintenance and renovation (48%), and parks and recreation (47%)
- Focus Area 5: Public safety (62%), community services (44%), and pedestrian/bicycle access (43%)
- Focus Area 6: Public safety (62%), community services (44%), and a tie between parks and recreation and pedestrian/bicycle access (both 38%)

### TRANSPORTATION IMPROVEMENTS

The top ranked transportation improvements that the General Plan Update should address in order of importance include:

- Automobile: reduce traffic delays and congestion, continue to increase motor vehicle traffic capacity, etc. (70% ranked as #1 or #2 priority)
- Safety: address safety issues and reduce collisions for all travel modes, etc. (50% ranked as #1 or #2 priority)
- Pedestrian: provide new and/or improved pedestrian crossings, sidewalks and paths (35% ranked as #1 or #2 priority)
- Bicycle: expand/improve the citywide bikeway network and supply of bicycle parking; attract bike share providers, etc. (33% ranked as #1 or #2 priority)
- Transit: enhance access to transit stops and stations; provide measures to reduce bus delay; and/or support the provision of new or enhanced transit service (15% ranked as #1 or #2 priority)

# Oakley Focused General Plan Update

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**Attachment A**  
**Review of General Plan Elements to Address Core Values**

<b>General Plan Element to be Reviewed/Updated</b>	<b>Community-Identified Priorities and Issues to be Addressed</b>
Land Use	<ul style="list-style-type: none"> <li>• Review and revise land use designations as necessary in order to increase the amount of desirable retail and entertainment uses (i.e., grocery stores, restaurants, higher-quality and community-serving stores and brands, etc.) and to manage the amount of undesirable uses (i.e., storage facilities, liquor stores, etc.).</li> <li>• Review and revise land use designations as necessary in order to encourage and attract needed community services.</li> </ul> <p><i>Note: The General Plan Update will not include increases to land use intensities or densities, but can refine the land use designation descriptions and associated policies to better reflect desires uses in the community..</i></p>
Circulation	<ul style="list-style-type: none"> <li>• Review circulation plan to identify opportunities for road and street connections to improve vehicle travel and ensure neighborhoods and community areas are served by complete streets</li> <li>• Review circulation goals and priorities to ensure that alternative transportation facilities (for walking, biking, and transit use) are improved and developed in needed areas, such as downtown.</li> </ul>
Growth Management	<ul style="list-style-type: none"> <li>• Review to ensure that approach to infrastructure and mobility improvements and provision of community services keeps pace with pending and future development projects.</li> <li>• Address public safety and crime rates by reviewing goals and policies related to police services.</li> </ul>
Economic Development	<ul style="list-style-type: none"> <li>• Review and revise as necessary in order to attract desirable retail and entertainment uses (i.e., grocery stores, restaurants, social venues, family-oriented entertainment, etc.)</li> <li>• Review provisions for industries to ensure that the City is attracting high-quality businesses and industries that provide well-paid and high-quality jobs, serve an educated workforce, and reflect new and emerging technologies</li> <li>• Encourage economic development within the City so residents and workers do not have to travel to nearby cities for retail and entertainment opportunities.</li> </ul>
Open Space and Conservation	<ul style="list-style-type: none"> <li>• Review to ensure that the open space, rural feel of the area is conserved and managed as development occurs.</li> <li>• Review to ensure that agricultural uses are encouraged and appropriate locations for agriculture are maintained in the long-run.</li> <li>• Ensure existing open space areas, including waterfront, are planned and managed to be accessible for recreation and for community gathering and events, where allowed.</li> </ul>

**Attachment A**  
**Review of General Plan Elements to Address Core Values**

<b>General Plan Element to be Reviewed/Updated</b>	<b>Community-Identified Priorities and Issues to be Addressed</b>
Parks and Recreation	<ul style="list-style-type: none"><li>• Ensure that the goals and policies address existing parks and community spaces (i.e., library), as well as future recreation needs (i.e., waterfront access).</li></ul>
Noise	<ul style="list-style-type: none"><li>• Review and revise as necessary in order to address noise concerns within Focus Areas 1 and 2.</li></ul>

## **ATTACHMENT B**

### **COMMUNITY SURVEY RESULTS**

## Oakley Visioning Survey - General Plan Update

### Q1 Community Assets What do you value most about Oakley, and what community assets and features should be preserved and protected over the next 20 years? (Please identify 3 assets)

Answered: 179 Skipped: 25

#	RESPONSES	DATE
1	1) smaller town charm and personality 2) access to the delta, especially via Big Break Park	8/5/2019 1:13 AM
2	Sense of community More open space than other overcrowded towns Lots of parks	8/4/2019 9:50 AM
3	The delta near Bethel Island (no tunnels), Big Break, city parks	8/1/2019 2:12 PM
4	small town feel, limited number of residential housing, farming area	7/29/2019 10:05 PM
5	Vineyards, green spaces, wholesome safe environment	7/29/2019 2:14 PM
6	Open space, rural feel, affordability	7/28/2019 2:20 PM
7	The smaller town feel Sense of community Delta/ farm town	7/28/2019 1:49 PM
8	Our downtown, our small town appeal, our police department	7/28/2019 12:57 PM
9	Low crime, nice community events, good schools	7/28/2019 8:33 AM
10	How clean it is Lack of crime Quietness	7/28/2019 7:22 AM
11	Most of what I value about Oakley is gone. Small town feel with open fields, orchards and large lots. Preserve our history.	7/28/2019 6:23 AM
12	Small town feel, support for small business, schools	7/28/2019 5:57 AM
13	Farm land is disappearing. Almond trees are gone. No almond festival. This is no longer the Oakley I knew. It's just a city now letting trash move in and building endless houses and crap.	7/28/2019 4:03 AM
14	Safety, adorableness, schools	7/28/2019 2:32 AM
15	I value the small town feel of Oakley. I value the small family owned businesses that operate in Oakley. We should preserve the city to be welcoming to families with functional parks and activities for kids.	7/28/2019 2:18 AM
16	Open space Affordable housing	7/28/2019 2:15 AM
17	waterfront small town feel	7/28/2019 2:01 AM
18	Value the small town feel. Big Break and the nature areas should be preserved and protected.	7/27/2019 5:23 PM
19	Stop building so many houses and leave the open space. You are not bringing any jobs in so we don't need any more people	7/27/2019 4:15 PM
20	Small town Farming land Dog parks	7/27/2019 4:09 PM
21	Space Small town feel	7/27/2019 3:49 PM
22	Parks. Open spaces. Small town feel	7/27/2019 3:20 PM
23	The open farm land feel. It should remain that country feel	7/27/2019 3:07 PM
24	Vineyards, Trees, Farms	7/27/2019 5:58 AM
25	The many family run businesses and restaurants still operating are great. I love the feeling that Oakley is still a small town, even though it is rapidly growing.	7/27/2019 2:18 AM
26	Trees and the beautifying of the city of Oakley Accessibility to city information Small town feel	7/27/2019 1:44 AM
27	I value a small town feel. We should preserve that. I like how many parks we have. I wish we had more. I like how close we are to the water, and how easy the access is.	7/27/2019 1:12 AM
28	I've valued the agricultural aspects/ orchards/ vineyards, the nature and the small community feel. I believe that all of these have dwindled away since Oakley became a city.	7/26/2019 4:40 PM
29	I would like to see something fun for people of all ages like go karts, arcades and rock climbing and laser tag and bowling maybe life size board games like chess and Exedra and mini golf and a bar and dance club for adults I have this all in one building would be cool if something similar to this like in San Jose I think it is they combined all the stuff in one building and what's cool about this place has everything for everyone	7/26/2019 3:41 PM
30	Still seeing grapevines growing here Parks Open land	7/26/2019 3:13 PM
31	Please continue to build and protect all of the parks. I really hope we preserve the vines that are left.	7/26/2019 12:00 PM
32	I used to value the small town vibe. Nice parks Schools used to be good	7/26/2019 10:21 AM
33	Viticulture Small town feel Open space	7/26/2019 8:56 AM
34	1) Parks - preserve and expand 2) Police and Fire - don't skimp or cut the budgets 3) Traffic Flow - traffic to East Cypress will become steadily worse and worse	7/26/2019 6:36 AM
35	The small twin fee!!! No more houses or 7-11's or MOSQUE!!!!	7/26/2019 5:41 AM
36	Family lifestyle Parks Walking Trails	7/26/2019 5:12 AM
37	Parks Library	7/26/2019 3:50 AM
38	1. Family 2. Retail 3. Safety	7/26/2019 3:14 AM

## Oakley Visioning Survey - General Plan Update

39	I value the upscale feeling that parts of this area are beginning to have, especially East of Cypress and Main, from Emerson Ranch toward the new Delta Coves. I also value how communicative city leadership and the police are with the residents. I also value how family friendly this city is.	7/26/2019 2:56 AM
40	Agricultural Community (vines, farms) Access to Natural Resources (parks, Big Break)	7/26/2019 2:02 AM
41	Small town aspect, family centered, safety	7/26/2019 1:23 AM
42	Love that it still has that small town community feel. It should stay that way. Preserve - Community, Schools, and the landscape.	7/26/2019 1:16 AM
43	Small town feel. Assets that should be preserved: some farms and vineyards	7/26/2019 12:40 AM
44	Small town feeling Parks Wide open spaces, farm land	7/25/2019 2:22 PM
45	I value how helpful and friendly the Oakley staff are. -Main street Down Town -The huge Oak tree at city hall -Big Break park and trail	7/25/2019 2:09 PM
46	1.Small town atmosphere with family values and delta recreation. 2.Would like to see growth, more business including retail and restaurants would be nice. Hopefully we don't have to sacrifice the earlier values for the growth. No overzealous regulations on people just living their lives. 3. Lastly I would love to see some of the heritage of Oakley preserved, from old buildings with a history behind them to some of the long standing vineyards.	7/25/2019 12:48 PM
47	protect the small town feel - can grow at a SLOW pace, no more gas stations, fast food and storage units	7/25/2019 12:45 PM
48	Safety/Security, Quality High Schools, Lack of Congestion	7/25/2019 12:17 PM
49	The small town feel, as far as assets and features I don't see much as all open spaces are being filled with Gas Stations, more houses, and storage units.	7/25/2019 11:22 AM
50	Big Break. not much else, it's suburbia	7/25/2019 10:00 AM
51	I value the low crime and small town feel.	7/25/2019 9:36 AM
52	Sense of community. Small town feel. Cleanliness, Parks/recreation and open space.	7/25/2019 9:29 AM
53	1.) Small Town Feel: We are a small town and this is why residents have moved here. One of our principle objectives should be to maintain this small town feel. 2.) Delta Location/Lifestyle: Plan should include delta preservation and promote and encourage the outdoor activities; Codes should align with this. 3.) Commercial Business: Put a stop to convenience stores and storage unit growth. Future Commercial / Retail space should be located only on the outer edges of city lines; this will reduce traffic while still generating revenue and creating jobs	7/25/2019 8:50 AM
54	Open spaces Urban agriculture Rent stability for fixed income residents	7/25/2019 8:16 AM
55	Our large trees, the delta, open land	7/25/2019 8:14 AM
56	Parks, schools, "small town" vibe.	7/25/2019 7:58 AM
57	City Hall and small and larger parks around town.	7/25/2019 6:21 AM
58	1) The parks and open spaces. 2) Better, healthier foods made available. 3)More bike lanes.	7/25/2019 1:50 AM
59	Value: Oakley old town/ rural feel,ancient vineyards, Asset: River access and recreation Protect: Open Space	7/25/2019 1:28 AM
60	My wife and I just moved to Oakley and we love all of the parks in Oakley. Those should Be preserved.	7/25/2019 1:03 AM
61	Small town feel, we need to control housing development. Soon there will be another housing crash... we don't want to experience same fate as Antioch -huge increase in section 8 housing as investors grab up foreclosures.	7/25/2019 1:03 AM
62	History (already being ignored and bulldozed!) Agricultural/rural feeling (ditto above) Quiet, friendly community (going away rapidly with the two above issues)	7/24/2019 1:02 PM
63	It's small towns...it's clean...keep it small	7/24/2019 12:38 PM
64	Small town feel, safe environment & parks	7/24/2019 11:11 AM
65	Not an over-glut of housing that totally snarls traffic. Provide generously for the police and fire depts.	7/24/2019 9:47 AM
66	Agricultural heritage - specifically grape vines Delta area Historical buildings	7/24/2019 9:10 AM
67	Quiet Neighborhood and lack of traffic.	7/24/2019 5:39 AM
68	The area I live in have some very beautiful Gardens and trees. I value these a lot because they give our area not only a charm and homeliness but declares to people who want to part of our community that we are and shall take pride in how we upkeep our locality (a bit like how Danville residents take pride in their community & are so careful as well as strict regarding many of their town planning). However, in our area recently I am seeing a rise in homeless people in some of the gardens and they urinate on the trees or defecate in the bush area of the walking trails leading to not only unsightly appearances but definitely unpleasant experience overall + giving a feeling of insecure locales. Additionally we need to build more assets by getting commercial shops/offices to invest into our area that will sustain well. Otherwise revenue opportunities for Oakley and incentives for people to consider Oakley for living does not seem appealing.	7/24/2019 5:08 AM
69	The small town feel. What's left of the small town feeling.	7/24/2019 4:31 AM
70	The parks are trails are great community assets We need to keep our Police and fire departments Keeping agriculture in the community we need to keep some land that has grape vines or apple trees we should have an are of land that is for the community where they can pick these items for free	7/24/2019 3:12 AM
71	Small town feel Delta town feel safety	7/24/2019 2:46 AM
72	The small town feel. The parks/ball fields should definitely be preserved. I believe the new recreation center and downtown City Hall area are assets as well.	7/24/2019 2:05 AM

## Oakley Visioning Survey - General Plan Update

73	Open land Small town feel Not overly crowded yet	7/24/2019 1:57 AM
74	Parks and open space agricultural	7/24/2019 1:43 AM
75	Small town feel, create a nice, walkable "Main Street" downtown, conservative and family driven.	7/24/2019 1:30 AM
76	The farm and crops that Oakley has always been known for. NO more homes, storage units or gas stations. Stop trying to make Oakley a city that isn't but about the small town feel.	7/24/2019 1:07 AM
77	Community enrichment, schooling, kids programs	7/24/2019 12:24 AM
78	The low crime rate and feeling safe in our own home.	7/24/2019 12:12 AM
79	1) Beautification - update the aging dingy neighborhood's retaining walls on main streets with high visibility with layers of shrubs, high bushes, etc. An example, all neighborhoods on Empire road between Laurel and Main. 2). Increase Police Force to maintain secure and safe presence to keep up with growing population and 3). Property maintenance enforcement-homeowners should be held accountable for their front yard appearance eliminating hoarding and junkyard objects which could be dangerous for the environment, animals and kids	7/23/2019 11:15 PM
80	Parks and trails.	7/23/2019 10:44 PM
81	Safe communities here in Oakley Family oriented, rural feel Cleanliness of city, neighborhoods and parks	7/23/2019 10:03 PM
82	Small town feel. No more homes!!	7/23/2019 9:08 PM
83	Preserve Open Land Protect the Delta Protect the farm land	7/23/2019 5:18 PM
84	Family orientation. Parks, schools, kid friendly. Small town feel and country feeling. Vineyards, farms and open space	7/23/2019 4:29 PM
85	(1) Small town feel. Building is out of hand. (2) delta lifestyle (boating, etc.); open space	7/23/2019 4:01 PM
86	Farm land, farm stands and ponds in the parks! Need more!	7/23/2019 3:33 PM
87	Small town feel Low crime	7/23/2019 2:31 PM
88	Parks Schools Access to the Delta	7/23/2019 2:01 PM
89	Playgrounds	7/23/2019 1:27 PM
90	Some of the land and grape Vines growing	7/23/2019 12:36 PM
91	Less residential More Commercial	7/23/2019 12:19 PM
92	The quiet, nature and open space	7/23/2019 12:15 PM
93	The vineyards & fruit trees and farms	7/23/2019 12:07 PM
94	More fishing shorelines and less boat lunch marinas. Nicer attractive shorelines along our beautiful Delta. I recommend more small shops such as coffee shops and seating areas along the delta. We live on the delta but it is almost impossible to enjoy it because most of the areas are either restricted or private!!!	7/23/2019 12:06 PM
95	Low crime Small town feel Near the Delta, farms and orchards	7/23/2019 11:15 AM
96	Big Break Science Center area The trail Small town feel (not so crowded)	7/23/2019 10:19 AM
97	Safe, affordable, family friendly	7/23/2019 10:05 AM
98	Separation from "Big" city issues. 2)Excellent police force. 3) Good schools	7/23/2019 9:03 AM
99	1.)Small town vibe 2.)keeping big break clean and preserved 3.)keep crime to a minimum	7/23/2019 9:01 AM
100	The delta, wildlife, farms, and open space.	7/23/2019 8:58 AM
101	I value the community feel. I value the family aspects such as kid parks and dog parks I value the farm life	7/23/2019 8:34 AM
102	The small town feel. I would love to see more grapevines preserved. They are a beautiful part of the town's history and should be protected	7/23/2019 7:40 AM
103	Safety Small town atmosphere Large Recreational vehicle users	7/23/2019 7:20 AM
104	Vineyards, open space, and our great city hall and staff.	7/23/2019 7:08 AM
105	Small town feeling, vineyards and farmland	7/23/2019 7:05 AM
106	I value the small town feeling most. Farm land should be protected as well as the shoreline and the borders of Oakley.	7/23/2019 6:58 AM
107	Parks, trails. Big break marina	7/23/2019 6:53 AM
108	We like the small town feel. The sense of family and we enjoy the parks	7/23/2019 6:45 AM
109	Small town feel, safety, and community centered	7/23/2019 6:26 AM
110	Love the rural feel and the open spaces around town. Love driving by the grape vines around town. Really enjoy the small town feel. Stick to what Oakley started out as, a place for hard working families and small farms.	7/23/2019 5:49 AM
111	Small community.. More small business for the Oakley residents Improving k-12 school More research out programs More local jobs	7/23/2019 5:45 AM
112	The biggest assets for me and my family are the parks, trails, splash pads. I would love if Oakley keeps as many vineyards around as possible. They are beautiful and green and give the town a laid back feel. The third would be access to the delta, fishing spots things like that we love.	7/23/2019 5:44 AM
113	Small town feel, outdoor accessibility and safety	7/23/2019 5:35 AM
114	Peace, quiet, low traffic	7/23/2019 5:29 AM

