



THE ROLES OF GOVERNMENT AND PRIVATE SECTOR IN DEVELOPMENT

Do you ever wonder why a business is or is not locating in Oakley? What is the City thinking? Who thought that is a good idea? Economic Development and City Planning are complex and it can be confusing to know who is responsible for what. We hope the graphic below can provide some explanation of the roles of government and the private sector in development in Oakley.

THE ROLE OF PRIVATE SECTOR IN DEVELOPMENT



MARKET RESEARCH

Developers determine through research if their business will be supported and patronized in Oakley.



SITE SELECTION

They select sites to build to suite or existing structures where they think their business will be successful.



PROPERTY ACQUISITION

The business may purchase the land, or work as a contract purchaser based on their plans for development.



CONDUCT PUBLIC MEETINGS

If any special permits or authorization is needed, a public process of review is conducted at Planning Commission meetings or City Council Meetings

THE ROLE OF LOCAL GOVERNMENT IN DEVELOPMENT



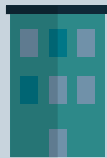
LONG TERM PLANNING

The City creates and adopts long term planning visions with input from the public such as the General Plan.



CODES AND ORDINANCES

The City Council adopts regulations to make private developers follow standards that accomplish the City's long term vision.



GOALS FOR ECONOMIC DEVELOPMENT

The City Council develops goals for economic development and adopts an Economic Development Workplan to guide future decisions.

DOES THIS BUSINESS REQUIRE REVIEW AND APPROVAL FROM THE PLANNING COMMISSION OR CITY COUNCIL?

YES

NO

PROJECT APPROVED



APPLY FOR BUILDING PERMITS

The business may now begin construction or apply for commercial occupants and obtain a business license.