AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, June 3, 2025
6:30 PM
Oakley City Council Chambers located at 3231 Main Street, Oakley, California 94561.
Unless stated otherwise on the agenda, every item on the agenda is exempt from CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we Live in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

Agendas are posted in Oakley at Oakley City Hall-3231 Main Street, outside the gym at Delta Vista Middle School-4901 Frank Hengel Way and outside the Library at Freedom High School-1050 Neroly Road; agendas are also posted on the City's Internet Website www.oakleyca.gov.

A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Oakley Planning Commission meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Oakley Planning Commission regarding any item on this agenda will be made available for public inspection, during regular business hours, in the Main Lobby of Oakley City Hall.

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We provide social media options to stay connected to City Hall through Facebook, X, Next Door and Instagram.

If you have a physically challenging condition and require special accommodations, please call the City Clerk's office at (925) 625-7013.

Please keep cell phones/electronic devices turned off during the meeting. Please be advised that Oakley Planning Commission meetings are video recorded and attendees may appear on video.

Members of the public may address the Oakley Planning Commission on items of interest that

are within the City's jurisdiction. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. In compliance with State law, the Oakley Planning Commission may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk prior to the agenda item being called. The Oakley Planning Commission Chair will call you by name to the podium to hear your comments and you have up to 3 minutes to speak.

1. OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENTS
At this time, the public is permitted to address the Planning Commission on non-agendized items.

3. CONSENT CALENDAR
Consent Calendar items are typically non-controversial in nature and are considered for approval by the Planning Commission with one single action. Members of the audience, Staff or the Planning Commission who would like an item removed from the Consent Calendar for purposes of public input may request the Chair remove the item. The public may request to remove an item(s) to provide input by completing a public speaker card and submitting it to the City Clerk prior to the item(s) being called by the Chair.

3.1 Approve Minutes from the Regular Planning Commission Meeting held May 6, 2025 (Kim Snodgrass, City Clerk)
Minutes

4. PUBLIC HEARINGS

4.1 Kumon Learning Center Conditional Use Permit (CUP 2025-02) (Evan Gorman, Associate Planner)

California Environmental Quality Act (CEQA) Determination: Find the Project is categorically exempt under CEQA's "Class 1" exemption for existing facilities, CEQA Guidelines (14 Cal Code Regs.) section 15301
Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 3) Open the Public Hearing, 4) Receive Comments from the Applicant, 5) Receive Public Testimony, 6) Close the Public Hearing, 7) Deliberate, 8) Summarize the Deliberation 9) Adopt the Resolution
Staff Report
1. Vicinity Map
2. Notice of Public Hearing
3. Draft Resolution

4.2 Adopt a Resolution Recommending the City Council Adopt Zoning Text Amendments related to the Housing Element Action Implementation of Policy Actions 1.1, 3.5, and 3.6 (Jose Cortez, Senior Planner)

CEQA Determination: Find the Project is categorically exempt under CEQA's "Common Sense" exemption, CEQA Guidelines (14 Cal Code Regs.) section 15061(b)(3)

Staff Recommendation: 1) Receive the Staff Report, 2) Receive Questions from the Planning Commission, 3) Open the Public Hearing, 4) Receive Public Testimony, 5) Close the Public Hearing, 6) Deliberate, 7) Summarize the Deliberation 8) Introduce the Ordinances
Staff Report
1. Notice of Public Hearing
3. Proposed Resolution
3.a. Draft Ordinance - Policy Action 1.1
3.c. Draft Ordinance - Policy Action 3.6
3.b. Draft Ordinance - Policy Action 3.5
2. Summary of all Zoning Text Amendments

5. REGULAR CALENDAR

5.1 Adopt a Resolution Finding that the Proposed 2025-2030 Capital Improvement Program (CIP) is consistent with the General Plan of the City of Oakley as required by sections 65401 and 65402 of the Government Code (Kevin Rohani, P.E., Public Works Director/City Engineer)
Staff Report
1. Resolution
2. 2025-2030 Capital Improvement Program

6. WORK SESSIONS

7. REPORTS

7.1 Reports from Staff Members

7.2 OAKLEY PLANNING COMMISSION
(a) Reports from Commission Members
(b) Requests for Future Agendas

8. ADJOURN

Minutes of the Regular Meeting of the Oakley Planning Commission held May 6, 2025

1. OPENING MATTERS

1.1 Call to Order and Roll Call of the Oakley Planning Commission

Chair Diego Verduzco called the meeting to order at 6:30 p.m. in the Oakley City Council Chambers located at 3231 Main Street, Oakley, California. Vice Chair, Leonard Price, and Commissioners Kerry Harvey and Yared Oliveros were also present. Commissioner Oleksii Chuiko was absent.

1.2 Pledge of Allegiance to the Flag

Chair Verduzco led the Pledge of Allegiance to the Flag.

2. PUBLIC COMMENTS

None

3. CONSENT CALENDAR

3.1 Approve Minutes from the Regular Planning Commission Meeting held April 1, 2025 (Kim Snodgrass, City Clerk)

It was moved by Vice Chair Price and seconded by Commissioner Harvey to approve the Consent Calendar. Motion was unanimous and so ordered. (4-0-1) Ayes: Harvey, Oliveros, Price, Verduzco Absent: Chuiko

4. PUBLIC HEARINGS

4.1 Adoption of a Resolution Recommending the City Council Adopt the City of Oakley Climate Action Plan 2025 (Jose Cortez, Senior Planner)

Senior Planner Jose Cortez presented the report.

Cassidy Wallerstein with Cumming Group provided an overview of the process of the Climate Action Plan and what's included.

Chair Verduzco thanked Cassidy for her presentation.

Commissioner Oliveros asked a question and Community Development Director Ken Strelo responded.

Chair Verduzco opened the Public Hearing, there were no public comments, so he closed the Public Hearing.