## Oakley Visioning Survey - General Plan Update

115	No nightlife/bars, only brings problems. I value that Oakley maintains its small town feel. I value the fact that Oakley is a safe town, and they value their police and first responders	7/23/2019 5:27 AM
116	I value the open space Oakley has, specifically the grape vineyards. I also value the small town feel, with smaller more local shops and restaurants. I also value Oakley's parks, keeping them clean and maintained and safe for the residents.	7/23/2019 5:23 AM
117	Parking in my second driveway. The very reason why I purchased a home in Oakley. Now suddenly I can't park there because newcomers don't like it. This affects the resale value of my home. I'm very disappointed in the council. I will be voting all out and will encourage others to do so. In the mean time, everyone in my neighborhood has permanently parked trailers and even a bus on the street.	7/23/2019 5:14 AM
118	Schools, parks, community events	7/23/2019 5:11 AM
119	The small close knit community The community activities (events etc) Lower crime compared to surrounding cities	7/23/2019 5:02 AM
120	Oakley City Parks Oakley Schools Oakley children education and health	7/23/2019 5:02 AM
121	1. Big Break Regional Shoreline and access to the Delta. 2. Walkability. 3. Trees	7/23/2019 5:02 AM
122	The Delta Farm community Small town	7/23/2019 4:58 AM
123	Family areas, safety, parks	7/23/2019 4:54 AM
124	safety	7/23/2019 4:50 AM
125	Vineyards	7/23/2019 4:37 AM
126	quiet, crime-free community	7/19/2019 2:28 PM
127	Small town atmosphere Rural /farm lands protected Delta/ water	7/19/2019 1:58 PM
128	Being a safe and clean community. Convenient access to parks, trails, and recreation.	7/19/2019 6:00 AM
129	Big break and the idea of downtown	7/18/2019 2:57 PM
130	Well was the small town feel, but now I wish they would stop the gas stations and storage facilities.	7/14/2019 11:46 AM
131	Nothing.	7/14/2019 3:42 AM
132	I used to value the convenience of the hiway thru downtown oakley. But now it takes extra time due to the narrowing of lanes and no turn lane into Vintage Parkway coming from Brentwood.	7/13/2019 2:06 PM
133	Small town appeal Fire protection Avoiding urban decay	7/13/2019 8:25 AM
134	1. small town attributes, 2. good civic center area including park, outdoor auditorium/theatre, 3. weekly email	7/13/2019 7:27 AM
135	Parks Waterfront Transportation infrastructure	7/13/2019 6:12 AM
136	Delta!! Clean. Access. Small town, big yards. Horses. Grapes. Trains. Open space! Fire protection- WE NEED IT	7/12/2019 3:34 PM
137	Downtown	7/12/2019 1:43 PM
138	1. We need to maintain our small town feel 2. Our downtown area should be maintained and improved. 3. We should preserve our parks.	7/12/2019 11:24 AM
139	It's delta access, downtown is nice now, open space	7/12/2019 11:09 AM
140	Police, roads, fire dept	7/12/2019 9:29 AM
141	Big break rec area, Koda Dog park, cityhood celebration with fireworks and laurel ball fields.	7/12/2019 8:28 AM
142	The Delta, all the wildlife and the farms!	7/12/2019 7:01 AM
143	-Small town community feel -Low crime rate -Great relationship between law enforcement & public	7/12/2019 7:00 AM
144	Please stop over developing this city. The citizens unanimously do not want over development and want to preserve open spaces (east cypress)	7/12/2019 5:58 AM
145	Open/Farm Land, Rural Feel, Small Town environment	7/12/2019 4:46 AM
146	Open spaces Recreation areas Low cost of housing	7/12/2019 3:59 AM
147	1) Wide, open spaces! Yes, Oakley can, and should, grow but please plan for as much open space as possible. That is the charm of exiting the freeway in Oakley, instead of Antioch before it or Brentwood after it. 2) The adorable downtown. You have done a good job (despite what others may say) of building up the newer area and making it a nice place to be. but please focus on bringing in coffee shops, breweries, small restaurants and boutique shops in the old downtown - without changing too much!! And of course you must accommodate for parking beforeeee it is a problem. And, please, NO Amtrak station/homeless central — at least without a SERIOUS permanent plan in place for not allowing the downtown to become "home" (& toilet) for anyone. 3) The walking trail is an asset but covered in poop and weeds. Could we get those baggy stations with garbage cans? (I don't have a dog, but maybe it would help those who do) I like the ones where you can also work on your bike - that might be an idea. And clear out the brush a bit - it looks like a jungle in between the trail and the creek. I'm actually afraid someone could be easily hiding a few feet from where women (& men) are walking alone :(	7/12/2019 2:47 AM
148	The location and homey vibe are two things I cherish about Oakley. Some features that need to be preserved and protected over the years: the delta shoreline, all of the baseball fields, and our history with almonds.	7/12/2019 2:41 AM
149	Preserve the small town feel. Build up downtown, look at other cities (Pleasanton, Livermore) and see what they did right. Then look at the cities who did it wrong. Keep our agriculture areas alive, we don't need housing tracts on every square foot of city land.	7/12/2019 2:41 AM
150	Protect the agriculture and worship centers. Agriculture is what gave birth to Oakley, freedom of worship is what kept the community strong.	7/12/2019 2:38 AM

## Oakley Visioning Survey - General Plan Update

151	Clean/safe living for ALL, parks, community services for elderly/poor	7/12/2019 2:24 AM
152	Land, land land!!!	7/12/2019 2:13 AM
153	Our schools. Our parks. Senior center	7/12/2019 2:12 AM
154	Open space City grounds maintenance Neighborhood preservation programs	7/12/2019 2:02 AM
155	We need to preserve the open space , you're allowing too much building going on too many homes are being built this city is getting way too crowded and too much traffic and crime is on uprise	7/12/2019 1:43 AM
156	1. the small 1+ acre piece of properties RURAL lifestyle 2.	7/12/2019 1:40 AM
157	Not much, been here for 20 years and in comparison to Brentwood,Livermore,phill you're a disaster and a disgrace	7/12/2019 1:38 AM
158	Fire protection. Everything else should stop u til that's at a sufficient level	7/12/2019 1:34 AM
159	Delta, parks and agriculture	7/11/2019 2:55 PM
160	Waterfront- capitalizing on the waterfront locality by creating pedestrian friendly, easy access to the water Family friendly neighborhoods- Oakley really needs to keep neighborhoods safe and family friendly, by being selective about which types of businesses to attract and approve! Just because an investor wants to propose a particular business does not mean it has to be approved. Keep streets and neighborhoods near schools as decongested as possible. Open space- there are not nearly enough trailways (clean/landscaped) or parks. This needs to be priority over GAS STATIONS!	7/11/2019 2:30 PM
161	Oakley Police Parks Residential nature of the city rather than commercial	7/11/2019 12:16 PM
162	Small town feel, parks, city's events	7/11/2019 11:25 AM
163	Parks, open spaces, veterans center	7/11/2019 9:39 AM
164	*Open space, parks *Slower pace, quiet *East County Little League, other LOCAL sports/events	7/11/2019 9:04 AM
165	Vineyards (historic and visual assets we must preserve), proximity to Delta and open space (recreational and lifestyle assets), the people!	7/11/2019 8:13 AM
166	1. Preserve Big Break 2. Keep Open space 3. Library	7/11/2019 8:07 AM
167	less populated , near the water, parks	7/11/2019 7:50 AM
168	We love the closeness of the community that we feel. Citywide events should continue to be a priority to keep city officials and city residents close. The amount of parks for children here are wonderful. Yet there are a couple that could be updated (specifically, Oakley school Park). We love the downtown area and the improvements that are being added, But worry about too much growth that would cause traffic and parking issues for us right off main street. I feel more should be invested in revamping older existing structures before adding in any new buildings.	7/4/2019 2:01 AM
169	Small community feel. I value (and miss) the small town feel Oakley had. It seems to be loosing this as more homes, gas station and storage units are built. I value the parks and nature areas available, big break especially. The community events have been so much fun and my family has built traditions based around these events. The farmers market was awesome, but needs to be on a different day than the Brentwood one so it's not competing.	7/3/2019 11:55 PM
170	I value the small town feel. Protect land at end of Laurel.	7/3/2019 6:11 PM
171	Rural farmlands, open spaces, historical downtown buildings	7/3/2019 10:03 AM
172	I value the small town feel. We should preserve and protect the vineyards and farm land.	7/3/2019 8:38 AM
173	Low crime rate Cute downtown Upkeep of parks and neighborhoods	7/3/2019 7:47 AM
174	I value the Small town family oriented community. We need to not be overpopulated with homes and keep the country town feeling. I love driving and looking at the vineyards and open land. We don't want the town to be overcrowded and have crime increased like our sister city Antioch. I grew up there and now, I would not want to raise my child there.	7/3/2019 6:49 AM
175	Our vinyards/orchards Mom/Pop business	7/3/2019 6:25 AM
176	The fact that there are still grapevines and agriculture throughout the city. The parks are gorgeous and clean. The bike,walking trails are safe and free from transients.	7/3/2019 6:04 AM
177	Vineyards, agriculture areas, small town feel.	7/3/2019 5:56 AM
178	Small town feel Downtown area Open farm land	7/3/2019 5:55 AM
179	Value most - diverse intimacy. Preserve & protect - agricultural heritage, cultural diversity, and public safety	7/3/2019 5:43 AM

## Oakley Visioning Survey - General Plan Update

### Q2 Community Challenges What issues are facing the city that need to be addressed in the General Plan? (Please identify 3 challenges)

Answered: 188 Skipped: 16

#	RESPONSES	DATE
1	1) traffic caused by huge housing expansion 2) lack of industrial opportunity. Manufacturing JOBS. 3) Over paying on staff, specifically city manager position.	8/5/2019 1:13 AM
2	Too many houses are being built with no local jobs and not enough schools Too much traffic Too many gas stations are being built but we would benefit more from business parks for local jobs or even grocery stores	8/4/2019 9:50 AM
3	We need a new library, Cypress needs to be widened, Sellers needs to be widened, fire stations need to be staffed	8/1/2019 2:12 PM
4	Dangers of 5G, traffic on highway 4, good ole boy network that still persists	7/29/2019 10:05 PM
5	Traffic always becomes a problem with growth, Crime prevention, destruction of oakley charm with overgrowth	7/29/2019 2:14 PM
6	Lack of retail, LOUD trains, too many 7-11's	7/28/2019 2:20 PM
7	Housing- I don't want it to be overcrowded Business- too many storage facilities not enough restaurants, grocery stores ect School- what is the plan if Oakley continues to grow like it is?	7/28/2019 1:49 PM
8	Clean up Main Street at the 160 hwy end of town.	7/28/2019 1:49 PM
9	Too many gas stations Not enough good restaurants City council needs to listen more and act on our behalf!	7/28/2019 12:57 PM
10	Overpopulation, increased traffic, nowhere to work locally	7/28/2019 8:33 AM
11	Lack of dog hygiene in communities (poop, noise, aggression) Lack of amenities like public swimming pools Lack of curbside cleaning from the council	7/28/2019 7:22 AM
12	No more houses! Oakley needs to preserve what's left of its open space to retain the small town, rural life. Improve existing roadways, and minimize traffic blocks (downtown and laurel rd bottlenecks)	7/28/2019 6:23 AM
13	Over population, too many houses being built with not enough schools, or big enough roads to support the people.	7/28/2019 5:57 AM
14	Small town feeling is gone. Too many houses are being built. But there is no going back now. Oakley is ruined.	7/28/2019 4:03 AM
15	Traffic flow/ congestion, lack of fire departments, more retail Options that bring in more revenue.	7/28/2019 2:32 AM
16	Too many gas stations! Building a gas station directly across from Laurel Elementary is a big problem and puts our children at risk. The parks are riddled with homeless people. Every time I try to go to the park with my kids there are homeless people sleeping on the bench or the play structures. We do not have any activities for children. There are too many homes being built and not enough emergency response (fire and medical) to keep up. The roads are falling apart. Laurel Rd at Main Street is terrible, it's liken off roading with all of the pot holes and terrible patch work.	7/28/2019 2:18 AM
17	Failure to draw large stores/businesses Road improvements and traffic flow	7/28/2019 2:15 AM
18	too many storage and gas stations downtown area renovation expanded less dead end neighborhoods	7/28/2019 2:01 AM
19	Homelessness. Traffic. Blight of gas stations and storage units.	7/27/2019 5:23 PM
20	Over growth ,no jobs less low housing	7/27/2019 4:15 PM
21	No more gas stations, storage facilities	7/27/2019 4:09 PM
22	Speeding on rose ave need bumps Red light runners	7/27/2019 3:49 PM
23	We need more police. We need more sidewalks. Stop building apartments	7/27/2019 3:20 PM
24	The increased traffic in Oakley.	7/27/2019 3:07 PM
25	More stores, Movie theater, and less storage units	7/27/2019 5:58 AM
26	No more storage facilities! My side of town needs a grocery store closer. Stop building these villages with homes stacked on top of each other on tiny lots.	7/27/2019 2:18 AM
27	Schooling and overcrowding plans of action needs a smoother running policy All neighborhoods should have a clean and structured appearance Older roads need to be updated especially the frequently used	7/27/2019 1:44 AM
28	The city needs to stop trying so hard to grow. We need to concentrate on what we have, and how to preserve that. We already have a small police force, yet we are building more houses, which will increase the population and effectively make our police force even smaller. Our fire fighters are also spread thin, yet we are building more houses, before a new fire station. Traffic on Laurel. All 3 of my children cross Laurel every day to go to school, with the "New Downtown" all the traffic was moved from Main St to Laurel, because the children's safety isn't as important as parking at La Costa??? Make Oakley safe for kids to walk to school again!	7/27/2019 1:12 AM
29	Increasing vagrancy No grocery stores between Winco and Lucky, but plenty of liquor stores. Housing construction outpaces street/road access.	7/27/2019 12:57 AM
30	Fill the empty houses or stop building, stop building gas stations and stop building storage businesses.	7/26/2019 4:40 PM

