

September 20, 2021

Ken Strelo, Principal Planner  
City of Oakley  
3231 Main Street  
Oakley, CA 94561

Re: Oakley Focused General Plan Update

Dear Mr. Strelo,

We appreciate the opportunity to comment on the Oakley General Plan Update. We own and operate the Lauritzen Yacht Harbor at 115 Lauritzen Lane. The Lauritzen Yacht Harbor was constructed in 1959 and has been in continuous service as a family owned and operated marina for over 60 years. Our comments are intended to help strengthen and improve the Focused General Plan Update policy document in the areas that involve the Oakley waterfront.

### ***The Delta Plan***

The Delta Stewardship Council adopted the Delta Plan in 2013. The entire City of Oakley is within the legal boundaries of the Sacramento-San Joaquin Delta and is subject to the Delta Plan. The City is within the Secondary Zone, and part of an Urban Interface Zone along the City's northern shoreline. Since this is the first substantial update to the City's General Plan since 2000, it is extremely important the City consult with the Delta Stewardship Council and comply with the procedures for "Covered Actions" and the "Certification of Consistency" with the Delta Plan.

The General Plan Update should identify and acknowledge the Delta Stewardship Council, Delta Protection Commission, and the Delta Plan.

### ***Waterfront Recreation***

The General Plan Update (GPU p. 7-17) did not carry over all of the language from the current General Plan regarding waterfront recreation. The Current General Plan includes a "Community Waterfront Vision" and "Waterfront Opportunities", which have important concepts that should be retained. We recommend these sections be restored in the General Plan Update to read as follows:

#### ***"Community Waterfront Vision"***

***The development of a waterfront community along the shoreline in Oakley would give unique opportunities for people to enjoy commercial, recreation and residential mixed uses in the City. Many cities currently have successful and thriving waterfront mixed uses, which could serve as reference models if Oakley had such future development opportunities.***

#### ***"Waterfront Opportunities"***

***Oakley's waterfront opportunities include marinas, the EBRPD Big Break Shoreline, and the Antioch-Oakley Regional Shoreline. There are three privately owned marinas***

*within the City limits – Big Break Marina, Lauritzen Yacht Harbor, and Driftwood Marina. There are many examples of marinas that have become destination places by allowing restaurants, retail, hotels, and offices as compatible uses. Waterfront mixed use facilities allow the non-boating public to come to the shoreline and enjoy the view of boats in the Delta and support local businesses in a unique and scenic environment.*

*In addition, potential waterfront opportunities exist at Dutch Slough, a future 100-acre community park north of E. Cypress Road. Plans for Dutch Slough include a wetlands preserve, special purpose facilities and community recreation.*

There are three marinas within the City limits. The marinas would benefit if there were opportunities to renovate facilities and become economically diversified and environmentally sustainable. The City has not explored successful and thriving waterfront mixed uses which could serve as reference models. The City should not give up on the marinas as opportunity sites for people to enjoy commercial, recreation and mixed uses on the waterfront, as envisioned in the current General Plan.

The marinas are an important resource for the Delta. The Delta has seen a significant loss of marinas in the past 20 years. It would be very difficult to build a new marina in the Delta because of the plethora of regulations and agencies involved. If a marina is lost, it is likely lost forever. This is a concern for the Delta.

The “Community Waterfront Vision” and “Waterfront Opportunities” should be added back to the General Plan Update to promote waterfront mixed uses in areas designated Commercial Recreation or Commercial in the General Plan.

### ***Land Use Matrix***

The Land Use Matrix on page 2-19 of the General Plan Update shows the Commercial Recreation Zone is only compatible with the General Plan land use designation with the same name, “Commercial Recreation”. Lauritzen Yacht Harbor and Driftwood Marina are consistent with the matrix, so they are okay. However, Big Break Marina and the two sites in the East Cypress Corridor Specific Plan (in the Commercial Recreation Zone) are within the General Plan Land Use Designation of “Commercial” (see Figure 2-2 of the General Plan Update). Big Break Marina and ECCSP’s zoning would be inconsistent with the Land Use Matrix in the General Plan Update. The City would have to follow up with a zone change on those properties to be consistent with the new General Plan. This discrepancy or oversight should be addressed in the Update.

### ***Parks and Recreation Element missing Policies***

The General Plan Update for Parks and Recreation Element Goal 7.4 “Special Purpose Facilities” has only 5 policies (GPU p. 7-25). The current General Plan for the same has 12 policies. One of the policies that was omitted is Policy 7.4.12, which promotes the development or preservation of public or private marinas with boat launching, berthing facilities, fuel dock, waste pump-out station, restrooms, showers, laundry facilities, bait/tackle/food store, day use, overnight camping and RV parking areas, fishing pier, and restaurant.

This is a critical policy to support the sustainability of marinas in Oakley. This policy should be added back to the policies in the General Plan Update. Since it is clearly a land use policy, it may be more appropriate to add it to the Land Use Element. We recommend it read as follows:

***Promote the development or preservation of private marinas with boat launching and berthing facilities, dry storage, boat repair, new and used boat sales, haul and engine repair facilities, fuel dock and waste pump-out station, restrooms and showers, laundry facilities, bait/tackle/food store, day use, overnight camping and RV parking areas, fishing pier, restaurant, hotel, offices and other compatible uses.***

### ***The Great California Delta Trail***

The General Plan Update identifies regional trails in the Parks and Recreation Element. One of the trails has since been promoted to state-level significance in the Delta. The proposed EBRPD Multi-Use Trail, also known as the Big Break to Antioch Pier Regional Trail, is an important segment of the Great California Delta Trail. The Great California Delta Trail is a recreational corridor extending through five Delta Counties linking to the San Francisco Bay Trail and Sacramento River Trail. The Great California Delta Trail is set forth in Public Resources Code Sections 29770(d) and 58525855 (The Great California Delta Trail Act). The proposed segment of this trail should be recognized for its local, regional, and state importance by identifying it as the “The Great California Delta Trail” in the General Plan Update.

### ***Bikeway Network Plan***

Figure 3-8 of the General Plan Update shows the bikeway network plan for the City. The figure shows a proposed Class 2 bike lane through the Contra Costa Logistics Center. This was recently eliminated.

### ***Plan Bay Area 2040***

The Regional Transportation Plan and “Sustainable Communities Strategy” is an important document to consider as part of the General Plan Update. There are numerous advantages if a City’s General Plan is deemed consistent with the Sustainable Communities Strategy. For example, ***Delta Plan “Covered Actions” do not include plans, programs, or projects within the Delta’s Secondary Zone that a metropolitan planning agency has determined are consistent with a Sustainable Communities Strategy.***

Thank you for considering our comments in the General Plan Update. Please feel free to contact me if there are any questions.

Warm regards,

Chris Lauritzen  
Lauritzen Yacht Harbor

Margaret Lauritzen  
Lauritzen Yacht Harbor