It was moved by Commissioner Harvey and seconded by Commissioner Oliveros to approve item 4.1. Motion was unanimous and so ordered. (4-0-1)
Ayes: Harvey, Oliveros, Price, Verduzco Absent: Chuiko

4.2 Cypress Ranch Subdivision 9557 Design Review (DR 25-01, FDP 25-01) (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented the report.

Comments were provided by Commissioner Oliveros.

Chair Verduzco opened the Public Hearing, there were no public comments, so he closed the Public Hearing.

It was moved by Commissioner Oliveros and seconded by Vice Chair Price to approve item 4.1. Motion was unanimous and so ordered. (4-0-1)
Ayes: Harvey, Oliveros, Price, Verduzco Absent: Chuiko

5. REGULAR CALENDAR

5.1 Adopt a Resolution Appointing a Planning Commission Representative and Alternate to the TRANSPLAN Committee (Ken Strelo, Community Development Director)

Community Development Director Ken Strelo presented the report.

Commissioner Harvey and Chair Verduzco asked questions and Mr. Strelo responded.

Vice Chair Price explained what is involved in being a representative.

Chair Verduzco nominated Commissioner Harvey as the primary appointee and Commissioner Oliveros as the Alternate.

It was moved by Commissioner Oliveros and seconded by Commissioner Harvey to appoint Commissioner Harvey as the Primary and Commissioner Oliveros as the Alternate Representative. Motion was unanimous and so ordered. (4-0-1)
Ayes: Harvey, Oliveros, Price, Verduzco Absent: Chuiko

6. REPORTS

6.1 Reports from Staff Members

Community Development Director Ken Strelo reported the next Planning Commission meeting is scheduled for June 3rd.

6.2 OAKLEY PLANNING COMMISSION

(a) Reports from Commission Members

Vice Chair Price reported the April TRANSPLAN Committee meeting was cancelled.

(b) Requests for Future Agendas

None

7. ADJOURN

There being no further business, the meeting was adjourned at 7:06 p.m.

Respectfully Submitted,

Kim Snodgrass
City Clerk

DATE: June 3, 2025

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: **Kumon Learning Center Conditional Use Permit (CUP 2025-02) –** Request for a Conditional Use Permit to relocate the existing Kumon Learning Center tutoring facility.

Summary

An application by Maria Shin ("Applicant") representing the Oakley Kumon Learning Center, requesting approval of a Conditional Use Permit (CUP 2025-02) to facilitate the relocation of the business from 4520 Main Street to 2081 Main Street (“Project”). The Kumon Learning Center has operated under a Conditional Use Permit at its current location since 2018, and the owners intend to continue the same operations at the new site. Kumon provides tutoring in math and reading for young students. The new location is within the Cypress Square Shopping Center, which is zoned C (General Commercial) District. (APN 037-110-026).

Figure 1 – Project Site (Center)



Background

GENERAL PLAN

Commercial (CO) – provides for neighborhood, community, and regional-serving retail and service uses; limited office uses; restaurants; service stations; highway-oriented and visitor-serving commercial and lodging; auto-serving and heavy commercial uses; public and semi-public uses; public gathering facilities, and similar and compatible uses.

ZONING

C (General Commercial) District – The purpose of the C District is to create and maintain major commercial centers accommodating a broad range of commercial uses (e.g., office, retail, and personal services) of community-wide or regional significance typically found adjacent to or along major travel corridors, such as Main Street, O'Hara Avenue, Laurel Avenue and Empire Avenue. Typical uses will vary widely in size and purpose.

PROJECT SITE

The project site consists of a commercial tenant space within Cypress Square, an approximately 11.46-acre shopping center situated along Main Street. The shopping center has a variety of businesses within it, including a Raley's grocery store as its major tenant. The proposed location is an approximately 1,200 square foot commercial space that used to be a part of the former Providence Bar and Eatery. The neighboring tenants to the space are Raley's Grocery Store and Blue Fin Sushi. There is a large parking lot for the shopping center between the tenant space and Main Street. Carol Lane runs along the south side of the commercial center.

Figure 2 – Cypress Square Shopping Center (Proposed Location in Yellow)



ENTITLEMENT HISTORY

On September 25, 2018, the City Council adopted Resolution No. 119-18 approving a Conditional Use Permit (CUP 01-16) allowing operation of a Kumon Education Facility at a 1,031 square foot commercial tenant space at 4520 Main Street. The item was approved unanimously by the Council and there were no public comments provided at the meeting.

Figure 3 – Existing Kumon Location



Project Description

The operator of the Kumon Learning Center at 4520 Main Street is seeking to move the business to 2081 Main Street, located in the Cypress Square Shopping Center. Kumon is a global brand of franchised after-school learning centers offering supplemental mathematics and reading programs for young students. The existing Kumon at 4520 Main Street currently operates classes on Mondays and Thursdays from 3PM-7PM and Tuesdays from 3:30PM to 6PM. The space is used as an office for operations as well as for class preparation outside of those hours. The operator states that although class hours are subject to change, they intend to maintain the same operations as at the existing location.

CONDITIONAL USE PERMIT

The proposed use, defined as an "Educational facility including small (generally less than 2,000 square feet) designed to augment the learning process of elementary and secondary students", requires the approval of a Conditional Use Permit in the General Commercial District. The purpose of Conditional Use Permits is to allow cities to review and regulate uses that may be appropriate in some locations but not others, or appropriate only if operated in a certain manner. Conditions can be imposed through the public hearing process to minimize negative impacts on neighboring properties or the community. A Conditional Use Permit requirement also

provides an opportunity for neighbors and stakeholders to provide public comment during a public hearing.

Analysis

To grant a Conditional Use Permit, the Planning Commission must make a series of findings for approval, including that the proposed use is appropriate for the site in terms of size, shape, and design; is served by adequate streets and infrastructure; is compatible with the character of the surrounding area and consistent with the General Plan; supports the orderly growth of the community; and complies with the California Environmental Quality Act.