## Oakley Visioning Survey - General Plan Update

31	I would like to see something fun for people of all ages like go karts, arcades and rock climbing and laser tag and bowling maybe life size board games like chess and Exedra and mini golf and a bar and dance club for adults I have this all in one building would be cool if something similar to this like in San Jose I think it is they combined all the stuff in one building and what's cool about this place has everything for everyone	7/26/2019 3:41 PM
32	No more gas stations or storage units Awful traffic noise on laurel Too many houses being built	7/26/2019 3:13 PM
33	Traffic, easy access to Bart location for the shopping center	7/26/2019 12:02 PM
34	1. Homeless / drug addicts outside of so many stores 2. No good restaurants 3. Excess storage units and gas stations.	7/26/2019 12:00 PM
35	Too much traffic Too many new houses Not enough shopping!	7/26/2019 10:21 AM
36	City council doesn't listen to constituents. does what they want No more storage places or 7-11/AM PM gas stations No Muslim center in Oakley	7/26/2019 8:56 AM
37	Homelessness, lack of pedestrian walkways and cycling paths, good paying jobs. People are moving to Oakley and surrounding areas, but still commuting to the Bay and those surrounding areas.	7/26/2019 7:11 AM
38	1) More areas designated for parks/open space to maintain the rural flavor of Oakley 2) Traffic to and from East Cypress (Emerson Ranch, etc) will need an alternate corridor to the overwhelmed Laurel and downtown routes 3) Advocate aggressively for the e-BART station at Laurel. Lone Tree is already a traffic nightmare, and Laurel can be connected to Antioch at the Laurel off-ramp.	7/26/2019 6:36 AM
39	The Mosque on Neroly road	7/26/2019 5:41 AM
40	Homelessness More local business (Safeway) Oakley Farmers Market	7/26/2019 5:12 AM
41	Too strict of rules for aesthetic value only, I purposely moved into my home because there were no CC&R's. Not enough business to shop locally. We used to have several little gift stores/specialty stores, but they are all gone. Equality for all neighborhoods not just those that the city council live in.( streets that only residents can drive through)	7/26/2019 3:50 AM
42	Gang violence and presence. Additional restaurants and other places for families to spend quality time together. Places for juveniles to have fun in a healthy environment.	7/26/2019 3:14 AM
43	1) How to enable and educate our police force to deal with increasing crime, as the population of Oakley expands and as we open the connecting part of Laurel Road to Antioch. Also, there are too many people speeding on our residential streets. We need speed bumps and other deterrents to keep the speeding to a minimum, especially in Emerson Ranch. We also need more aggressive code enforcement for code violations. 2) The need for a large & beautiful public library (having it at Freedom High is unacceptable - something modeled after the Livermore one would be nice). Also, a public swimming pool like the one in San Ramon would be great. 3) Residents (like me) paying high taxes (mello roos). We do not like these taxes and they are excessive. The city should bring in more retail opportunities to enhance the tax base and work hard to either reduce or eliminate these awful taxes. A lot of people will likely lose their new homes to foreclosure or sell and move out because of them. We do not want to be like Lathrop with these taxes.	7/26/2019 2:56 AM
44	Climate Change Carbon Sequestering Opportunities where available Increase in pollinator habitat	7/26/2019 2:02 AM
45	Too many gas stations, not enough variety in restaurants and grocery stores, too many new homes being built	7/26/2019 1:23 AM
46	Homeless encampments Lack of emergency services (fire) Public awareness of community	7/26/2019 1:16 AM
47	We need to attract different types of businesses. Technology is very important. As we build more homes, please think of making the City attractive for entrepreneurs to start up businesses.	7/26/2019 12:40 AM
48	Overcrowding, too many 7-11	7/25/2019 3:23 PM
49	Too many new housing developments Congested roadways Not enough grocery options Too many storage units and gas stations	7/25/2019 2:22 PM
50	-Developing sidewalks on Rose and Main street -Improving Oakley schools -Improving the Oakley Library	7/25/2019 2:09 PM
51	1. Bringing business and job opportunity to Oakley. 2. Development planning so Oakley does not end up a patchwork quilt with clusters of like businesses. 3.Homelessness, I realize this is not a popular stance, but this needs to be controlled to a degree, getting these people into the system where they can get help, but their dis-shelved encampments and looming presence at establishments is unsightly and intimidating. I have left a business and gone home because I didn't want to deal with the begging and pushy behaviors exhibited by many. I prefer the signs that discourage pan handling and give donations to foundations that help, rather than enable.	7/25/2019 12:48 PM
52	Crime Blight	7/25/2019 12:45 PM
53	Limited commercial options	7/25/2019 12:17 PM
54	Crime/Speeding on Roadways Fixing Main St in front of city offices. The parking spaces are useless. They don't work! If you didn't have the median down the middle then maybe it would. Check out why downtown Livermore's works. No median. City leadership more interested in their agenda than what people actually want.	7/25/2019 11:22 AM
55	Affordable housing, affordable housing, build more schools	7/25/2019 10:00 AM
56	Homelessness. Loitering. Panhandling outside of business.	7/25/2019 9:29 AM
57	1.) City Council: Actions should reflect the will of the residents; we currently suffer from lack of representation. Mayor position should be by resident vote and not council appointment 2.) Safety: Crime is on the rise; homelessness and related issues have increased tremendously. 3.) Roads/Sidewalks: The majority of our roads cannot support the increased auto and pedestrian traffic; this is a hazard. Also, do not complete expansion of Laurel to Antioch as this will increase traffic along Laurel and provide a unneeded third conduit into Oakley from Antioch. Money can be better spent improving infrastructure	7/25/2019 8:50 AM

## Oakley Visioning Survey - General Plan Update

58	Uncontrolled building and growth Living wage jobs Adequate transportation infrastructure	7/25/2019 8:16 AM
59	Too many storage places are being built, we have an influx of homeless, I heard the city counsel plays favoritism	7/25/2019 8:14 AM
60	Lack of infrastructure ( Roads, Schools, Fire), Stores such as Safeway, target, etc. (NO MORE STORAGE UNITS or 7-11's!!!)	7/25/2019 7:58 AM
61	Lack shopping for consumer goods, lack of dining establishments and lack of entertainment, i.e. movie theatres.	7/25/2019 6:21 AM
62	1) High speed drivers through neighborhoods and school areas. 2) More sidewalks. 3) Eliminate or hide multiple RV's, car collections, and boats, in single home properties.	7/25/2019 1:50 AM
63	Short sighted GREED & lack of environmental sustainability into the future. Promoting Gas Stations when trend is hybrid /electric. ....Who puts Petroleum company next to drinking water canal?? Fast food/convenience stores mean more trash.	7/25/2019 1:28 AM
64	Improved roads to ha DLS growong population. More stores/retail added. More restaurants. There are so many houses being built right now but currently Oakley doesn't have the roads, shopping, dining to support it	7/25/2019 1:03 AM
65	Crime/police presence; poor planning ie placing gas stations at the busiest intersection-difficult to exit during daytime hours. Additionally, need 2 lanes on both sides of main street to at least past O'Hara to the East.	7/25/2019 1:03 AM
66	Respecting heritage Respecting history Respecting CITIZENS' WISHES, and not kow-towing to the delusions of granduer foisted upon us by the city manager!	7/24/2019 1:02 PM
67	Speed on roadways.....the roads have potholes .....some roads need to be widened....more local employment	7/24/2019 12:38 PM
68	Fire stations built and maned w/o taxes More big business Affordable housing (not low income)	7/24/2019 11:11 AM
69	The upcoming train station will be a problem. The street is single lane and already clogged.	7/24/2019 9:47 AM
70	Lack of an independent Oakley Public Library facility Excess service stations/convenience stores/Self Storage Unattractive buildings on Main Street	7/24/2019 9:10 AM
71	Traffic Congestion	7/24/2019 5:39 AM
72	1) Safety challenges! To be able to offer incentives for commercial as well as offices to invest into our community, we need to offer better safety. Parking lots areas (for example, such as the Diamond Hill Spa & club) unfortunately become easy targets for youngsters/people to do wheelies and other nefarious activities like excessive drinking, smoking marijuana etc during after hours. And the Police response to complains from neighboring communities have not been as quick or strong as it should be. Such situations can also be curtailed if proper public area cameras in parking lots of commercial lots are INSISTED upon being installed by the Oakley county. It should be made mandatory so that a sense of safety can be put in place to limit such after hour vandalism and misbehavior! 2) Dealing with the issue of a slowly growing homeless population coming into Oakley, is definitely a point of contention because no matter what the discussion will be regarding it, there is enough evidence pointing to rise in criminal activities because of it. 3) More trash/bags for cleaning up after the dogs etc facility strategically located for people who walk their dogs in gardens, trails and even near residences where small gardens may be located.	7/24/2019 5:08 AM
73	Stop only building gas stations, storage facilities and convenience stores! Parking downtown is so poorly planned	7/24/2019 4:31 AM
74	Having to many storage units need to be addressed We need to have a new grocery store on Laurel not another 7-11 and gas station. Creating jobs for the people of Oakley	7/24/2019 3:12 AM
75	local government over reach local government representatives (honesty?) existing infrastructure vs. future infrastructure	7/24/2019 2:46 AM
76	No opportunities for shopping, need more restaurants, rise in crime.	7/24/2019 2:05 AM
77	Too many homes being built Homelessness How to preserve open land	7/24/2019 1:57 AM
78	A downtown area crime and infrastructure	7/24/2019 1:43 AM
79	Transients, crime and traffic.	7/24/2019 1:30 AM
80	The city council, mayor and manager	7/24/2019 1:07 AM
81	Jobs, careers, infrastructure (NOT HOUSING)	7/24/2019 12:24 AM
82	Need businesses to bring in revenue besides gas stations and storage facilities. I'd love to eat and shop in the city.	7/24/2019 12:20 AM
83	Too many new housing developments going up too quickly and losing the low-key suburban feel. We have no desire to live in another Antioch or Brentwood. Too many cars being parked on neighborhood streets, especially in the newer developments. Can barely drive one car down the streets, let alone the two that are supposed to be able to drive past each other.	7/24/2019 12:12 AM
84	1) protect kids and families from the Increase in homeless individuals who roam downtown and surrounding neighborhood streets, 2) Property Code enforcement patrol neighborhoods to ensure proper maintenance is enforced, and 3) Crime prevention plan upgrade to address potential problems when Amtrak is installed near neighborhoods, schools and businesses	7/23/2019 11:15 PM
85	To many gas stations and storage sites. The 3rd would be only one way in/out due to the narrowing of main street. This is causing too much traffic on Laurel. Main needs taken back to 4 lanes to accommodate the housing going in on Cypress.	7/23/2019 10:44 PM
86	Traffic control Homelessness and vagrancy Downtown growth and beautification	7/23/2019 10:03 PM
87	Too much traffic, not enough main roads, stop building homes.	7/23/2019 9:08 PM
88	Protecting the open land The Delta Wild life	7/23/2019 5:18 PM

## Oakley Visioning Survey - General Plan Update

89	No more gas stations! No more storage units! Keeps our street safe and neighborhoods. Do not open laurel to Antioch.	7/23/2019 4:29 PM
90	Over expansion; insufficient resources (school capacity vs new building)(school fees are collected for this reason), fire dept/emergency response times; need a new grocery store closer to E. Cypress.	7/23/2019 4:01 PM
91	East Cypress road. Only one road into and out of Summer Lake community	7/23/2019 3:36 PM
92	Need more schools. New post office, Homeless. Need more traffic officers!!! (To catch the excessive speeds on residential streets!!) Fire Station!!	7/23/2019 3:33 PM
93	Infrastructure Fire protection	7/23/2019 2:31 PM
94	Schools Staffing the fire station on East Cypress Lack of shopping. ( Safeway/ Starbucks)	7/23/2019 2:01 PM
95	More professional jobs	7/23/2019 1:27 PM
96	Homeless, too many storage and 711s, low income housing all centered in 1 area	7/23/2019 12:52 PM
97	Panhandling.. Homeless camps More police officers	7/23/2019 12:36 PM
98	Less Development (No More Walled Developments) Less Traffic More Small Town Feel	7/23/2019 12:19 PM
99	Parking of commercial vehicles in residential areas, one way in and one way out to Downtown, long dusty construction	7/23/2019 12:15 PM
100	The streets are full of potholes. Too many gas stations and storage places. Need big box stores so we don't give Brentwood & Antioch our gard earned tax dollars.	7/23/2019 12:07 PM
101	More people moving to Oakley but the street are getting super congested with the traffic especially around iron house. It is so frustrating to drive on cypress coming from summer lake in the morning due to all the extra drivers moved in and less access to the freeway.	7/23/2019 12:06 PM
102	Need more retail, restaurants Need more access to the Delta Need more culture, jazz/classical concerts, theater, etc.	7/23/2019 11:15 AM
103	We need RESTAURANTS. Have to leave town for a night out. Oakleys middle schools have terrible ratings. We are considering moving or home schooling because of this. A big beautiful city library in downtown area, with a park. We soend A LOT of time at Brentwood's library and community center and park. They attract the RIGHT KIND of activity.	7/23/2019 10:19 AM
104	Develope the downtown, increase local jobs and investment, and expand retail and commercial options.	7/23/2019 10:05 AM
105	Fire protection Police protection Road improvements	7/23/2019 9:49 AM
106	Growth and maintaining a proper, appropriate budget to pay for law enforcement and fire. 2) Crowding. 3) Loss of open space	7/23/2019 9:03 AM
107	Far too many gas stations and storage facilities there should be more options for places to eat out as families and options for the youth such as movie theatre/miniature golf course /arcade etc. this town needs to address homeless population and lack of desirable businesses. Too many storage facilities and low in come apartment complex's. We have the highest property taxes and have no decent places to go in this town and the city looses revenue to surrounding cities that have better options Get it together Oakley you can do better bring us a Safeway and some better places to shop and eat . If our children had a place that was fun to go they may not get into so much trouble.	7/23/2019 9:01 AM
108	Schools need to be better in education and teacher support, safer more efficient pick up and drop off for schools, crime and homelessness.	7/23/2019 8:58 AM
109	Homeless community on Main Street is progressively appearing worse. Drugs down O'Hara close to Main Street is bad can't walk from woodglen to Main without coming across a drug deal now.	7/23/2019 8:34 AM
110	We need more entertainment especially for teens, a bit of a nightlife would be nice too. I spend so much money in other towns to enjoy an evening out, it'd be nice to keep the money local. I am also concerned with the number of convenience stores popping up- within close proximity to schools. Research shows when these stores are nearby schools children consume more junk food and are in poorer health, not to mention the presence of alcohol and tobacco/vape products. The environment is an important contributor to a healthy life.	7/23/2019 7:40 AM
111	Road usage for too many new Oakley residence Not enough retail stores City office employees need better public servicing skills.	7/23/2019 7:20 AM
112	Please make sure the General Plan describes the need for a balance of land use types. This allowed Milpitas to deny gas stations when they had too many in the precedent set by Van Sicklen v. Browne (1971).	7/23/2019 7:08 AM
113	Homelessness, low income housing	7/23/2019 7:05 AM
114	The city is being overrun by storage facilities and gas stations. With the size of Oakley, we are already overwhelmed by the number of storage facilities and gas stations. Also, the "downtown" area is a disaster. It's too difficult to get down Main Street through the area because of the single lanes between O'Hara and Vintage Pkwy.	7/23/2019 6:58 AM
115	Fire protection, less home building, less storage units and gas station.	7/23/2019 6:53 AM
116	The ability to work where we live, access to grocery stores like Safeway, and more accessible competitive swim pool options.	7/23/2019 6:45 AM
117	We desperately need more services, more family activities, improved infrastructure	7/23/2019 6:26 AM
118	1. Too many new convenience stores and gas stations being built. Oakley is a small town and that's family oriented, bringing in these stores and gas stations increases traffic from the highway that brings complications that will chance away families. 2. Preservation of the land that's left, creat more open spaces and trails, places for wildlife. 3. Redesign down town. The traffic that is created by one lane each way causes traffic that keeps people from wanting to go downtown. Open it back up to two lanes each way.	7/23/2019 5:49 AM