The proposed Kumon location conforms to the required findings for approval, in part due to its limited scope and the fact that the findings for conditional use permits are primarily intended to ensure quality site development when a new building is constructed. The proposed tenant space is found to be large enough for the use and it has access to extensive parking, consistent with the first required finding for approval. The adjacent streets have widths and pavement types that can easily handle the limited traffic to the learning center. The proposed operations are typical for a commercial tutoring center and are compatible with the intended character of the shopping center. The use of the property as a learning center would also not be detrimental to the continued growth and orderly development of Oakley, a key required finding for conditional use permits.

Environmental Review

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 – Existing Facilities of the State of California CEQA Guidelines. Section 15301 of the State CEQA Guidelines exempts projects when the proposed project involves only negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed commercial use is appropriately occupying an existing commercial space.

Findings

Draft findings for the Conditional Use Permit application can be found in the proposed resolution.

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, "Community and Economic Development Goal". Careful consideration of the project in relation to the findings for approval and the proposed conditions of approval ensure the use meets community service demands while remaining compatible with Oakley's neighborhoods.

Fiscal Impact

The approval of these entitlements will not impact the General Fund. This is a developer funded account. All Staff time and City of Oakley generated materials are charged to the account and paid for by the developer.

Staff Recommendation

Staff recommends the Planning Commission adopt the resolution approving “Kumon Learning Center Conditional Use Permit (CUP 2025-02)”, as conditioned.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Draft Resolution

Vicinity Map

Kumon Learning Center Conditional Use Permit (CUP 2025-02),
2081 Main Street, Oakley, CA 94561 APN: 037-110-026



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **June 3, 2025, at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering the application described below:

Project Name: Kumon Learning Center Conditional Use Permit (CUP 2025-02)

Project Location: The project is located at 2081 Main Street, within the Cypress Square Shopping Center. (APNs 037-110-026)

Applicant: Maria Shin, 26 Malibu Court, Clayton, CA 94517, (925) 818-0087

Request: Application by Maria Shin ("Applicant") representing the Oakley Kumon Learning Center, requesting approval of a Conditional Use Permit to facilitate the move of the business from 4520 Main Street to 2081 Main Street. The Kumon Learning Center has operated under a Conditional Use Permit at its current location since 2018, and the owners intend to continue the same operations at the new site. Kumon provides tutoring in math and reading for young students. The new location is within the Cypress Square Shopping Center, which is zoned C (General Commercial) District. (APN 037-110-026).

How to Review: The Staff Report and its attachments will be available for public review, on or before **May 29, 2025,** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at www.ci.oakley.ca.us/agendas-minutes-videos-archive/ by navigating to the **June 3, 2025, Planning Commission** agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Evan Gorman, Associate Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to **Gorman@ci.Oakley.ca.us**.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

PLANNING COMMISSION
RESOLUTION NO. -25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING THE PROJECT KNOWN AS "KUMON LEARNING CENTER CONDITIONAL USE PERMIT (CUP 2025-02)", LOCATED AT 2081 MAIN STREET (APN: 037-110-026)

WHEREAS, on April 4, 2025, Maria Shin ("Applicant") filed an application requesting approval of a Conditional Use Permit (CUP 2025-02) for an educational facility in a commercial tenant space at 2081 Main Street ("Project"), in the Cypress Square Shopping Center. APN: 037-110-026; and

WHEREAS, the Applicant's Plans include a description of the move and proposed operations ("Plans"); and

WHEREAS, on May 4, 2025, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, the project site is designated *Commercial* (CO) on the Oakley 2020 General Plan Land Use Map, and zoned General Commercial (C) District; and

WHEREAS, on or before May 23, 2025, the Notice of Public Hearing for the project was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and at the project site. The notice was also mailed out to all owners of property within a 500-foot radius of the project's boundaries, interested agencies, and to parties requesting such notice; and

WHEREAS, the project is exempt from further environmental analysis under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, "Class 1 – Existing Facilities"; and

WHEREAS, on June 3, 2025, the Planning Commission opened the public hearing and received a report from City Staff, oral and written testimony from the Applicant and public, and deliberated on the project. At the conclusion of its deliberations, the Planning Commission took a vote and adopted this resolution to approve the project, as conditioned and revised by the Planning Commission during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning, and the information submitted to the Planning Commission at its June 3, 2025

meeting, both written and oral, including oral information provided by the Applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Project (hereafter the "Record").

A. Regarding the application requesting approval of a Conditional Use Permit for "Kumon Learning Center Conditional Use Permit (CUP 2025-02)", the Planning Commission finds that:

1. The site for the proposed use is adequate in size and shape to accommodate the use in a manner complementary with the land and uses in the area in that the site is approximately 11.5-acres and the General Commercial (C) Zoning District allows for the proposed use with the approval of a Conditional Use Permit; and

2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use in that the site is accessible by public rights-of-way such as Main Street and Carol Lane, which are designed to handle project generated traffic; and

3. The proposed use will be arranged, designed, constructed, operated, and maintained so as to be compatible with the intended character of the area and will not change the essential character of the area that is intended by the General Plan and the applicable zoning ordinances in that the proposed use is permitted in the General Commercial (C) Zoning District with the approval of a Conditional Use Permit; and

4. The proposed use provides for continued growth and orderly development of the community and is consistent with the various elements and objectives of the General Plan in that it is located in an existing commercial space. The use and site are a result of Oakley's zoning that allows for Commercial lots that can accommodate this type of use; and

5. That the proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act; and

B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission approves the Applicant's request for approval of the project titled, "Kumon Learning Center Conditional Use Permit (CUP 2025-02)" subject to the following Conditions of Approval:

Conditions of Approval

Applicant shall comply with the requirements of the Oakley Municipal Code. Any exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the application date stamped received by the Planning Division on April 4, 2025, as well as additional information acquired since that time and made a part of the project file.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Department Conditions

General:

1. This Conditional Use Permit (CUP 2025-02) is approved, as described in the application date stamped by the Planning Division April 4, 2025, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. This approval for Conditional Use Permit (CUP 2025-02) shall be effectuated within a period of one (1) year from the effective date of this resolution by establishing the use and if not effectuated shall expire on June 3, 2026. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Zoning Code.

3. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.

4. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.

5. The Applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

Signage:

6. All Permanent and temporary signage shall be subject to Oakley Municipal Code Chapter 9.5 (Regulation of Signs and Outdoor Advertising) and the

master sign program for Cypress Square. Permanent and temporary signage requires a building permit when applicable.

Building Division Conditions

7. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy Requirements per the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625 - 7005.

8. Prior to requesting a Final Inspection / Certificate of Occupancy from the Building Division all Conditions of Approval required to occupancy must be completed.

Advisory Notes

The following Advisory Notes are provided to the Applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the Applicant of additional ordinance requirements that must be met in order to proceed with development.

A. The Applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
B. The project will require a grading permit pursuant to the Oakley Municipal Code.
C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
D. The Applicant shall comply with the requirements of the Diablo Water District.
E. Comply with the requirements of the East Contra Costa Fire Protection District.
F. The applicant shall comply with the requirements of Contra Costa Environmental Health if subject to applicable permits.
G. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
H. This project may be subject to the requirements of the Department of Fish and Game. It is the Applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
I. This project may be subject to the requirements of the Army Corps of Engineers. It is the Applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
J. The Applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley at a meeting held on June 3, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Diego Verduzco, Chair Date

ATTEST:

Kim Snodgrass, City Clerk Date

OAKLEY
CALIFORNIA

DATE: June 03, 2025

Approved and Forwarded to the Planning Commission

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

SUBJECT: Zoning Text Amendments – Housing Element Implementation of Policy Actions 1.1, 3.5, and 3.6

Summary

This is a City-initiated application requesting approval of a Rezoning (RZ 2025-02) consisting of zoning text amendments that are proposed to amend 1) Various Sections within the Oakley Municipal Code ("OMC") pertaining to Housing Element action implementation including compliance with Policy Actions 1.1, 3.5, and 3.6; and 2) Introduce a formal procedure for Reasonable Accommodation requests ("Project").

The Planning Commission is considering a proposed resolution that recommends the City Council adopt ordinances approving the proposed Rezone (RZ 2025-02) consisting of the zoning text amendments.

Background

The Housing Element is one of the seven mandatory elements of each city's General Plan. It functions as a locally adopted blueprint of goals, policies, and programs to address existing and projected housing needs. State law requires jurisdictions to update their Housing Element every eight years and obtain certification from the Department of Housing and Community Development (HCD). The City of Oakley 6th Cycle Housing Element 2023-2031 was adopted by the City Council on May 9, 2023 and was subsequently certified by HCD on May 24, 2023. Since adoption of the Housing Element the City has worked towards implementation of the Goals and Policy Actions of the Housing Element identified in Chapter 8 titled, "Housing Plan". The Housing Plan identifies specific goals and actions to address housing needs and meet statutory requirements. In developing this Housing Plan, the City assessed its existing and future housing needs and evaluated the performance of existing programs. The Housing Element identifies three (3) overarching goal topics:

1. Production of New Housing
2. Preservation and Conservation of the Existing Housing Stock
3. Increase Access to Housing Opportunities

For each goal, the City developed a set of policy actions to carry out the goal. The policy actions specify objectives, primary responsibility, and an estimated timeframe for accomplishment. Compliance with Policy Actions 1.1, 3.5, and 3.6 requires various Zoning Text Amendments (ZTA) to the OMC. The ZTAs will bring the applicable sections of the OMC into compliance with state law and in conformance with the Housing Element Actions.

Zoning Text Amendments Descriptions

POLICY ACTION 1.1: REZONE ADEQUATE SITES TO MEET REMAINING RHNA NEED

Policy Action 1.1 is written as follows:

"To ensure the availability of adequate sites to accommodate the City's projected future construction needs by income category, the City shall rezone adequate sites to accommodate the remaining RHNA of 434 lower-income units for the 2022-2030 RHNA projection period. The Affordable Housing Overlay (AHO) District will be applied to at least 21.7 acres and will establish a minimum density of 20 units per acre and maximum density of 30 units per acre consistent with the "default density" standards of Government Code Section 65583.2(3)(B) and shall expand the base zones to which the AHO may be applied. The City will emphasize distributing the AHO sites more evenly across the city and in more developed and well-established areas, ensuring new sites are identified in higher income areas to affirmatively further fair housing. The City will establish a minimum affordability requirement of 20 percent and ensure that the AHO permits owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more units are affordable to lower income households. In accordance with Government Code Section 65583.2(h), at least 50 percent of the City's remaining lower income RHNA need (217 units) will be accommodated on parcels designated exclusively for residential uses. The City will identify new AHO sites through a public process that includes education and addressing community concerns about the benefits and impacts of affordable housing. The City will make an effort to involve all segments of the community in the selection of AHO sites and modifications to the AHO ordinance, including lower-income residents and organizations that represent them. If HCD determines that the AHO is not a satisfactory tool to meet the lower-income RHNA rezone obligation, the City will pursue an alternative approach to rezone sites where the base zoning would be amended to a minimum of 20 units per acre and maximum of 30 units per acre to satisfy the lower-income RHNA obligation. The City will consider the candidate AHO sites, along with additional sites, in implementing this alternative approach."

Affordable Housing Overlay District (AHO)

Policy Action 1.1 is titled "Rezone Adequate Sites to Meet Remaining RHNA Need." Language within this action also includes changes to the existing Affordable Housing Overlay ("AHO") District (OMC Section 9.1.410) required to bring the AHO into compliance with state law. These Zoning Text Amendments will only address portions of this action related to modifying language in the existing AHO. The rezoning of sites is being handled as a separate item and will be presented to the City Council in upcoming meetings.