## Oakley Visioning Survey - General Plan Update

119	Making sure general plan is for the residence. Not the look of Oakley for other communities. Keeping historical monuments Not allowing anymore storage units. More local jobs The whole city going solar	7/23/2019 5:45 AM
120	No real complaints, increase in school ratings would be great.	7/23/2019 5:44 AM
121	Fire Department and ability to have the manpower to provide best in class response time, improved dining and entertaining facilities. Maintain the small town feel	7/23/2019 5:35 AM
122	Getting too busy, don't like gas stations and storage in residential areas	7/23/2019 5:29 AM
123	Infrastructure such as traffic mitigation Too much low income housing that isn't managed properly Not enough amenities such as grocery stores, especially for summer lake and Emerson ranch. Too many storage facilities and gas stations makes Oakley feel like a "pass through" town and not a destination.	7/23/2019 5:27 AM
124	Issues facing the city include removing beautiful vineyards to build useless buildings like storage/car washes. Oakley does not need more gas stations nor storage factories, and car washes are useless when preexisting car washes at gas stations are already available.	7/23/2019 5:23 AM
125	Not enough shops or restaurants, too many gas stations, no attractions for families	7/23/2019 5:11 AM
126	Need more business growth so locals can support their own city(instead of shopping in Brentwood or Antioch) The growth in crime in the last few years Downtown needs to be more inviting to those that will actually spend and support businesses. No more thrift and junky businesses. How about businesses that draws more than just the local gang bangers	7/23/2019 5:02 AM
127	We need a mayor full time on the job City Plan for climate challenges Reducing use of chemicals proven toxic to citizens especially children.	7/23/2019 5:02 AM
128	Things to do for families and working families.	7/23/2019 5:02 AM
129	Building to many homes not enough schools. Creating more traffic with all the home building. Main streets are getting too congested. No grocery stores near the new homes.	7/23/2019 4:58 AM
130	Traffic, crowded schools	7/23/2019 4:54 AM
131	1. Section 8 is not good for the area look at antioch 2. Education for the kids 3. Safety	7/23/2019 4:50 AM
132	Lack of shopping, lack of sit down quality restaurants. Lack of grocery stores	7/23/2019 4:37 AM
133	1. rising crime in once safe neighborhoods 2. increasingly insane drivers and not enough traffic enforcement 3. spending money on non-essentials instead of infrastructure.	7/19/2019 2:28 PM
134	Crime Traffic Ridiculous high taxes	7/19/2019 1:58 PM
135	Transitioning away from a bedroom community into a community that is more self sufficient (e.g. has its own jobs, retail, etc). Balanced commercialization and growth that benefits the community. Ensure sufficient capacity for roads, schools, public safety, etc.	7/19/2019 6:00 AM
136	Downtown would be great if it had more to it so it was more inviting	7/18/2019 2:57 PM
137	Stop building stupid business mo more gas stations or storage, need good jobs and food restaurants.	7/14/2019 11:46 AM
138	Traffic, parking along Main Street	7/14/2019 3:42 AM
139	Fire Department funding, downtown congestion, lack of extra garbage pickup like most cities do.	7/13/2019 2:06 PM
140	Safety and fire services Assistance for homeless keeping them off the streets More employment opportunities	7/13/2019 8:25 AM
141	1. Too much growth, i.e. too many new storage facilities, 2. keeping out big box stores 3. continue good schools	7/13/2019 7:27 AM
142	Lack of amenities, social spots. Better connections for transit. Oakley is a commuter city. Electric car charging, again Oakley is a commuter city.	7/13/2019 6:12 AM
143	Fire protection x 3 Too much housing packed in...	7/12/2019 3:34 PM
144	More dog parks	7/12/2019 1:43 PM
145	1. We need to improve our schools. 2. We need speedbumps near schools. 3. We need to do more to protect against theft/crime.	7/12/2019 11:24 AM
146	too many residences, not enough jobs available to provide for a family, more shopping	7/12/2019 11:09 AM
147	Building more homes without proper room in schools for the young families occupying these homes. Lack of job opportunities. The fact that most of our residents give money to Brentwood Safeway's and avoid the congested remain st to get to Luckys or Raleys.	7/12/2019 9:34 AM
148	A city wide HOA (city government), leaders who dont listen and lack of support for the fire dept get rid if the city sponsored	7/12/2019 9:29 AM
149	More of a balance with bringing in restaurants and shopping within walking distance.	7/12/2019 8:28 AM
150	Stop building homes, not enough roads to accommodate all these new folks, and Bart can't accommodate the additional volume from parking or Ebart standpoint. Also add a Safeway and Bank of America near area 5. We could also use a decent restaurant like Texas Roadhouse!	7/12/2019 7:01 AM
151	-Keeping crime rate low -commercial and retail business within Oakley proper -infrastructure to handle growth	7/12/2019 7:00 AM
152	Over development Greed Lack of infrastructure	7/12/2019 5:58 AM
153	Fire Services, Too much housing growth, More police presence on roads to reduce speeding/reckless driving	7/12/2019 4:46 AM
154	Local businesses that hire local people Housing with larger yards Restaurants	7/12/2019 3:59 AM

## Oakley Visioning Survey - General Plan Update

155	<p>1) Rentals!! I was the (very present) owner of one of them so I know about the fee and the inspection and the rules. However there are several rentals in my neighborhood that seem to go completely unchecked and are severely pulling down home values and quality of daily life for the rest of us. Yards un-maintained in any way, blankets hanging in windows instead of curtains or blinds, side yards filled with old furniture and mattresses, broken down cars with flat tires and expired registration sitting in driveways (&amp; on streets) while their daily drivers clutter up and hog all the street parking — and many of the daily drivers are expired too or have illegal paper dealer plates. Of course these are the same people that are fighting with each other, lighting off fireworks, littering trash all over their yard which blows into the street and other yards. You do not appear to be doing much to enforce compliance with your rental inspection program! I think there should be a portal on the website where we can upload photos and descriptions of problem houses so you can DO something about it. 2) Hire more police! MUCH more traffic enforcement please. I saw you did a little blitz on Laurel yesterday - we need much more of that. I often see drivers being sooo wild and reckless 3) Functioning cameras at every intersection! Let's catch these people who are racing (I can hear them from my house at night ALL the time) Lets use them to catch other types of criminals too! — robbery etc</p>	7/12/2019 2:47 AM
156	<p>The downtown area (or lack thereof) needs an ALARMING amount of attention. I mean, what is going on?! There is PLENTY of space on the railroad track's side of Main for downtown-style buildings for RESTAURANTS/BARS and shops to occupy. I think it's safe to say we've had enough of the storage facilities. Lack of communal pride.</p>	7/12/2019 2:41 AM
157	<p>Traffic. Too many new housing tracts</p>	7/12/2019 2:41 AM
158	<p>Nothing for teens to do. Teens are left unattended when parents commute and thus they can easily become misguided.</p>	7/12/2019 2:38 AM
159	<p>traffic control, annexation of land, housing developers</p>	7/12/2019 2:24 AM
160	<p>The trash that is moving in, homeless people need to go and no more gas stations.</p>	7/12/2019 2:13 AM
161	<p>Lack of another exit/traffic control/speed control/noise control on Laurel Road EAST of Marsh Creek for the HUGE number of residences in this area. More retail businesses for shopping/commerce. More police to enforce safety, noise, and violators on our roads.</p>	7/12/2019 2:12 AM
162	<p>There are many dumpy, dirty, run down parts of Oakley. Before building new areas, run down areas should get some attention. More attention should be paid to residential areas. Especially older ones. Residents of Oakley, whether renters or owners, should not be permitted to trash or junk up our city.</p>	7/12/2019 2:02 AM
163	<p>Crime needs to be addressed ...people going through the neighborhoods at night going through our mailboxes and stealing our packages , taking things off our front porch ..breaking our car windows ..this really needs to stop</p>	7/12/2019 1:43 AM
164	<p>too many homes-out of control growth fire protection no retail/sales tax base</p>	7/12/2019 1:40 AM
165	<p>Traffic, no good retail, no good bar and grill but plenty of useless storage facilities</p>	7/12/2019 1:38 AM
166	<p>Fire protection or lack of.</p>	7/12/2019 1:34 AM
167	<p>Homeless, meth problem and mental health abuse</p>	7/11/2019 2:55 PM
168	<p>Crime/blight- keeping businesses and housing known to attract blight and crime need to be placed at the periphery of city limits, near freeways, not in school zones or adjacent to established neighborhoods. Traffic- directing through traffic onto less populated streets, and streets with consistent speed limits will provide safer travel. Also, being sure lights are timed. Jobs- we need more living wage jobs in Oakley, enough GAS STATIONS that will not only pay minimum wage, but will ensure only more minimum wage jobs, as those are the only other businesses that will be willing to locate on those properties</p>	7/11/2019 2:30 PM
169	<p>Finish the 'hourglass' roads Finish Laurel to Sellers before the Cypress corridor is built out. Reallocate funds to the Fire District in the same percentage Antioch and Pittsburg do theirs.</p>	7/11/2019 12:16 PM
170	<p>Traffic, need closer jobs/shopping, crime</p>	7/11/2019 11:25 AM
171	<p>Lack of local careers, lack of adequate fire protection, deteriorating transportation infrastructure</p>	7/11/2019 9:39 AM
172	<p>*Traffic on Laurel *Lack of shopping IN Oakley *Stand alone Library For a city our size it is very sad that we do not have a stand alone library.</p>	7/11/2019 9:04 AM
173	<p>Need to preserve what is good about Oakley while bringing in projects that enhance the community. Must embrace sustainable growth. Need to weigh projects against a vision for a better Oakley.</p>	7/11/2019 8:13 AM
174	<p>Homeless Crime New Library</p>	7/11/2019 8:07 AM
175	<p>We need more commercial stores, grocery, retail and pharmacy type general stores and restaurants. My BIGGEST complaint for Oakley and its challenges are also the lack of care to the roads (improvement in paving potholes) and the lack of landscaped sidewalks and upkeep of the paths, bridges etc. Laurel road at the end of Main St./Teton is so bad with potholes, no through , clean sidewalks and the bridge over the creek is so unsafe and unkept. It needs better crossing for safety of pedestrians. ( flashing lights at crosswalks) We need better roads! And also the crime with and help for the homelessness. would love to see that new large park go in at the sellers location</p>	7/11/2019 7:50 AM
176	<p>The poor attention to growth with regards to roads/traffic into our city of Oakley. Many of us have purchased homes here in Oakley because of the affordability. In turn causing a jump in city growing pains. 1. Traffic flow - faster ways to and from the freeway ways. 2. Better Shopping Centers to East Cypress 3. School traffic design (Iron House Elementary- Needs to mirror Pioneer Elementary in Brentwood Drop off/Pick-Up 4. Downtown - near city hall traffic is a poor design PERIOD! As a homeowner whom travels M-F 4-5 Hours commuting a day. All I want to do is to get home, not be bothered by a badly designed city, traffic and lack of healthy and convenient shopping stores near my home. Please consider thinking more clean air, and green with our city. It can be beautiful with the proper ideas put into place to afford all involved, Low Income, Mature Adults, Veterans, Mid Class, etc. United we can all live together.</p>	7/6/2019 9:03 AM

## Oakley Visioning Survey - General Plan Update

177	Keeping traffic down and accessibility open with the additional homes being built. Environmental concerns as far as keeping clean air and water and low emissions.	7/4/2019 2:01 AM
178	Traffic. The downtown area is trying, and it has the potential to be a big draw for our community. But the traffic is horrendous, the layout is not inviting to pedestrians, foot traffic needs to be increased for this area to thrive. Homelessness, I don't know if the numbers have truly increased or they are just more visible, but with an Amtrak station planned for downtown it will only get worse. Fire/EMS, building fire stations won't solve the funding problem. We need to be able to staff the stations so the community has the emergency services it desperately needs. The thousands of homes down Cypress, summer lakes and Emerson ranch means more emergencies. My husband is in EMS. Response times have increased. Without more people to respond to these calls, our community, your families will suffer when time can mean life or death.	7/3/2019 11:55 PM
179	Congested roads but continuous housing developments; crime brought in by low income housing	7/3/2019 6:11 PM
180	Converting of farms and open land into housing developments, oversized and overpriced housing leaves those employed in our community hurting while only catering to wealthy folks working in the big city, the destruction and alteration of historical downtown into a tacky space that is hard to navigate through leading to increased traffic congestion in neighborhoods	7/3/2019 10:03 AM
181	Too many homes, gas stations and storage facilities.	7/3/2019 8:38 AM
182	Homelessness School traffic Waterfront recreation	7/3/2019 7:47 AM
183	Increase in crime from low income apartments on Carol Lane. Increase in homeless, I see too many homeless roaming our streets. Not enough schools for the homes they are building. We need to make sure the town does not get too big to have the proper amount of officers to protect our city. Too many cars and too many accidents and people speeding! We need more traffic control.	7/3/2019 6:49 AM
184	Not enough basic infrastructure (Fire/Police/Schools) Not enough grocery stores TOO MUCH TRAFFIC (TOO MANY HOMES)	7/3/2019 6:25 AM
185	The influx in new housing is out of control and the roadways are not adequate to accommodate the traffic. The police presence is too small. The lack of another fire station is extremely concerning for the detriment of safety in the community.	7/3/2019 6:04 AM
186	Not enough fire services for the amount of housing that keeps going up. Too many gas stations and storage facilities and not enough businesses we could use. Too many houses taking up open farmland, the one reason I moved to Oakley.	7/3/2019 5:56 AM
187	Adding more homes but the roadways aren't wide enough. Also, schools are already over crowded. Too many storage facilities & gas stations.	7/3/2019 5:55 AM
188	attract more jobs; affordable housing; slower residential growth	7/3/2019 5:43 AM

## Oakley Visioning Survey - General Plan Update

### Q3 Community Vision What three things would you like to see accomplished by 2040 in order to improve your community?

Answered: 181 Skipped: 23

#	RESPONSES	DATE
1	1) Industrial park. 1, 2, and 3 story sites attracting high quality jobs and corporate income taxes. 2) Parks are expensive to maintain - Quit adding them already!	8/5/2019 1:13 AM
2	More schools so our kids could get a better education instead of being so many kids to a class and school! More jobs for business professionals out here so not so many need to commute for 2+ hours each day.	8/4/2019 9:50 AM
3	A stand alone library!!!!!!	8/1/2019 2:19 PM
4	Public library, a downtown you can walk to and from shops to, and Cypress and Sellers widened	8/1/2019 2:12 PM
5	stop 5 g from being implemented without study of impact on humans, do not sell out the community to the cellular companies	7/29/2019 10:05 PM
6	Protect usable green space, traffic control, foster small businesses particularly in the downtown Main Street area.	7/29/2019 2:14 PM
7	A promenade with storefronts, restaurants, fire pits, and outdoor seating.	7/29/2019 6:52 AM
8	Improve downtown, create train quiet zone, stop massive building projects that bring more people and traffic	7/28/2019 2:20 PM
9	Everything stayed above	7/28/2019 1:49 PM
10	Another large grocery store. A new bigger Post Office.	7/28/2019 1:49 PM
11	A library No more houses Road improvements	7/28/2019 12:57 PM
12	More retail and jobs, improved infrastructure to accommodate all the growth, no more storage and gas stations	7/28/2019 8:33 AM
13	Swimming pools Trader Joes More Parks Investment into Main Street, have a bakery, an art shop, florist, fishmonger, beauty boutiques	7/28/2019 7:22 AM
14	A nice safeway grocery store, improved police and fire coverage, and the horse trails promised in the plan for the upcoming park project.	7/28/2019 6:23 AM
15	All new local government officials, no more houses, or storage units. focus on the residents that live here now, not the residents you hope to bring in.	7/28/2019 5:57 AM
16	revenue from big box stores, more grocery store, better road conditions	7/28/2019 2:32 AM
17	A pool or swimming park for the community. Activities such as an ice rink for kids to enjoy. Roads need to be maintained! We pay way too much to drive on these roads and they are not maintained adequately.	7/28/2019 2:18 AM
18	Large stores/businesses (no more gas stations and storage facilities) Improvements and traffic flow	7/28/2019 2:15 AM
19	more restaurants bigger, accessible grocery stores more retail stores	7/28/2019 2:01 AM
20	More police.	7/27/2019 5:23 PM
21	Drive in movie theatre Skate parks Police & community activities	7/27/2019 4:09 PM
22	More shopping No more storage units No more gas stations	7/27/2019 3:49 PM
23	More community events. Develop the Main Street to mirror Walnut Creek. Develop the waterfront with walking paths	7/27/2019 3:20 PM
24	More parks or recreation centers. Less of those stupid storage units	7/27/2019 3:07 PM
25	More stores and restaurants, job growth, better school ratings	7/27/2019 5:58 AM
26	Another grocery store closer to main/laurel	7/27/2019 2:18 AM
27	Homeless population decreased More police on patrol More entertainment	7/27/2019 1:44 AM
28	Fire station fully staffed at the end of Cypress (should be done this year!) Police force with adequate staffing to keep our community safe. .78 officers per 1000 residents is not adequate. Less fast food/liquor store/gas stations. More family restaurants, quality businesses.	7/27/2019 1:12 AM
29	Reinvestment in old town Oakley. Discontinue the building of storage facilities and liquor stores. Increase neighborhood security	7/27/2019 12:57 AM
30	As much as I personally don't like populated areas, try to make it so the city can withstand the amount of people attempting to live here. This is a big enough issue to fit all three criteria. Roads, school parking lots etc. are all very busy during times in use (commute, school getting out etc.). I live close to Laurel and the roads can't even be used because of the too-tiny parking lot.	7/26/2019 4:40 PM
31	No more houses or make the houses on huge lots, don't cram 50 houses on a tiny property More parks Keep open land	7/26/2019 3:13 PM
32	More transportation for senior lower tax for senior	7/26/2019 12:02 PM
33	1. Restaurants! 2. Things to do (wine bar, continue community activities, etc) 3. Improve our schools, I don't even have kids, but the scores overall aren't great. 4. Build the preservation/recreation area across from Emerson Ranch 5. Safety - please do something about the homeless walking the streets all of the time.	7/26/2019 12:00 PM