The primary proposed modifications reflect the decision from the *Martinez vs. Clovis, 2023* court case where the State's Fifth Appellate District found that Affordable Housing Overlay Districts (AHO) in the City of Clovis did not satisfy its rezone program obligation to meet the lower-income Regional Housing Needs Allocation (RHNA) for affordable housing. Based on guidance received from HCD since certification of the Housing Element, the AHO can be applied to areas with Commercial base zoning to allow for housing where it would not otherwise be allowed by the base zoning. Application of the AHO may only be used to accommodate less than half of the total required Regional Housing Needs Allocation ("RHNA") affordable units.

Modifications to the AHO also include establishing a minimum and maximum density of 20 to 30 dwelling units per acre, whereas the previous ordinance had an established base density of 24 dwelling units per acre. This modification in base zoning helps satisfy the lower-income RHNA obligation and meet state law. The code section has been further modified to simplify and clarify previous language, removing language that no longer applies, and clarifying affordability requirements.

Proposed language for these amendments is included as Exhibit A to Attachment 3.

POLICY ACTION 3.5: REASONABLE ACCOMMODATION PROCEDURES

Policy Action 3.5 is written as follows:

"To accommodate the housing needs of persons with disabilities and provide a streamlined permit review process, the City shall prepare and adopt a reasonable accommodation ordinance. The City shall update the City's website to specify the City's procedures for accommodating requests and to include a dedicated contact or application form specific to reasonable accommodation requests."

Reasonable Accommodations

Policy Action 3.5 of the Housing Element requires the OMC establish a process for Reasonable Accommodations. The program aims to accommodate the housing needs of persons with disabilities by providing a streamlined permit review process, and identifying the procedures for accommodating requests. The OMC has been amended

by adding a new section (OMC Section 9.1.1614 Reasonable Accommodations for Residential Uses).

This new section will establish a process through which individuals with disabilities can request reasonable accommodations to zoning and land use regulations, as well as other City policies, practices, and procedures, ensuring equal access to housing. This ordinance aligns with the Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, aiming to eliminate barriers to housing for disabled individuals. While the ordinance provides flexibility in zoning regulations, it does not exempt structures approved under reasonable accommodation provisions from complying with standard building codes, permits, inspections, and fees.

The ordinance outlines a formal procedure for requesting reasonable accommodations, which applies to all zoning districts, building codes, and housing regulations. Requests must be submitted in writing by an individual with a disability or their representative, and the Director will make a decision within 45 days, either granting, modifying, or denying the request. The Director will consider factors such as the necessity of the accommodation to provide equal housing opportunity, the impact on the City's resources, and whether the request would require a fundamental change to zoning or building policies. Appeals on a decision can be made by the applicant or adjacent property owners, and no fees will be charged for filing a request. The City will also provide assistance to individuals who need help with the appeal process.

Proposed language for these amendments is included as Exhibit B to Attachment 3.

POLICY ACTION 3.6: ZONING AMENDMENTS FOR SPECIAL NEEDS HOUSING

Policy Action 3.6 is written as follows:

"The City shall amend the Zoning Code to ensure compliance with state law and encourage special needs housing as follows:

- *Allow transitional and supportive housing in the Agricultural Limited zone.*
- *Allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multi-unit uses (Government Code Sections 65660-65668).*
- *Ensure parking for emergency shelters is based on the number of employees consistent with Government Code Section 65583(a)(4)).*
- *Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted (Government Code Section 65651(a)).*

- *Reduce constraints for residential care facilities for more than six persons by ensuring inclusion in all residential zones and providing approval certainty and objectivity for housing for persons with disabilities.*
- *Add provisions ensuring that manufactured homes on permanent foundations are allowed in the same manner and in the same zones as other single family dwellings, consistent with Government Code Section 65852.3.*
- *Add a broad and inclusive definition of "family" that complies with fair housing laws."*

Transitional and Supportive Housing

The Limited Agricultural (AL) District will require an amendment pursuant to Policy Action 3.6 of the Housing Element, which requires the City to amend the OMC to ensure compliance with state law and encourage special needs housing. One such amendment requires Transitional Housing and Supportive Housing to be allowed in the AL Zoning District. Transitional and Supportive housing are already allowed in the base residential zoning districts. This modification will add both uses to the permitted use list for the AL District.

The OMC Section 9.1.202 (Definitions Generally) defines Transitional and Supportive Housing as follows:

- "Transitional Housing" means (per Health and Safety Code Section 50675.2(h)) buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

- "Supportive Housing" means (per Health and Safety Code Section 50675.14(b)) housing with no limit on the length of stay, that is occupied by a target population as defined in subdivision (d) of Section 53260, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

Low Barrier Navigation Center

In an effort to further encourage special needs housing, Policy Action 3.6 of the Housing Element requires allowing for Low Barrier Navigation Center developments by right in mixed-use zones and non-residential zones permitting multi-unit uses. The OMC currently does not have a procedure for the development of Low Barrier Navigation Centers. OMC Section 9.1.1242 (Low Barrier Navigation Center) is added to the OMC

to outline the procedures for a Low Barrier Navigation Center in compliance with California Government Code Section 65660 Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660. In order for the OMC to comply with the action, multiple code sections have to be amended.

Three (3) definitions are added to the OMC to aid in the implementation of the Low Barrier Navigation Center use. Definitions to be added to the OMC include Low Barrier Navigation Center, Low Barrier, and Use by Right.

In addition to the definitions above, a new OMC section (OMC Section 9.1.1242 Low Barrier Navigation Centers) is proposed to be added. This section is broken down into five (5) main subsections including, Purpose, Applicability, Allowed Zones, Requirements, and Application Procedure and Review. The five (5) subsections provide detailed information to aid in any potential development of a Low Barrier Navigation Center. A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and non-residential zones permitting multifamily uses. In the City, this would apply to two different zoning districts, the Retail Business (RB) District, and General Commercial (C) District.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

Emergency Shelter Parking

Policy Action 3.6 requires the City of Oakley ensure parking for emergency shelters is based on the number of employees consistent with Government Code Section 65583(a)(4)). Subsequently the OMC has been amended to include parking in compliance Government Code Section 65583(a)(4) which will require one space employee on the largest shift or as described in Government Code Section 65583.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

Supportive Housing Developments

Policy Action 3.6 requires that the OMC allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development be permitted (Government Code Section 65651(a)). The OMC has been amended to include a new section (OMC Section 9.1.1244 Streamlined Approval for 100% Affordable Housing Developments with Supportive Housing Units).