## Oakley Visioning Survey - General Plan Update

34	Less people Less traffic Better shopping available	7/26/2019 10:21 AM
35	Develop the home town feel to truly feel like a small town... Increase amenities, add a waterfront boat launch/park. We have a lot of waterfront that simply isn't developed for recreation. Big Break park is a joke...you can't swim, no shade anywhere, spiders attack you on the dock...just look up. Stop building homes (rezone the land back to agricultural), we don't need to be a larger bedroom community	7/26/2019 8:56 AM
36	More walkways/bike paths, and shorter commute because of better employment opportunities	7/26/2019 7:11 AM
37	1) Well funded programs for recreation, police, fire and open space. 2) A council that doesn't simply give in to the desires of developers because they "can't make a profit" if their proposed plan is revised in any way. Every resident along Neroly was opposed to Seeno's plan, and they were blatantly ignored. 3) Less public storage/gas station facilities and a better regional shopping area. Perhaps to serve the ever-expanding East Cypress developments, which continue to expand without any services.	7/26/2019 6:36 AM
38	No more building of homes, storage sheds or 7-11's!!!!	7/26/2019 5:41 AM
39	Oakley Farmers Market More walking bicycle trails Incentives for more local restaurants	7/26/2019 5:12 AM
40	A library centrally located. No more storage or gas stations except maybe out along the cypress corridor. Costco	7/26/2019 3:50 AM
41	Add quality restaurants, increase safety though policy and increased police presence.	7/26/2019 3:14 AM
42	1) Besides the library mentioned above, I would like to see a large (modern) family fun center with miniature golf, laser tag, and other activities. Having a company come in to do affordable boat rentals for those of us who cannot afford to purchase them would be great, especially if this were done at the new park off Sellers Avenue. 2) Grocery stores, a nice gym, and some light retail on the Cypress corridor in Emerson Ranch and East of there. No self-storage, cigarette stores, barber shops, dollar stores, but quality retail. I would also like to see something similar to first street alehouse in downtown livermore and maybe a community theater similar to the bankhead theatre. 3) It would be nice if the community park could be constructed long before 2040. I would like Downtown Oakley to adopt a more upscale feel to it and I would also like the same for the area East of cypress and main. I'm not sure how this could be accomplished, but Main Street needs to be widened near downtown and I feel that the area just North of Main St. and Cypress could have better lighting and pedestrian pathways.	7/26/2019 2:56 AM
43	Downtown Revitalization along Main St. Cleaner, litter free neighborhoods Maintenance of Natural Resources	7/26/2019 2:02 AM
44	a Safeway, more variety In shops and restaurants, and our streets need major improvement.	7/26/2019 1:23 AM
45	I'd like more hang out places to take my kid (climbing gyms, tech-savvy science STEM facility that encourages learning, playgrounds for all kids' ages, and even to have adult time (meaning restaurants, a good bar, brewery, wine tasting place).	7/26/2019 12:40 AM
46	Restaurants shops and a Safeway	7/25/2019 3:23 PM
47	Better roadways (wider)	7/25/2019 2:22 PM
48	-Oakley Down Town -Walking/ Biking trails connecting all of the Oakley parks -Creation of a Oakley phone app	7/25/2019 2:09 PM
49	I feel like there is a lot of division within the community. I have only been here about 4 years but it seems more and more people are very vocally opposed to everything "city council." 1. I believe this rift must be healed for any positive direction can be made. Enforcing things that have been ignored for years and not enforcing things that are a true issue, (parties too loud and too late, package theft, car break in's, trespassing) these kind of things are causing discontent. I realize only part of this rests on the city councils shoulders but as a whole the inconsistency is harming Oakley. 2. Would once again would be the homeless issue. I would like to see businesses cleaned up and free of panhandlers (some) intimidating customers with their behaviors. I know this isn't an easy "fix" and that it would require research, funding and effort, but it doesn't look good for Oakley to have its businesses and street corners littered in trash and with people pressuring drivers and passerby's for money. 3. I would like to see a businesses and infrastructure (police & fire as well) here in Oakley. Businesses would keep Oakley money in Oakley's hands and makes the citizens of this community feel like they live in an up and coming community not just the step child to Brentwood. Infrastructure give the area safety, security, stability and a plan for growth.	7/25/2019 12:48 PM
50	more places in the community for entertainment, socialization.	7/25/2019 12:45 PM
51	Retail, such as a Safeway, book store Medical offices besides a dentist and chiropractor. Some sort of entertainment area like Boomers, water park.	7/25/2019 11:22 AM
52	Build more housing that is accessible to normal people, not half a million dollar houses, and increase community policing.	7/25/2019 10:00 AM
53	Community safety. Less low income housing and more upscale housing/business. Emphasis on community unity and nature/recreation. More trees for shade and beautification.	7/25/2019 9:29 AM
54	1.) Delta Location/Lifestyle: General Plan should include delta preservation and promote and encourage the outdoor activities; Codes should align with this. 2.) Commercial Business: Put a stop to convenience stores and storage unit growth. Future Commercial / Retail space should be located only on the outer edges of city lines; this will reduce traffic while still generating revenue and creating jobs. Current plan has random 'pockets' of commercial/retail zones which make no sense 3.) Laurel Road: Stop the extension of Laurel road to Antioch as there is no need for a third point of direct access from Antioch to Oakley	7/25/2019 8:50 AM
55	Fully funded fire district to support 9 stations with plan for growth Urban agriculture plan Rent stability	7/25/2019 8:16 AM
56	No more 7-11's, gas stations or storage units!! I'd like infrastructure to match and support new home development. Strategically plan where new businesses and low income housing are located.	7/25/2019 7:58 AM
57	I'll be dead by 2040, so why bother responding.	7/25/2019 6:21 AM

## Oakley Visioning Survey - General Plan Update

58	1)Eliminate storage buildings and 7/11's. 2)Bring back the local farms. 3)Promote home grown fruits and vegetables.	7/25/2019 1:50 AM
59	Sustainability Sustainability Sustainability	7/25/2019 1:28 AM
60	Safeway build a store on laurel/Ohara. Laurel plaza expanding with a restaurant or two.	7/25/2019 1:03 AM
61	Alternative route to freeway. Empire between laurel and west cypress very busy, lots of speeding traffic. Difficult to get onto Empire from tangential neighborhoods. Also, crosswalk difficult to see as evidenced by multiple pedestrian injuries.	7/25/2019 1:03 AM
62	Replace the city manager with someone who respects Oakley's heritage Slowing of growth--particularly--we have MORE THAN ENOUGH gas stations and storage lockers already! Develop the DuPont property into a light industrial/business area to ease the tax burden on homeowners	7/24/2019 1:02 PM
63	More local employment.....better roads...cut back on housing	7/24/2019 12:38 PM
64	Big box store in town Finish downtown redevelopment Complete 55 acre community park	7/24/2019 11:11 AM
65	1. Maintain a SAFE city to live in. 2. Trees and more trees (this one from my dog) 3. Limit home construction.	7/24/2019 9:47 AM
66	Oakley Community Swimming Pool Improved walking/bike trails with landscaping Oakley Library - soon	7/24/2019 9:10 AM
67	Putting a stop sign for southbound traffic on Big Break at the Big Break and Vintage Parkway. Amtrak stop in Oakley.	7/24/2019 5:39 AM
68	1) Having a proper community center with a well sourced library to grow arts & cultural exchanges. A place that can attract performances for the growing diverse Oakley population. 2) Bring more offices/companies to invest in our area by taking a survey of the kind of job Oakley residents do. For example, if survey shows many people going to Dublin/Livermore area for Tech jobs, perhaps Oakley township can give incentives for these Tech companies to open smaller offices where people can go to work rather than go to Dublin/Livermore. 3) Create a new road route via Vasco (in collaboration with Brentwood and Antioch) for people to easily connect to the fast growing Tech companies/Hospitals in Livermore/Dublin area. This will definitely give a lot more incentive for people to buy homes in our area, more shops/stores to open and also get builders to invest better in building good homes in Oakley area.	7/24/2019 5:08 AM
69	Totally new city council who really understands and cares about the residents and city not for themselves to make a buck.	7/24/2019 4:31 AM
70	Right now we are lagging behind Brentwood in the since of bringing in viable businesses. If you need help luring these places like a Safeway or another Grocery store I can do better than who ever your negotiator is. A grocery store will also bring in more jobs for the community than a 7-11 or gas station or public storage. We have a new shopping center opening up and I haven't seen any stores that are committed to coming in yet. A wine bar is an excellent idea but that is only one idea that should have been in the works for 5 years now.	7/24/2019 3:12 AM
71	New City Manager (long before 2040) Decision to not move ahead with train station Address existing infrastructure	7/24/2019 2:46 AM
72	More shops/stores, more restaurants, improvements to the existing schools.	7/24/2019 2:05 AM
73	Slow down of growth Stabilization of housing construction Problem of homelessness	7/24/2019 1:57 AM
74	Keep agriculture and open spaces it provides	7/24/2019 1:43 AM
75	Recreation and aquatic center, keep Marijuana shops out of Oakley don't allow infrastructure and developments that do not represent the population of Oakley.	7/24/2019 1:30 AM
76	No more homes as fire and PD and schools cannot handle this nor can the freeway. We need something for children and teens like a bowling alley, arcade, pool hall,etc.	7/24/2019 1:07 AM
77	Jobs, careers, infrastructure (NOT HOUSING)	7/24/2019 12:24 AM
78	More police officers. Access to public transportation 1 Activites for kids and teenagers.	7/24/2019 12:20 AM
79	Increased neighborhood code enforcement, slow down on the new developments and add some speed bumps/tables in the newer developments.	7/24/2019 12:12 AM
80	1) Upgrade all aging neighborhoods exterior and business (e.g. Raleys and Lucky complexes) walls facing main streets that are obviously in need of paint at a minimum, 2) add speed bumps to help control speeders throughout Oakley, and 3) increase Oakley police department and budget to equip officers to help keep up with growing population to ensure law and order is maintained keeping Oakley once of the safest cities.	7/23/2019 11:15 PM
81	Fix the 3 challenges above. Also get all of Oakley zoned for Oakley schools. No more east of Empire in Antioch school district.	7/23/2019 10:44 PM
82	Cease New home developments Improved roads/traffic Expand police force	7/23/2019 10:03 PM
83	Stop the building of homes, ease of traffic congestion, shopping	7/23/2019 9:08 PM
84	Protect your land and the delta water and wild life. Once they are gone then we are like everyone else that strips our land of preservation. Money is not everything. Limit our City from overbuilding And construction. Don't over sale ourselves. Prosperity will come.	7/23/2019 5:18 PM
85	More restaurants, movie theater, businesses that are kid friendly. Keep gas stations away from schools and neighborhoods Stop building more homes	7/23/2019 4:29 PM
86	(1) get some more local jobs to the area so less people are commuting; (2) I like the park idea but not sure if that is the best use for City money - maybe alternatives should be looked at or maybe scale down the project? It could benefit the City for money elsewhere; less taxes - we pay 2.1% taxes and will likely need to move to a neighborhood without those extra taxes	7/23/2019 4:01 PM
87	Schools. Library. Fire stations.	7/23/2019 3:33 PM
88	Infrastructure Fire protection Schools	7/23/2019 2:31 PM

## Oakley Visioning Survey - General Plan Update

89	Funding for roads-widening, adding turning lanes and updating old roads Staff fire station on East Cypress	7/23/2019 2:01 PM
90	Bring more professional jobs into town	7/23/2019 1:27 PM
91	Stores like trader joes, sprouts or Safeway. Street paving/pothole repair. More improvements on city parks	7/23/2019 12:52 PM
92	Better shopping stores.. more fast food.. less tax..	7/23/2019 12:36 PM
93	More Open Areas (Parks, Orchards, Vineyards Etc.. No Section 8 Rentals More Commercial Less Housing	7/23/2019 12:19 PM
94	New City Council, new Mayor. More big box stores and less gas stations & storage places.	7/23/2019 12:07 PM
95	More wider streets More grocery markets Big box stores like Home Depot, wall Mart, target, ...etc	7/23/2019 12:06 PM
96	Development of Cline Cellars vineyard into a winery Expansion of community center into a performing arts theater Development of downtown with shops, restaurants, art galleries, book stores, etc.	7/23/2019 11:15 AM
97	Library Better schools Restaurants (Cheesecake Factory?!)	7/23/2019 10:19 AM
98	Increase the downtown, use Livermore or Lafayette as a guide. Improve transit options to reduce congestion. Maintain green spaces.	7/23/2019 10:05 AM
99	Fire protection Police protection Road improvements/sidewalks	7/23/2019 9:49 AM
100	Street/ roadways free of trash. Grow the Volunteering in police organization. More schools. Developers footing the bill.	7/23/2019 9:03 AM
101	1) shopping mall 2) grocery store ( Safeway /trader Joes ) 3) lower property taxes 4) decline of section eight in homes valued over 450,000 5) clean up low income neighborhoods eg. stricter enforcement of front yards and driveway and maintenance of yards 6) clean up schools and build another middle school and high school in city limits to lower tax payers cost for two districts 7) more bike friendly roads 8) better options at parks for middle aged children 9) build a sports complex & community pool 10) better location for post office and nicer people working there that accommodate all people 11) get the police on violators for loud cars doing donuts 12) do fireworks on 4th of July 13) do something to sustain the awful marijuana smell that constantly consumes this area	7/23/2019 9:01 AM
102	More recreational activity available and accessible, teen centers so they have a place to go and be kids, more art, outdoor community gardens and theaters in open lots. Connections to elderly who need our help and support.	7/23/2019 8:58 AM
103	Community cultivated through new building plans.	7/23/2019 8:34 AM
104	No more storage facilities. More entertainment options for a variety of ages. Cap on convenience stores with regulations on minimum distance from schools and parks.	7/23/2019 7:40 AM
105	Schools should be better equipped if city is allowing more housing developments.	7/23/2019 7:20 AM
106	Denial of Gas stations or storage units using previously established methods in case law. Traffic solutions for East Cypress so the new housing does not create a new Clayton situation where residents commute to the freeway before they commute to work. Keep up the good work,	7/23/2019 7:08 AM
107	Homelessness addressed	7/23/2019 7:05 AM
108	More family oriented activities more shopping, fire protectionq	7/23/2019 6:53 AM
109	A Safeway put in A competitive 25 yard pool or swim complex More business opportunities	7/23/2019 6:45 AM
110	Improved fire protection, better roads, more schools	7/23/2019 6:26 AM
111	Open spaces for wildlife Lower the amount of low income housing Better downtown design	7/23/2019 5:49 AM
112	I would like to see a small substantial community.. the whole city with zero waste and emissions	7/23/2019 5:45 AM
113	More parks, keeping up with the beautiful landscape like Brentwood does. And add some tasting rooms or restaurants things like that.	7/23/2019 5:44 AM
114	Push county for better school ratings, access to the delta, recruit best in class restaurants.	7/23/2019 5:35 AM
115	Stop the gauntlet downtown, stop building, keep vineyards.	7/23/2019 5:29 AM
116	New commerce downtown New infrastructure and roadway improvement	7/23/2019 5:27 AM
117	Maintain the beauty of Oakley by preserving the grape vineyards, it's a beautiful and standout feature of Oakley.	7/23/2019 5:23 AM
118	More family friendly attractions, dining and shopping that will go back into the city. clean ups around all neighborhoods	7/23/2019 5:11 AM
119	Better more impressive downtown. One to be proud of and invite outside communities to patronize. Maintain strong police presence to keep the quickly moving in riff raff. Ease up on over building and populating.	7/23/2019 5:02 AM
120	I would like to see the City move away from herbicides and pesticides use. Create a healthier more sustainable agriculture and landscaping.	7/23/2019 5:02 AM
121	Pedestrian safety along Main St (install sidewalk at least on one side); Improvements to children's play areas (shade sails, trees, etc); Enforce dog leash laws and animal restraints in the backyards (I walk frequently and see a lot of dogs on the loose)	7/23/2019 5:02 AM
122	The street planing needs to improve streets are torn with potholes and cracks everywhere! Repair and repair streets every other year. The main streets to get out of OAKLEY are only 1 lane roads causing traffic. The street planning needs to look at renovating streets and convert them to 2 lanes not 1 lane roads to cause traffic in the city of OAKLEY! Houses should be built like old style ranch house with side yards to accommodate boats and RV parking. Since our Oakley is known for the delta and closed to camp grounds!	7/23/2019 4:58 AM