The addition of OMC Section 9.1.1244 will establish a streamlined approval process for 100% affordable housing developments that include supportive housing units, in

compliance with California Government Code Section 65651(a). These projects are exempt from the Conditional Use Permit (CUP) process and discretionary reviews, provided they meet certain criteria, including dedicating at least 25% of the units, or a minimum of 12 units, to supportive housing. The developments must also comply with all applicable zoning and building standards, such as density, parking, height, and design regulations. The City will grant ministerial approval for qualifying projects, bypassing the need for public hearings unless required by law for other technical compliance.

In addition, the amendments designate these developments as permitted uses in the Multiple Family Residential Districts (M-9, M-12, M-17), Retail Business (RB), and General Commercial (C) Zoning Districts. The projects must meet the supportive housing criteria outlined in California Health and Safety Code Section 50675.14, with the developer responsible for providing appropriate services to residents. While the CUP process is waived, applicants are required to notify nearby property owners and residents within 500 feet, and decisions can be appealed pursuant to Chapter 1.8 of the OMC.

To support this new section, definitions for “100% Affordable Housing Development” and “Supportive Housing Unit” have been added to Section 9.1.202 (Definitions Generally). These definitions will clarify the new uses required by Policy Action 3.6. Additionally, the OMC currently has a definition for “Supportive Housing” however for the purposes of the new use, a new definition for the individual unit type “Supportive Housing Unit” was added.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

Residential Care Facilities

Policy Action 3.6 further aims to encourage special needs by reducing constraints for residential care facilities for more than six persons by ensuring inclusion in all residential zones and providing approval certainty and objectivity for housing for persons with disabilities. To accomplish this, residential care facilities for more than six person has been added as a permitted use and removed as a conditionally permitted use in the Single-Family Residential Districts and Multiple Family Residential Districts.

The OMC currently has a section for Residential Care Facilities (OMC Section 9.1.1228), which establishes objective standards for residential care facilities with more than six persons. Two additional standards are proposed to be added to this section. One new standard establishes a requirement to meet appropriate use and occupancy classification as identified by the California Building Code (CBC). Additionally, a new standard to meet all current and local Fire Department requirements if applicable was added to the OMC.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

Manufactured Homes

Policy Action 3.6 requires the OMC have provisions that manufactured homes on permanent foundations be allowed in the same manner and in the same zones as other single family dwellings, consistent with Government Code Section 65852.3.

The OMC currently has a definition for "Manufactured Home Park; Site. Mobile Home; Mobile Home Park," which then breaks down the different categories even further. As part of that breakdown, a new subcategory for Manufactured Homes or Mobile Homes outside of the of the Mobile Home Residential District (MH) are now required to be affixed to a permanent foundation, and are subject to the City of Oakley's Residential Design Guidelines.

In addition to the new requirement, language has been added to the definition of a "Single Family Dwelling" to include the requirement for a single family dwelling to be affixed to a permanent foundation. The language also identifies construction types that would also be permitted including stick built, modular, manufactured, and prefabricated homes.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

Family Definition

The last item of Policy Action 3.6 suggests the City of Oakley add a broader definition of "Family" to the OMC. As the code currently exists, it does not include a definition of "Family". Subsequently the OMC has been amended to include a definition of family, which will broaden the definition to help ensure it complies with fair housing laws.

Proposed language for these amendments is included as Exhibit C to Attachment 3.

California Environmental Quality Act ("CEQA")

The proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

Consistency with the Oakley Strategic Plan 27+

Approval of this application would be consistent with the Oakley Strategic Plan 27+ Community and Economic Development Goal to inspire and encourage Community and Economic Development through Strategic and thoughtful growth, a business friendly environment, and local employment opportunities.

Fiscal Impact

No fiscal impact is associated with the preparation of this staff report and accompanying attachments. Costs associated with amending the Zoning Code on City-initiated projects, including staff time associated with this zoning text amendment, are funded through the City's General Fund.

Staff Recommendation

Staff recommends the Planning Commission adopt the proposed resolution recommending the City Council adopt the ordinances amending the Oakley Municipal Code pursuant to Policy Actions 1.1 (Rezone Adequate Sites to Meet RHNA Need), 3.5 (Reasonable Accommodation Procedures), and 3.6 (Special Needs Housing), and finding the action exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

Attachments

1. Notice of Public Hearing
2. Summary of all Zoning Text Amendments
3. Proposed Resolution
   a. Draft Ordinance – Policy Action 1.1
   b. Draft Ordinance – Policy Action 3.5
   c. Draft Ordinance – Policy Action 3.6

OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **June 3, 2025 at 6:30 p.m.**, or as soon thereafter as the matter may be heard, the Planning Commission of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering application as described below:

Project Name: Zoning Text Amendments (RZ 2025-02) - Housing Element Implementation

Project Location: Citywide

Applicant: City of Oakley, 3231 Main Street, Oakley, CA 94561

Request: The City of Oakley is initiating a Rezoning application (RZ 2025-02) proposing modifications to the Oakley Municipal Code (OMC) as follows:

1. Amendments to various sections of the OMC to implement specified Housing Element programs, including but not limited to Actions 1.1, 3.5, 3.6, and 3.7, to ensure compliance with state-mandated housing policies and facilitate the development of housing across all income levels; and
2. Establishment of a formal administrative procedure for the review and processing of Reasonable Accommodation requests in accordance with federal and state fair housing laws.

These zoning text amendments collectively are intended to further the City's compliance with its adopted Housing Element and applicable fair housing regulations ("Project"). Note: Pursuant to OMC Section 2.3.020.e, the Planning Commission will serve as an advisory role to the City Council on this application.

How to Review: The Staff Report and its attachments will be available for public review, on or before **May 29, 2025** at City Hall, 3231 Main Street, Oakley, CA 94561 or online at https://www.oakleyca.gov/129/Agendas-Minutes by navigating to the **June 3, 2025 Planning Commission** agenda and clicking the project title link. (Note: City Hall is closed on the 1st and 3rd Fridays of each month). Interested persons are invited to submit written comments prior to and may testify at the public hearing. Written comments may be submitted to Jose Cortez, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to **JCortez@ci.Oakley.ca.us**.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Clerk at, or prior to, the Public Hearing.

City of Oakley
Planning Division
3231 Main Street
Oakley, CA 94561

This is a Notice of Public Hearing

RESOLUTION NO. -25

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPT THE ORDINANCES AMENDING THE OAKLEY MUNICIPAL CODE PURSUANT TO POLICY ACTIONS 1.1 (REZONE ADEQUATE SITES TO MEET REMAINING RHNA NEED), 3.5 (REASONABLE ACCOMMODATION PROCEDURES), AND 3.6 (SPECIAL NEEDS HOUSING) OF THE 6TH CYCLE HOUSING ELEMENT 2023-2031 AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (RZ 2025-02) consisting of zoning text amendments to the Oakley Municipal Code ("OMC") pursuant to Policy Actions 1.1 (Rezone Adequate Sites to Meet RHNA Need), 3.5 (Reasonable Accommodation Procedures), and 3.6 (Special Needs Housing) of the 6th Cycle Housing Element 2023-2031 ("Project"); and

WHEREAS, on or before May 24, 2025, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on June 3, 2025, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (RZ 2025-02), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above findings of fact and the entire Record, the Planning Commission makes the following additional findings in support of the approvals:

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 1.1 of the Housing Element aims to provide modifications to the AHO Ordinance to facilitate the development of more housing choices for lower-income households.

Adopting THE PROPOSED Zoning text Amendments related to the Affordable Housing Overlay District (AHO) would implement Policy Action 1.1 of the City of Oakley Housing Element.

D. The Objective of Policy Action 3.5 of the Housing Element is to develop policies and written procedures for Reasonable Accommodation requests with respect to zoning, permit processing and building law. The action aims to accommodate the housing needs of persons with disabilities and provide a streamlined permit review process.

Adopting the proposed Zoning Text Amendments related to Reasonable Accommodations for Residential Uses would implement Policy Action 3.5 of the City of Oakley Housing Element.

E. The Objective of Policy Action 3.6 of the Housing Element aims to amend the Zoning Code to ensure compliance with state law and encourage special needs housing.

Adopting the proposed Zoning Text Amendments related to Zoning Amendments for Special Needs Housing would implement Policy Action 3.6 of the City of Oakley Housing Element.

F. The Planning Commission recommends that the City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, The Planning Commission hereby recommends that the City Council adopt the ordinances amending the Oakley Municipal Code as shown in the Exhibit “A”, Exhibit “B”, and Exhibit “C” to this Resolution and finding the action exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

PASSED AND ADOPTED by the Planning Commission of the City of Oakley at a meeting held on the 3rd day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Diego Verduzco, Chair Date

ATTEST:

Kim Snodgrass, City Clerk Date

EXHIBIT "A"

DRAFT ORDINANCE NO. -25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY AMENDING OAKLEY MUNICIPAL CODE SECTION 9.1.410 (AFFORDABLE HOUSING OVERLAY DISTRICT) AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (RZ 2025-02) consisting of a zoning text amendment to Oakley Municipal Code ("OMC") section 9.1.410 Affordable Housing Overlay ("AHO") District required to bring the AHO into compliance with state law ("Project"); and

WHEREAS, on June 3, 2025, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (RZ 2025-02), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter. Following the public hearing, the Planning Commission adopted Planning Commission Resolution No. ____ recommending the City Council adopt the proposed Ordinance; and

WHEREAS, on or before _____, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on _____ the City Council held a duly noticed public hearing to consider the proposed Ordinance related to the Affordable Housing Overlay District (AHO), received the staff report and staff presentation, received comments from the public and interested parties, considered the recommendation of the Planning Commission and discussed the matter; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 1.1 of the Housing Element aims to provide modifications to the AHO Ordinance to facilitate the development of more housing choices for lower-income households.

Adopting the proposed Zoning Text Amendments related to the Affordable Housing Overlay District (AHO) would implement the applicable portion of Policy Action 1.1 of the City of Oakley Housing Element.

D. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

SECTION 3. Section 9.1.410 of the Oakley Municipal Code Section 9.1.410 titled, "Affordable Housing Overlay District (AHO)" is hereby amended and adopted in its entirety, as follows:

"9.1.410 Affordable Housing Overlay District (AHO).

a. Purpose and Intent. The Affordable Housing Overlay (AHO) District serves to implement the housing element goal of providing new housing and addressing affordable housing needs within the City of Oakley. The AHO can be applied to areas with Commercial base zoning to allow for housing where it would not otherwise be allowed by the base zoning.

b. Application.-This section only applies to projects within the AHO District that elect to use the AHO District.

c. Affordability Requirements.

1) Developments electing to use the AHO shall include at least 20 percent affordable housing units, in some combination of the following income categories:

a) Low income household: any household with an income level between fifty percent (50%) and eighty percent (80%) of the Contra Costa County median income as determined by the California Department of Housing and Community Development (HCD) and/or the Federal Department of Housing and Urban Development (HUD);

b) Very low income household: any household with an income level between thirty percent (30%) and fifty percent (50%) of the Contra Costa County median income as determined by HCD or HUD; and/or

c) Extremely low income household: any household within an income of thirty percent (30%) or less of the Contra Costa County median income as determined by HCD or HUD.