## Oakley Visioning Survey - General Plan Update

123	More schools, parks Less traffic congestion retail stores	7/23/2019 4:54 AM
124	More Police Officer More stores in Oakley less Code Enforcement Officer because they are pick old people just because there grass is dead!!!!	7/23/2019 4:50 AM
125	More shopping / high end retail, fine dining	7/23/2019 4:37 AM
126	Restore sanity to the traffic on our streets. Spend our money on fire and police services not parks and downtown beautification. Get a city council that listens.	7/19/2019 2:28 PM
127	Businesses other than storage facilities, gas stations and mini marts. This is a fishing community... how about a Bass Pro/ Cabelas store?	7/19/2019 1:58 PM
128	More local jobs. More retail (SAFEWAY), restaurants, medical, and other local services. Better access to transit.	7/19/2019 6:00 AM
129	A more inviting downtown, but you guys are doing a great job slowly improving it. I understand this won't happen overnight. Im	7/18/2019 2:57 PM
130	Better planning, roads suck houses everywhere.	7/14/2019 11:46 AM
131	Different type of parking along Main Street	7/14/2019 3:42 AM
132	Fire Department funding, open downtown road, do fee excess garbage pickup ever 3 months instead of making it so expensive for residents to get rid of their stuff.	7/13/2019 2:06 PM
133	Keeping the small community charm Not becoming a city HOA!!! Maintaining police and fire services	7/13/2019 8:25 AM
134	1. possible addition of a public swimming pool 2. increased Senior citizen activities and education 3. On call public transportation, small buses or vans	7/13/2019 7:27 AM
135	Nightlife. Rail connections.	7/13/2019 6:12 AM
136	Bypass around downtown. More sporting opportunities. Grocery, retail, restaurants out towards Bethel Island. Less storage units! WTF	7/12/2019 3:34 PM
137	More dog parks More upscale vendors Community fairs	7/12/2019 1:43 PM
138	1. Improve school ratings 2. Decreased crime 3. More downtown facilities	7/12/2019 11:24 AM
139	delta family fun water zone, tennis center, commerce	7/12/2019 11:09 AM
140	Big box stores. Downtown completely redone and accessible. A nice establishment like a winery or local pub to enjoy with outdoor area	7/12/2019 9:34 AM
141	Get rid of the city sponsored HOA, more support for the fire dept, better roads	7/12/2019 9:29 AM
142	Restaurants and shopping for clothes and food in walking distance of my home.	7/12/2019 8:28 AM
143	Stop building homes, add a Safeway and Bank of America near area 5	7/12/2019 7:01 AM
144	-Keeping crime rate low -commercial and retail business within Oakley proper -infrastructure to handle growth	7/12/2019 7:00 AM
145	Growth limits, New Community Park completed with preferences towards a Rural feel (Farm/Animal type of features), Fire Service funding	7/12/2019 4:46 AM
146	Fix intersection of Empire with both Main and Oakley Road. Water Park or similar near E Cypress Bike lanes clearly marked and separated by double yellow line and "thumpers" on Empire, Laurel, O'Hara, Main	7/12/2019 3:59 AM
147	1) Revitalized, thriving downtown (a destination place) 2) SAFE streets (main roadways AND neighborhoods) 3) Clean, well-maintained neighborhoods. PLEASE don't let us go the way of Antioch!!!!	7/12/2019 2:47 AM
148	A development of a downtown. More parks and recreation. More places to eat and drink.	7/12/2019 2:41 AM
149	Make Oakley a destination and not just a pass through town. A vibrant downtown with shops and activities	7/12/2019 2:41 AM
150	Spend less on aesthetics and more on infrastructure.	7/12/2019 2:38 AM
151	increase police, increase fire dept staff, increase community outreach services such as domestic violence shelters, Meals on Wheels	7/12/2019 2:24 AM
152	More police officers, no low income homes, no gas stations	7/12/2019 2:13 AM
153	Traffic control on Laurel Road east of Marsh Creek for safety, speed, noise. So many houses and only one exit. A larger police force with more visibility and presence. Better roads.	7/12/2019 2:12 AM
154	Follow through with neighborhood preservation, stop building new homes and worry about the residents and areas that are already here. We deserve to be priority. The more and more people that are attracted to open the more and more crime we will have, the more and more blight we will have. But I guess city government is only concerned about the revenue it will bring :(	7/12/2019 2:02 AM
155	Are you kidding I won't be alive by 2040.. what a stupid question	7/12/2019 1:43 AM
156	less subdivisions larger lots allowing rural lifestyle (limit ag) retail built along Main Street	7/12/2019 1:40 AM
157	Won't be here past 2024. I am selling and leaving this mismanaged joke of a city	7/12/2019 1:38 AM
158	Appropriate levels of fire protection.	7/12/2019 1:34 AM
159	Better shopping centers, bigger community events and cleaner landscape	7/11/2019 2:55 PM
160	1. Clean up the streets. Landscaping and communal fences are in very poor shape 2. Establishing some solid business centers where people can earn a living wage. Capitalize on the proximity to the Delta, by creating areas for leisure with restaurants and entertainment. 3. Prohibiting any cannabis related businesses! They will only bring more crime and blight to the area! Oakley could easily stand out as one community committed to keeping our youth safe and providing a desirable area to live.	7/11/2019 2:30 PM

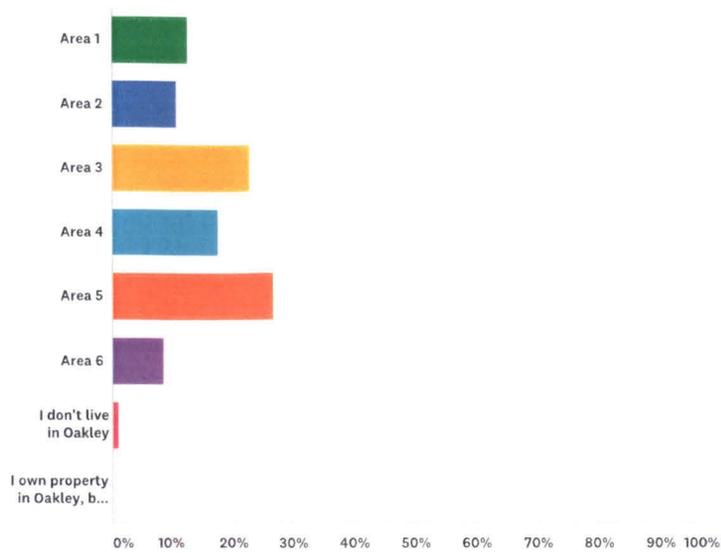
## Oakley Visioning Survey - General Plan Update

161	Rebuild the Main street corridor to four lanes Permanently fund the Fire district Stronger more forceful code enforcement department	7/11/2019 12:16 PM
162	Traffic, jobs/shops, crime	7/11/2019 11:25 AM
163	Urban agriculture, improved roadways, local career opportunities	7/11/2019 9:39 AM
164	*More shopping centers *New library *More dedicated open space. As more developers build up on the farm space, our open land disappears and we will become just another suburb. To combat that we need open space put in a trust so it cant be over developed.	7/11/2019 9:04 AM
165	Tech industry jobs. Quality shopping and dining options. Cohesive community spirit and vision.	7/11/2019 8:13 AM
166	Community park Curb development Sidewalks all the way down main street to Lone Tree Way	7/11/2019 8:07 AM
167	Not so many homes but more things to do in Oakley. Better retail, better shops, restaurants, and things for kids/families to do. A community pool/waterpark maybe?? More jobs here.. and keep some of the open land.. not just homes everywhere like Brentwood did.	7/11/2019 7:50 AM
168	2040???? Stop You need to improve sooner than later. Better pay for teachers. So, we attack and retain great staff for our future generations. Schools Youth center a Community Enrichment	7/6/2019 9:03 AM
169	Revitalizing some of the older and historical businesses and neighborhoods to keep the older charm we have over places like brentwood. Less developments to keep the community small and tight knit. Continued upkeep of public parks and schools. Additional recreational areas for all abilities.	7/4/2019 2:01 AM
170	Local family entertainment. Not movie theater but something for families to do to keep our community spending money locally. More variety of restaurants. More natural trails/parks.	7/3/2019 11:55 PM
171	I would like roads widened, housing to stop being built, and low income housing to be limited more.	7/3/2019 6:11 PM
172	Better road conditions and grocery store near east cypress more affordable housing	7/3/2019 11:01 AM
173	Halt approval for any new housing developments unless they are medium to low density, 3 or less bedrooms, and affordable for families that work in our local community. Cease the destruction of our valuable farmland that is being used to build massive, tacky, predatory storage facilities. The establishment of a shelter, resource center, and space for use by homeless folks that can also accommodate tents and RVs and has availability of park-style barbecues, dumpsters, and clean running water.	7/3/2019 10:03 AM
174	No more gas stations, AM PM or 7/11 type stores. Widen Main Street downtown so traffic can flow. Get rid of any type of train station.	7/3/2019 8:38 AM
175	Waterfront recreation Ferry to SF Unique shops and restaurants	7/3/2019 7:47 AM
176	Keeping the city clean and safe and a proud place where people want to live. More schools and less homes. Stronger traffic control. A park with a community pool or maybe a water park. Also put money into the schools, upgrade Oakley Elementry.	7/3/2019 6:49 AM
177	LESS NEW HOMES More Bar & Grill type restaurants More entertainment opportunities (food trucks more often, etc)	7/3/2019 6:25 AM
178	New wider roads with lighted crosswalks. More police. More sanctioned land for schools.	7/3/2019 6:04 AM
179	Fire stations. Road improvements. Vineyards and open space	7/3/2019 5:56 AM
180	Widen roads, re-pave roads, add sidewalks to Cypress, stop building storage facilities, stop building gas stations, keep open farm land.	7/3/2019 5:55 AM
181	Commercial growth without compromising community cohesion; continued priority on public safety; and more affordable housing.	7/3/2019 5:43 AM

## Oakley Visioning Survey - General Plan Update

**Q4 Using the map below, please identify which neighborhood/area of the city you live in.**

Answered: 198 Skipped: 6



**ANSWER CHOICES**

Area 1  
 Area 2  
 Area 3  
 Area 4  
 Area 5  
 Area 6  
 I don't live in Oakley  
 I own property in Oakley, but I don't live in Oakley  
 TOTAL

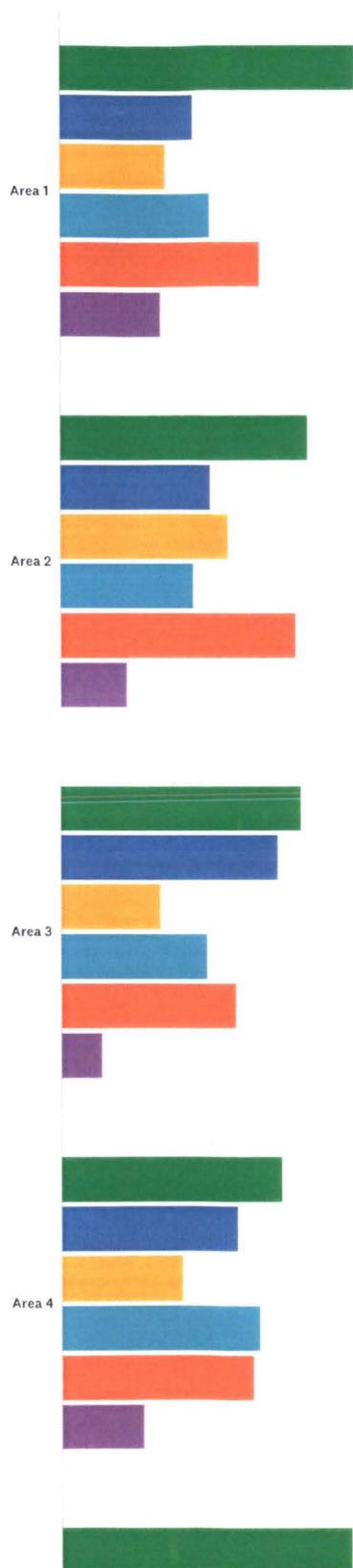
**RESPONSES**

12.63% 25  
 10.61% 21  
 22.73% 45  
 17.68% 35  
 26.77% 53  
 8.59% 17  
 1.01% 2  
 0.00% 0  
 198

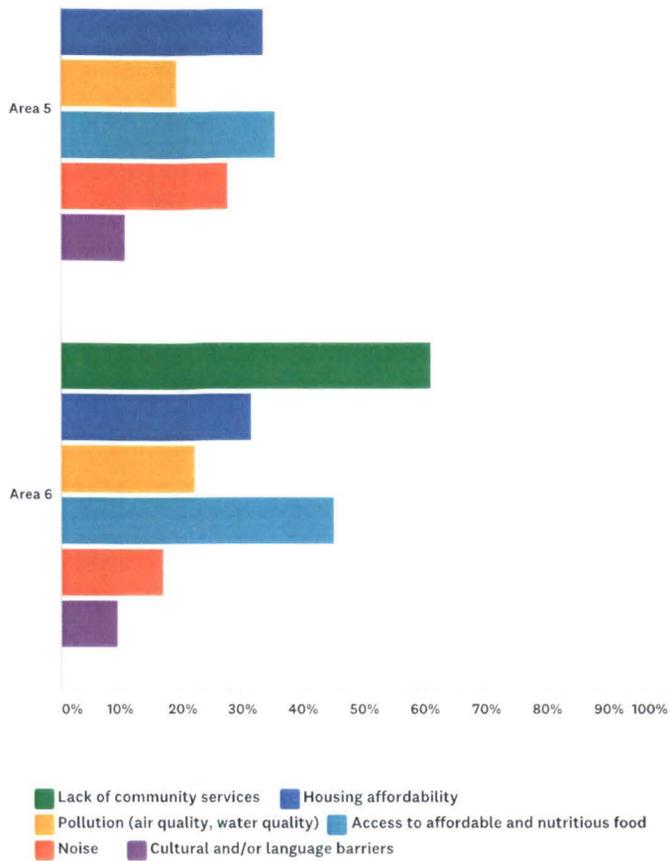
Oakley Visioning Survey - General Plan Update

Q5 For each area shown on the map, identify the issues that are of most concern or the highest priorities:

Answered: 166 Skipped: 38



## Oakley Visioning Survey - General Plan Update



	LACK OF COMMUNITY SERVICES	HOUSING AFFORDABILITY	POLLUTION (AIR QUALITY, WATER QUALITY)	ACCESS TO AFFORDABLE AND NUTRITIOUS FOOD	NOISE	CULTURAL AND/OR LANGUAGE BARRIERS	TOTAL RESPONDENTS
Area 1	50.96% 53	23.08% 24	18.27% 19	25.96% 27	34.62% 36	17.31% 18	104
Area 2	42.71% 41	26.04% 25	29.17% 28	22.92% 22	40.63% 39	11.46% 11	96
Area 3	41.41% 41	37.37% 37	17.17% 17	25.25% 25	30.30% 30	7.07% 7	99
Area 4	38.10% 40	30.48% 32	20.95% 22	34.29% 36	33.33% 35	14.29% 15	105
Area 5	50.00% 52	33.65% 35	19.23% 20	35.58% 37	27.88% 29	10.58% 11	104
Area 6	61.05% 58	31.58% 30	22.11% 21	45.26% 43	16.84% 16	9.47% 9	95

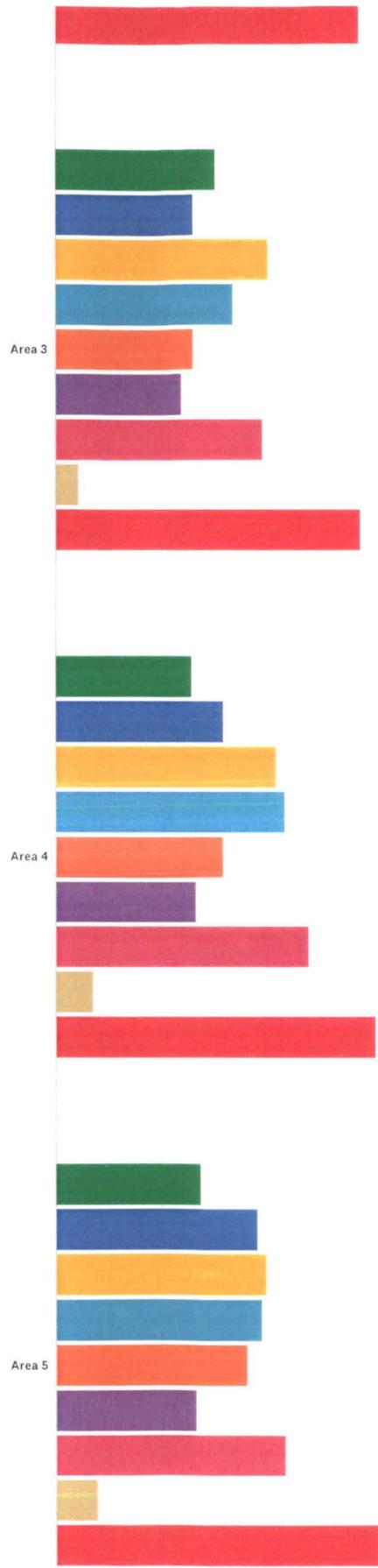
Oakley Visioning Survey - General Plan Update

Q6 For each area on the map, identify the top four solutions and amenities needed in the area:

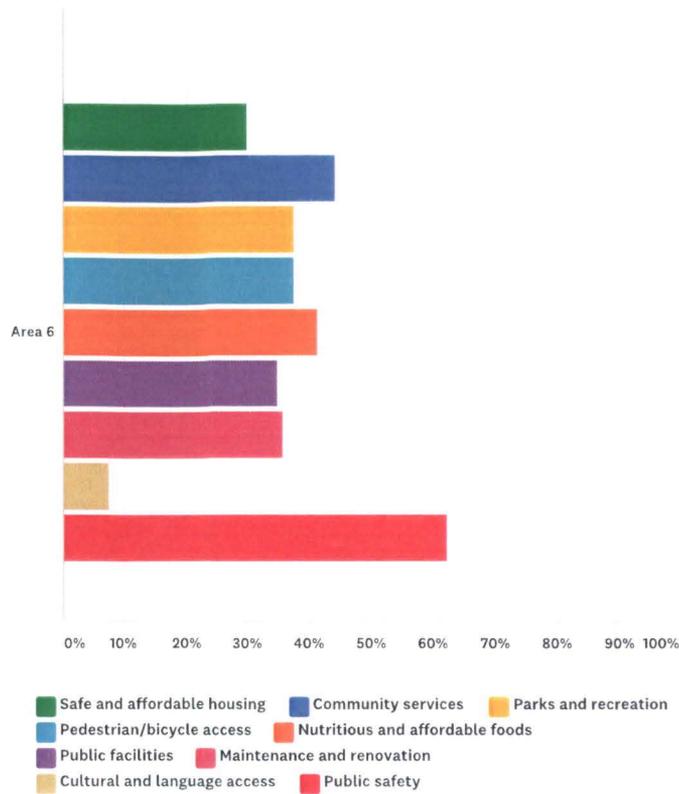
Answered: 182 Skipped: 22



# Oakley Visioning Survey - General Plan Update



# Oakley Visioning Survey - General Plan Update

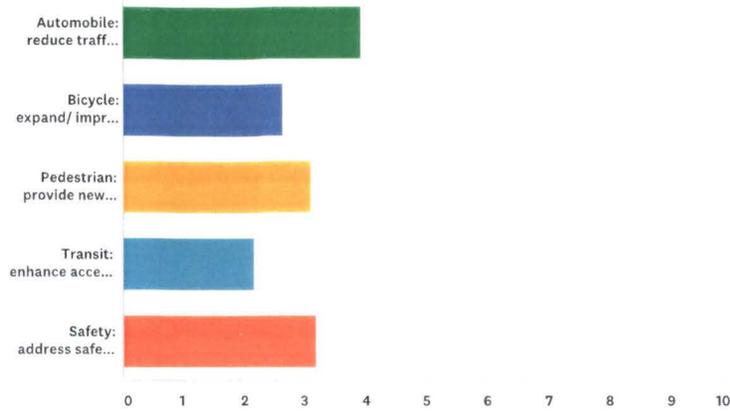


	SAFE AND AFFORDABLE HOUSING	COMMUNITY SERVICES	PARKS AND RECREATION	PEDESTRIAN/BICYCLE ACCESS	NUTRITIOUS AND AFFORDABLE FOODS	PUBLIC FACILITIES	MAINTENANCE AND RENOVATION	CULTURAL AND LANGUAGE ACCESS	PUBL SAFE
Area 1	27.97% 33	34.75% 41	46.61% 55	38.98% 46	21.19% 25	24.58% 29	61.02% 72	6.78% 8	65.2%
Area 2	27.97% 33	32.20% 38	43.22% 51	36.44% 43	17.80% 21	22.03% 26	50.00% 59	3.39% 4	61.0%
Area 3	25.24% 26	32.04% 33	37.86% 39	34.95% 36	28.16% 29	20.39% 21	39.81% 41	4.85% 5	57.2%
Area 3	30.43% 28	26.09% 24	40.22% 37	33.70% 31	26.09% 24	23.91% 22	39.13% 36	4.35% 4	57.6
Area 4	25.66% 29	31.86% 36	41.59% 47	43.36% 49	31.86% 36	26.55% 30	47.79% 54	7.08% 8	60.1%
Area 5	27.43% 31	38.05% 43	39.82% 45	38.94% 44	36.28% 41	26.55% 30	43.36% 49	7.96% 9	61.0%
Area 6	30.19% 32	44.34% 47	37.74% 40	37.74% 40	41.51% 44	34.91% 37	35.85% 38	7.55% 8	62.2%

## Oakley Visioning Survey - General Plan Update

### Q7 Prioritize the types of transportation improvements that the General Plan Update should address in order of importance from 1 to 5:

Answered: 199 Skipped: 5

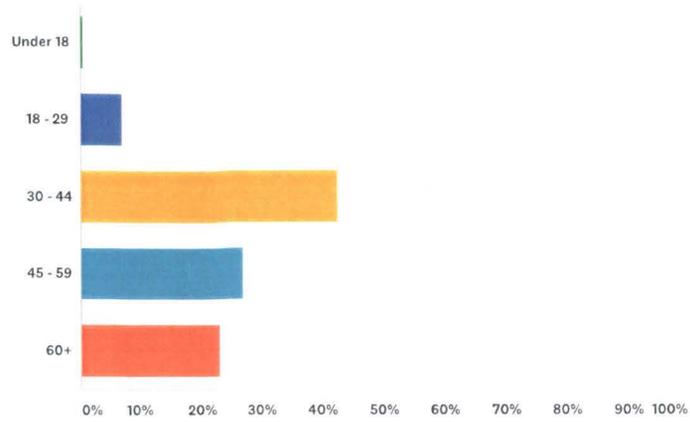


	1	2	3	4	5	TOTAL	SCORE
Automobile: reduce traffic delays and congestion, continue to increase motor vehicle traffic capacity, etc.	50.00%	20.00%	12.11%	9.47%	8.42%	190	3.94
Bicycle: expand/ improve the citywide bikeway network and supply of bicycle parking; attract bike share providers, etc.	9.09%	23.53%	17.11%	24.60%	25.67%	187	2.66
Pedestrian: provide new and/or improved pedestrian crossings, sidewalks and paths.	8.42%	26.84%	40.00%	17.89%	6.84%	190	3.12
Transit: enhance access to transit stops and stations; provide measures to reduce bus delay; and/or support the provision of new or enhanced transit service.	5.24%	9.95%	16.75%	32.46%	35.60%	191	2.17
Safety: address safety issues and reduce collisions for all travel modes, etc.	30.57%	20.21%	13.47%	11.40%	24.35%	193	3.21

# Oakley Visioning Survey - General Plan Update

## Q8 What is your age?

Answered: 200 Skipped: 4



### ANSWER CHOICES

Under 18  
18 - 29  
30 - 44  
45 - 59  
60+  
TOTAL

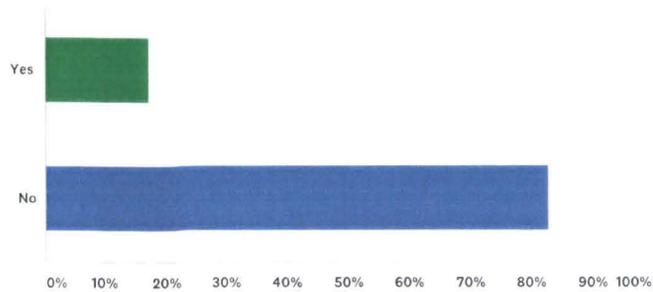
### RESPONSES

0.50%	1
7.00%	14
42.50%	85
27.00%	54
23.00%	46
	200

# Oakley Visioning Survey - General Plan Update

## Q9 Do you work in Oakley?

Answered: 198 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	17.17%	34
No	82.83%	164
<b>TOTAL</b>		<b>198</b>

#	IF NO (PLEASE SPECIFY WHERE YOU WORK)	DATE
1	Concord	8/4/2019 9:50 AM
2	Concord	7/29/2019 2:14 PM
3	San Francisco	7/29/2019 6:52 AM
4	Walnut Creek	7/28/2019 2:20 PM
5	Retired	7/28/2019 1:49 PM
6	Concord	7/28/2019 12:57 PM
7	Walnut Creek	7/28/2019 8:33 AM
8	San Francisco	7/28/2019 7:22 AM
9	Antioch	7/28/2019 4:03 AM
10	Home maker	7/28/2019 2:27 AM
11	Antioch	7/28/2019 2:18 AM
12	Livermore	7/28/2019 2:13 AM
13	There is only very few job opportunities to be able to afford to live in our community unless you're the overpaid city manager then he can move to Danville	7/27/2019 4:15 PM
14	Pittsburg	7/27/2019 4:09 PM
15	Unemployed	7/27/2019 3:49 PM
16	Pittsburg	7/27/2019 3:20 PM
17	Concord	7/27/2019 3:07 PM
18	Pleasant Hill	7/27/2019 5:58 AM
19	Sf bay area	7/27/2019 2:50 AM
20	Richmond	7/27/2019 2:18 AM
21	Concord	7/27/2019 1:12 AM
22	Oakland	7/27/2019 12:57 AM
23	Bay Area	7/26/2019 12:02 PM
24	Remotely - Based out of Emeryville	7/26/2019 12:00 PM
25	San Francisco	7/26/2019 7:11 AM
26	Concord	7/26/2019 6:36 AM
27	Oakland	7/26/2019 5:12 AM
28	retired from OUESD	7/26/2019 3:50 AM
29	Livermore	7/26/2019 2:56 AM
30	East Contra Costa County	7/26/2019 2:02 AM
31	Antioch	7/26/2019 1:23 AM
32	Antioch	7/26/2019 12:40 AM
33	Emeryville	7/25/2019 2:09 PM
34	Antioch	7/25/2019 12:45 PM

## Oakley Visioning Survey - General Plan Update

35	Brentwood	7/25/2019 12:17 PM
36	Pittsburg and soon Pleasant Hill. Would love to work in Oakley if good paying jobs	7/25/2019 11:22 AM
37	Antioch	7/25/2019 9:36 AM
38	Concord	7/25/2019 9:29 AM
39	Declined	7/25/2019 8:50 AM
40	Retired	7/25/2019 8:16 AM
41	Stockton	7/25/2019 7:58 AM
42	Fremont	7/25/2019 6:32 AM
43	retired	7/25/2019 6:21 AM
44	retired	7/25/2019 1:50 AM
45	Disabled	7/25/2019 1:28 AM
46	Retired	7/24/2019 1:02 PM
47	Retired	7/24/2019 12:38 PM
48	retired	7/24/2019 11:11 AM
49	Retired	7/24/2019 9:10 AM
50	Martinez	7/24/2019 4:31 AM
51	Pittsburg	7/24/2019 2:46 AM
52	Brentwood	7/24/2019 2:05 AM
53	Concord	7/24/2019 1:57 AM
54	Retired worked in Brentwood	7/24/2019 1:43 AM
55	Walnut creek	7/24/2019 1:07 AM
56	Walnut Creek	7/24/2019 12:24 AM
57	Antioch	7/24/2019 12:20 AM
58	San Francisco	7/23/2019 11:15 PM
59	Pittsburg	7/23/2019 10:03 PM
60	Richmond Ca	7/23/2019 5:18 PM
61	Lafayette	7/23/2019 4:01 PM
62	Retired	7/23/2019 3:36 PM
63	Real Estate Appraisals, Work Contra Costa County and Nevada County.	7/23/2019 3:33 PM
64	Brentwood	7/23/2019 2:31 PM
65	Discovery Bay	7/23/2019 2:01 PM
66	Veterinary Hospital	7/23/2019 12:52 PM
67	Retired	7/23/2019 12:36 PM
68	Modesto	7/23/2019 12:15 PM
69	Concorf	7/23/2019 12:07 PM
70	Franchise business consultant- all over Bay Area	7/23/2019 12:06 PM
71	i don't work, i just play	7/23/2019 11:15 AM
72	Concord	7/23/2019 10:05 AM
73	retired	7/23/2019 9:49 AM
74	Oakland	7/23/2019 9:03 AM
75	Livermore	7/23/2019 9:01 AM
76	Stay at home mom	7/23/2019 8:58 AM
77	I work in many different towns throughout contra costa county	7/23/2019 7:40 AM
78	Walnut Creek	7/23/2019 6:58 AM
79	Emeryville	7/23/2019 6:45 AM
80	Stay at home parent	7/23/2019 6:26 AM
81	Operator	7/23/2019 5:49 AM
82	Brentwood	7/23/2019 5:45 AM
83	Brentwood	7/23/2019 5:44 AM
84	San Ramon	7/23/2019 5:35 AM
85	Retired	7/23/2019 5:29 AM
86	There are no careers in Oakley.	7/23/2019 5:14 AM
87	Pittsburg/walnut creek	7/23/2019 5:11 AM
88	Retired Oakley School Office manager	7/23/2019 5:02 AM
89	Walnut creek	7/23/2019 4:58 AM

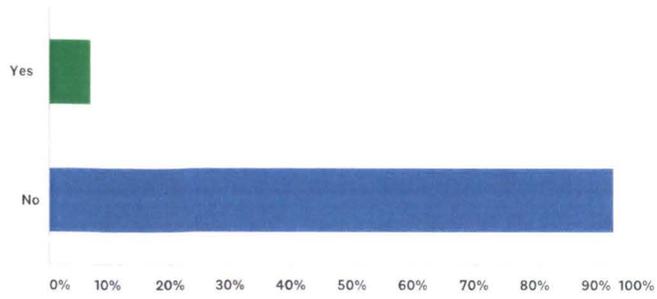
## Oakley Visioning Survey - General Plan Update

90	sunnyvale	7/23/2019 4:50 AM
91	San Francisco	7/23/2019 4:37 AM
92	Retired	7/19/2019 2:28 PM
93	Brentwood	7/18/2019 2:57 PM
94	No thanks	7/14/2019 11:46 AM
95	Pittsburg	7/14/2019 3:42 AM
96	Antioch	7/13/2019 8:25 AM
97	Retired	7/13/2019 7:27 AM
98	Oakland	7/13/2019 6:12 AM
99	Antioch	7/12/2019 3:34 PM
100	Antioch	7/12/2019 1:43 PM
101	Pleasanton	7/12/2019 11:24 AM
102	Brentwood	7/12/2019 11:09 AM
103	Alameda county	7/12/2019 9:34 AM
104	Pittsburg	7/12/2019 9:29 AM
105	Concord	7/12/2019 7:00 AM
106	Concord, Benicia, Martinez, Bakersfield	7/12/2019 2:47 AM
107	Brentwood	7/12/2019 2:41 AM
108	Pleasanton	7/12/2019 2:41 AM
109	Contra Costa County Probation	7/12/2019 2:28 AM
110	Retired teacher @ Gehringer Elementary	7/12/2019 2:12 AM
111	Antioch	7/12/2019 2:02 AM
112	San Francisco	7/12/2019 1:43 AM
113	Not in Oakley	7/12/2019 1:38 AM
114	Brentwood	7/11/2019 2:55 PM
115	Antioch	7/11/2019 2:30 PM
116	Retired	7/11/2019 12:16 PM
117	San Ramon	7/11/2019 11:25 AM
118	Retired	7/11/2019 9:39 AM
119	Oakland	7/11/2019 9:04 AM
120	Brentwood and Antioch	7/11/2019 7:50 AM
121	Walnut Creek	7/6/2019 9:03 AM
122	Pleasant Hill	7/4/2019 2:01 AM
123	Antioch, Sutter Delta medical center	7/3/2019 11:55 PM
124	Walnut Creek	7/3/2019 6:11 PM
125	Stay at Home Parent	7/3/2019 11:01 AM
126	Retired	7/3/2019 8:38 AM
127	Antioch	7/3/2019 6:49 AM
128	Not enough work in my trade (IT Project Manager for Kaiser in Modesto, CA)	7/3/2019 6:25 AM
129	Oakland	7/3/2019 6:04 AM
130	Concord.	7/3/2019 5:56 AM
131	N/a	7/3/2019 5:55 AM
132	retired	7/3/2019 5:43 AM

# Oakley Visioning Survey - General Plan Update

## Q10 Did you attend one or more of the General Plan Update workshops conducted in June 2019?

Answered: 201 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	6.97%	14
No	93.03%	187
TOTAL		201

## Oakley Visioning Survey - General Plan Update

### Q11 Is there anything else you want to share related to the General Plan Update?

Answered: 103 Skipped: 101

#	RESPONSES	DATE
1	I would like a public library not connected to the high school. The library is valuable part of the community. It needs a bigger Space!	8/1/2019 2:19 PM
2	We need safer roads- more stoplights!	8/1/2019 2:12 PM
3	look into 5 g and ask questions to the people implementing this in the community. what will the impact be on humans. do not sell out the community	7/29/2019 10:05 PM
4	Poor or no sidewalks from orchard park elementary into the neighborhoods for children to safely walk to and from school.	7/29/2019 2:14 PM
5	New to the area and I would hate to see this beautiful community become another carbon copy of other cities. Think outside of the box.	7/29/2019 6:52 AM
6	Had to move because we didn't want to deal with a train station close to our home, too many convenience stores being built, against allowing large mosque/housing complex/school to be built in Oakley.	7/28/2019 2:20 PM
7	Please stop building houses!!! Oakley used to be a wonderful small, rural town try to retain that feel. A new grocery store, adequate police and fire for the current population, and finish the planned schools are all we need! Keep Oakley small.	7/28/2019 6:23 AM
8	Don't waste money on a huge park use the money to update our current neighborhoods, speed bumps, stop signs etc.	7/28/2019 5:57 AM
9	The Antioch trash is moving in and soon Oakley will be just like Antioch with all the theft and unsafe areas.	7/28/2019 4:03 AM
10	The community is not happy with the way this city is going and the leaders should be more transparent and take into consideration what the people who reside in Oakley want.	7/28/2019 2:18 AM
11	Stop putting in gas stations and storage units. Make more valuable business and small business residents would attend.	7/28/2019 2:13 AM
12	Jobs Jobs Jobs Jobs Jobs	7/27/2019 4:15 PM
13	Who ever designed designed the on street parking downtown should lose their job. It is on the edge of dangerous.	7/27/2019 1:12 AM
14	I would like to see something fun for people of all ages like go karts, arcades and rock climbing and laser tag and bowling maybe life size board games like chess and Exedra and mini golf and a bar and dance club for adults I have this all in one building would be cool if something similar to this like in San Jose I think it is they combined all the stuff in one building and what's cool about this place has everything for everyone	7/26/2019 3:41 PM
15	Stop building more house, traffic going down laurel is loud all hours of the night. It used to be quiet and peaceful and now sounds like a racetrack. Disappointing that this town I have lived in for almost 20 years is loud when I open my back door. Don't need more gas stations or storage units either	7/26/2019 3:13 PM
16	Please consider senior citizens inyour plans. How about a public pool?	7/26/2019 10:21 AM
17	Attract more businesses to Oakley and nearby cities. Tech, retail, real estate, good jobs...	7/26/2019 7:11 AM
18	Take a look at everything east of Main Street along East Cypress. Take a look at all the housing approved in that area. Now take a look at their commute path to Highway 4. It doesn't take a traffic engineer to see that this is a huge traffic problem right NOW, let alone in 20 years. There needs to be (at least) a 3rd route that does not require going through the downtown (one lane, really?) or speeding down Laurel while kids are headed to/from school.	7/26/2019 6:36 AM
19	I would like to see the downtown area be an enclave of specialty stores with plenty of parking that is not on Main Street. It is too difficult to back out of those diagonal spaces especially when school gets out.	7/26/2019 3:50 AM
20	We really need to stick to moving Oakley more toward becoming an upscale community, but at the same time we need basic services like a library, community pool, and safer streets, sidewalks, and pedestrian crossings, both on the main roads and in the neighborhoods. We need more long-range city planning, especially on Laurel Road and we definitely do not need more gas stations there or self-storage facilities anywhere in the city. We would prefer a nice grocery store in Emerson Ranch, and do not want the city to compromise and re-zone the commercial land in the event finding an anchor is difficult. Please be patient when long-term planning and think of the consequences of short-term actions. Thank you.	7/26/2019 2:56 AM
21	I have lived here over 30 years. I would like to see sidewalks to all schools and parks!! People especially children should not be on the roadways or berms to go to school; Or when they are going to the park. Area 2 and 6 are in need of infrastructure. Children need Sidewalks from there homes to get to school. Build the roads and if there isn't money for that at least put the sidewalks in place. I couldn't let my children walk to school because it wasn't safe at the time. Public safety is a real problem! I have been approached every time I enter the grocery store! Creekside park has drug dealers and prostitution. Kids are getting robbed at the parks. I think our parks need better security.	7/26/2019 2:28 AM
22	I would just like to see more access to high quality grocery stores and more of a variety in healthy food. I'd also like to see our roads improved there are too many pot holes and possibly improve or update some of the shopping areas already in town.	7/26/2019 1:23 AM

## Oakley Visioning Survey - General Plan Update

23	I chose to live in Oakley because of its proximity to my workplace. Now that I am here, my neighborhood does feel secure and quiet mainly bec we are a "no outlet" street. I do observe and read the others' posts on Nextdoor that some hoods do not feel as secure. If you can fo something to target safety in those hoods please. Also, if you can, build or design a technology ready building to attract offices, maybe even a startup. Mountain House is doing this already. And they are a new city. Oakley can be soo much more, I know we need money in the city coffers. So i sort of see why you keep adding storage places. Are there other businesses who apply to start up in Oakley? May they be given a chance? Maybe a subsidy? I don't know. Also, not sure how popular this will be.....will you allow or consider please the use of a tiny home on wheels as an ADU? Maybe we can adopt the same by-laws sa San Luis Obispo. They recently ok'd THOWs as permanent residences. This will mean an increase in residents, a bit of a bump in city funds too. Thank you for your time reading my comments.	7/26/2019 12:40 AM
24	Stop with the gas stations. Laurel does NOT need 3 within walking distance of each other. Stop with building houses. We need retail, medical facilities, better restaurants. I'm tired of having to go to Antioch or Brentwood to spend my money.	7/25/2019 11:22 AM
25	Please determine updates based on actual desire and needs of your residents and not by personal agendas, de-coupled and ill-suited vision	7/25/2019 8:50 AM
26	Make above market offers for those to be displaced by eminent domain	7/25/2019 8:16 AM
27	No more storage units or gas stations	7/25/2019 8:14 AM
28	No more gas stations/convenience stores or storage units!!! Please!!!	7/25/2019 7:58 AM
29	Area 6 needs improved roads and bike lanes. Summer Lake community is unable to drive or bike safely to Main Street / Oakley. More places of business need to be added on Cypress. Access to grocery stores/ restaurants/ etc	7/25/2019 6:32 AM
30	I'm sure Oakley will be a highly desirable place to live, work and shop 50 years from now when all the currently City leadership and residents are gone and there are leaders who are very forward-thinking.	7/25/2019 6:21 AM
31	We need LOCAL jobs so people don't NEED to commute out of the area! Commuting is not conducive to a "place for families" nor environment sustainability.	7/25/2019 1:28 AM
32	The entire "downtown" concept is a boondoggle, and it was ill-advised and poorly designed from the get-go. Forcing traffic down to one lane, with DIAGONAL parking is an accident waiting to happen; plus, emergency vehicles cannot get through. At commute hours, particularly in the evening, it back traffic all the way to Rose Ave. This is unacceptable. This should never have been done the way it was. It does NOT encourage pedestrian usage; it simply makes people detour around the area to avoid the traffic messes!	7/24/2019 1:02 PM
33	Would love to see more natural food cafes, shops selling nutritious foods, and parks. Wider variety of classes through recreation, such as adult dance classes - swing, ballroom, country.	7/24/2019 9:10 AM
34	Expand cross city lanes on Laurel and Main St. Build Amtrak train station at Main St.	7/24/2019 5:39 AM
35	The Oakley community is slowly growing a lot more diverse than it has been before. It is vital that people who work in public services such as Police and Parks & recreation keep this in mind. They will need to be trained accordingly regarding general cultural habits of a diverse population so that they are better equipped to help out and create far less tension during managing stressful issues. This way, Oakley can create an environment that is more inclusive and cohesive in how it adjust to a growing community.	7/24/2019 5:08 AM
36	Please NO more storage facilities, gas stations or 7-11's Bring real stores or activities to our city.	7/24/2019 4:31 AM
37	My job hours have changed so I will be able to attend the General Plan Update workshops but I did sign up for the emails and I still haven't seen one come in yet.	7/24/2019 3:12 AM
38	stop harassing citizens for storing boats and RVs on their own property.	7/24/2019 2:46 AM
39	Can we please cut down on the building of homes, gas stations, convenience stores, and storage facilities and start to look at other options that will preserve our open land or add facilities that are family friendly.	7/24/2019 1:57 AM
40	Keep property owners rights and agriculture	7/24/2019 1:43 AM
41	No more growth. The council seems to forget what Oakley is about. We who have moved here and lived here our whole life did so for the small farm town feel.	7/24/2019 1:07 AM
42	We need local Jobs, careers, infrastructure (NOT MORE HOUSING)	7/24/2019 12:24 AM
43	No	7/24/2019 12:20 AM
44	Please know that the maintenance and appearance and safety of what we currently have in the city of Oakley is what draws good families who want to live and raise their children. Safety should be above all and will allow the homes prices to rise and individuals will want to help and participate in keeping their communities safe. Thank you for this survey it is a sign that you care about Oakley residents.	7/23/2019 11:15 PM
45	Everywhere I look, new homes are being crammed into the smallest parcels of land in Oakley. We will soon have the same high crime rate as in Antioch!	7/23/2019 10:03 PM
46	With this survey you do not address many issues in this town. It guided for only what you want or think the city needs. And not giving the citizens to choose their own priorities or importance. We dont need nore affordable homes or shitty restaurants. We dont want more homes, gas stations, storage units, or more people in this town. We have too much traffic that has contested housing developments where people speed and have no respect for others. Enough of allowing people to build just to build. Enough homes! We do not have proper fire services for our area-no a tax bond will not help!!!!	7/23/2019 9:08 PM
47	Don't sale yourself out. Preserve our land. Limit the growth and open land. You will never get it back. Oakley is starting to out grow itself into just another city and then won't mean a thing.	7/23/2019 5:18 PM
48	Lots of theft and stealing of mail ...people's cars at night time.. lots of crooks going through the neighborhood at night.. we're rated one of the safest cities but it needs to stay that way.	7/23/2019 12:36 PM

## Oakley Visioning Survey - General Plan Update

49	I don't want to see a major street behind Emerson Ranch into the proposed park.	7/23/2019 12:15 PM
50	Make Oakley great again. Everyone is moving out.	7/23/2019 12:07 PM
51	Thank you for giving us the opportunity to take the survey. I hope you at least read it and give it a thought.	7/23/2019 12:06 PM
52	Do not allow the Cline vineyard at the entrance to Oakley on Main Street to be turned into another ugly strip mall. Develop it instead into a winery/performing arts center.	7/23/2019 11:15 AM
53	A library would create a feeling of being an actual town. It attracts families, gives teenagers a good place to be, attracts activities (readings, exhibits, shows), gives senior citizens a place to meet up, makes a town start to really feel like SOMEPLACE. Just check out Brentwoods beautiful new library. It's awesome. The city should push it through, nevermind waiting for the vote.	7/23/2019 10:19 AM
54	Fire & police protection are a major issue & we have been told by each dept that they will respond but by the time they arrive it will be too late. This is an unacceptable response	7/23/2019 9:49 AM
55	I'm concerned with our police force and schools being able to keep up with the massive amount of homes being built.	7/23/2019 9:03 AM
56	For those us that work away from our homes please provide more transparency on our cities progression.	7/23/2019 9:01 AM
57	Mailing the updated plan to those of us who can't make it or didn't know about it would be nice. Thank you for the garbage cans on the trail.	7/23/2019 8:58 AM
58	Thank you for your work on it.	7/23/2019 7:08 AM
59	Listen to the citizens.	7/23/2019 6:53 AM
60	Get rid of the guys driving around doing doughnuts in their cars.	7/23/2019 6:45 AM
61	I will be there 8/13/19	7/23/2019 5:45 AM
62	No	7/23/2019 5:27 AM
63	Keep Oakley beautiful and safe. Maintain its beauty or it'll become another city that has become generic and doesn't have any standout features.	7/23/2019 5:23 AM
64	The community needs more family attractions and things to do within Oakley to give back to our city and not to all surrounding cities	7/23/2019 5:11 AM
65	Calif SB 1069. Enforce it.	7/23/2019 5:02 AM
66	Stop allowing builders to take Oakley's land.. let's keep it that small farm community. Build grocery stores/schools near the new communities so they can have better access and not drive far. So that the current schools don't get overcrowded.	7/23/2019 4:58 AM
67	Please focus on up scaling oakley. Attract educated crowds with household incomes of 250000 or higher. Let's turn oakley into Danville by the water	7/23/2019 4:37 AM
68	Moved to Oakley in 1989 and thought we would retire here but that will not happen. Taxes and crime will be the end for us. Sad to say but once I retire in a few more years, we are leaving the area.	7/19/2019 1:58 PM
69	Knock it off with the stupid ass parking design	7/14/2019 3:42 AM
70	Stop building storage units do not make Oakley the intersection between Antioch and Brentwood! Create meaningful businesses and small town participation!	7/13/2019 8:25 AM
71	Thank you for this opportunity to contribute.	7/13/2019 7:27 AM
72	I'm sorry not to have participated. Just found out today. Thanks.	7/13/2019 6:12 AM
73	Please stop cramming in housing, building fast food joints, and storage... Build parks that make money, bring adult teams. Year round ice rink. Winery . Golf course as planned at Summer Lake. FUN.	7/12/2019 3:34 PM
74	Stop building houses without places for these people to work	7/12/2019 11:09 AM
75	What is going in at the north west side of cypress & sellers rd	7/12/2019 9:42 AM
76	Let's get a committee, more community input to be heard	7/12/2019 9:34 AM
77	No more storage facilities and hire more officers using K9s and special details to focus on the growing homeless population draining police and fire	7/12/2019 8:28 AM
78	Stop allowing builders to build these homes that are arm lengths apart and about 4 feet from my back fence. I moved to Oakley for the the small town feel and all these homes going up have taking away the farms and farmland that make Oakley the quaint little town that it is.	7/12/2019 7:01 AM
79	Thank you for allowing public input	7/12/2019 7:00 AM
80	STP BUILDING HOUSE!!!!	7/12/2019 5:58 AM
81	Affordable and Nutritious Food AND Cultural and/or Language Barriers - Really !?! This isn't a third world country or back country area - waste of time issues to ask residents about.	7/12/2019 4:46 AM
82	Bring back the Almond Fest. Also, a disc golf course or two would be nice, as well as more bocce courts and softball fields.	7/12/2019 2:41 AM
83	Put the people first NOT \$\$\$	7/12/2019 2:41 AM
84	Focus more on your people and less on your vision. Go where the people are, don't expect them to come to you. Have meetings for youth, get them involved, THEY ARE the future. And APPEECIATE the old timers, we feel forgotten.	7/12/2019 2:38 AM
85	Oakley has to understand that the community has a plethora of cultures colliding; everyone must have equal access to public transportation, public libraries, fire protection, police protection. As Oakley expands, be careful how much land you annex, it will run you, the city council, instead of the other way around.	7/12/2019 2:24 AM

## Oakley Visioning Survey - General Plan Update

86	Stop building so many houses!! Keep us rural.	7/12/2019 2:12 AM
87	Would love to see more restaurants, shopping, improvements made to the park at vintage parkway. There is a serious lack of up keep and ownership of this park. Also, traffic along Main Street, between cypress and vintage parkway can be very congested.	7/12/2019 2:10 AM
88	STOP LETTING DEVELOPERS CRAM OUR CITY WITH MORE HOUSES. ITS NOTHING BUT GREED.	7/12/2019 2:02 AM
89	Pull heads out of ass. Drive thru Oakley's Main Street? WTH. Drive east cypress dragstrip with No movie theater, no bar and grills, endless traffic, Sorry Oakley after 20 years is a joke	7/12/2019 1:38 AM
90	Stop the nonsense going on and focus on a solution for fire services. Even if it means creating an additional station managed and run by Oakley.	7/12/2019 1:34 AM
91	Please add more shopping centers! I don't feel safe going to Lucky's and Raleys is overpriced for the lack of grocery they have. I usually have to travel to Brentwood to do most of my grocery shopping.	7/11/2019 2:55 PM
92	FINISH LAUREL TO SELLERS AS 4 LANES. The only two ways out of the Cypress corridor are Cypress and Delta Rd. CONVERT MAIN STREET TO FOUR LANES. The 2005 plan had a bypass or 4 lanes and we got neither.	7/11/2019 12:16 PM
93	Bring more jobs/shops, work with corporate companies for our residents to offer incentives for telecommutes	7/11/2019 11:25 AM
94	Require first home size to be more than 1400ft2 to accommodate a 3 bedroom format. Otherwise no more than 2 bedrooms under 1400 ft2. Require all high density senior housing to cap rent increases at 3% without a rent review committee exemption.	7/11/2019 9:39 AM
95	Please! We need another way to exit the east Vintage Parkway area. Consider our entryways into the city as more than a place for carwashes and storage buildings. This should be our first impressive impression as people enter the city. We need a library!	7/11/2019 8:13 AM
96	Please no more storage lots, and PLEASE improve our roads!	7/11/2019 7:50 AM
97	No more storage facilities. Stop destroying downtown to line your pocketbooks. Stop destroying farmland to build half-million-dollar homes for folks that will never work here and are afraid of horses shitting while riding past their pristine little cul-de-sacs. Oakley has always been a small farming community and does not deserve to be damaged as it already has by leaders hoping to make more money for themselves. How about we finish that shopping center on the north-west corner of O'hara and Laurel before we approve yet another storage facility or housing development if you all are so deadset on expanding commerce locally!	7/3/2019 10:03 AM
98	Bring back the Planning Commission and put a stop to the City Manager and his staff being in charge with no checks and balances from Council.	7/3/2019 8:38 AM
99	Map did not come up	7/3/2019 7:47 AM
100	Keep Oakley Clean and Safe. Stop building homes! Don't make the mistakes Antioch has done!	7/3/2019 6:49 AM
101	NO MORE STORAGE UNITS OR AM/PM or 7/11 type places and NO MORE NEW HOUSES	7/3/2019 6:25 AM
102	Summer sessions for input during the first week the kids are out of school for the summer was a poor choice. We don't have childcare during the summer. Please schedule more input meetings during school session.	7/3/2019 6:04 AM
103	Please preserve the vineyards and the open farmland.	7/3/2019 5:56 AM