2) Prior to the approval of the first building permit for any dwelling unit, the applicant shall execute an agreement with the City of Oakley and any other documents necessary to ensure the continued affordability of the affordable units for a fifty-five (55) year minimum time frame in a form acceptable to the City Council.

3) If a development has both affordable and market rate units, then the affordable units shall be constructed at a rate consistent with the construction of market rate units and shall be mixed throughout the development. Project phasing must be done in a manner that is proportionate to the overall mix of affordability levels.

d. Permitted Uses. The AHO allows for the development of owner-occupied and rental multifamily housing, which for the purposes of this section is defined as any residential development with three or more units on a single lot, within the AHO District. Residential developments that include at least 20 percent affordable housing shall be a use permitted by-right, as defined in Government Code Section 65583.2(i).

e. Development Standards. Where an applicant or developer elects to apply to utilize the AHO District over the underlying zoning, the development standards listed in Table 1 of this section, where applicable, shall apply.

Table 1: Development Standards for Multifamily Construction within the Affordable Housing Overlay (AHO) District	
Subject	Standard
Minimum Density	20 dwelling units per acre
Maximum Density	30 dwelling units per acre[1]
Building Site Coverage (combined maximum)	50%
Front Setback (minimum)	15 feet for two stories, 20 feet for three or more stories
Rear Setback (minimum)[2]	15 feet for two stories, 20 feet for three or more stories
Side Setback[2]	8 feet for two stories, 12 feet for three or more stories
Distance Between Buildings (minimum)	20 feet for two stories, 25 feet for three or more stories
Height Limit (maximum)	42 feet
Parking Requirements	Parking shall be provided per Section 9.1.1402 of the Zoning Ordinance.[3]
[1]Per state law, developments that qualify for a State Density Bonus in accordance with Government Code Section 65915 et seq. shall be allowed to exceed the maximum density through the use of a density bonus. [2] 10 feet for any structure (not a dwelling unit) up to 15 feet in height. [3] Per state law, developments that qualify for a State Density Bonus are eligible for reduced parking in accordance with Government Code Section 65915 et seq.	

f. Development Incentives.

1) The City shall provide a density bonus and additional incentive(s) for qualified housing developments in accordance with State Density Bonus (Government Code Section 65915 and Section 9.1.412 of the Zoning Ordinance).

2) The City will provide other funding or incentives to qualifying affordable housing projects, to meet the City Regional Housing Needs Allocation (RHNA) allocation, such as providing financial assistance or land write-downs when feasible, providing expedited processing, identifying grant, funding opportunities, and providing support to developers in seeking funding.

g. Design Criteria. All proposed projects shall be consistent with the City of Oakley Multifamily Objective Design Standards (pending). The design standards will be enforced through review and approval by the Community Development Director (CDD), or his/her designee, in case of an administrative-level approval, or by the City Council in the event a conditional use permit is required."

SECTION 4. California Environmental Quality Act (CEQA).

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the proposed amendments will not have a significant effect on the environment.

SECTION 5. Effective Date and Posting.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on _____, 2025 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Shannon Shaw, Mayor Date

ATTEST:

_____
Kim Snodgrass, City Clerk Date

EXHIBIT "C"

DRAFT ORDINANCE NO. -25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY AMENDING VARIOUS OAKLEY MUNICIPAL CODE SECTIONS PURSUANT TO POLICY ACTION 3.6 (SPECIAL NEEDS HOUSING) OF THE 6TH CYCLE HOUSING ELEMENT 2023-2031 AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (RZ 2025-02) consisting of zoning text amendments to various Oakley Municipal Code ("OMC") sections so that the City may bring the applicable sections of the OMC into compliance with state law and in conformance with the Housing Element Actions ("Project"); and

WHEREAS, on June 3, 2025, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (RZ 2025-02), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter. Following the public hearing, the Planning Commission adopted Planning Commission Resolution No. ____ recommending the City Council adopt the proposed Ordinance; and

WHEREAS, on or before _____, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on _____ the City Council held a duly noticed public hearing to consider the proposed Ordinance, received the staff report and staff presentation, received comments from the public and interested parties, considered the recommendation of the Planning Commission and discussed the matter; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Objective of Policy Action 3.6 of the Housing Element aims to amend the Zoning Code to ensure compliance with state law and encourage special needs housing.

Adopting the proposed Zoning Text Amendments related to Zoning Amendments for Special Needs Housing would implement Policy Action 3.6 of the City of Oakley Housing Element.

D. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

SECTION 3. Additions and amendments to the OMC related to Policy Action 3.6 (Zoning Amendments for Special Needs Housing) of the City of Oakley Housing Element.

SUBSECTION 3.1. Transitional and Supportive Housing

a) Part (b) of Section 9.1.402 of the Oakley Municipal Code titled, "Limited Agricultural District (AL)" is hereby amended through the addition of parts "9" and "10", as follows:

b. Permitted Uses.

"9. Transitional Housing
10. Supportive Housing"

SUBSECTION 3.2. Low Barrier Navigation Center

a) Part (b) of Section 9.1.202 of the Oakley Municipal Code titled, "Definitions Generally" is hereby amended through the addition of parts "105" through "107", as follows:

b. Words and Phrases Defined.

"105. "Low Barrier Navigation Center" As defined by Government Code Section 65660, which may be updated from time to time: a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

106. "Low barrier" As defined by Government Code Section 65660, which may be updated from time to time: means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

a. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

b. Pets.

c. The storage of possessions.

d. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

107. "Use by Right" Use by right has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section."

b) Part (b) of Section 9.1.504 of the Oakley Municipal Code titled, "Retail Business District (RB)" is hereby amended through the addition of part "60", as follows:

b. Permitted Uses.

"60. Low Barrier Navigation Center."

c) Part (b) of Section 9.1.506 of the Oakley Municipal Code titled, "General Commercial District (C)is hereby amended through the addition of part "18", as follows:

b. Permitted Uses.

"18. Low Barrier Navigation Center."

d) Section 9.1.1242 of the Oakley Municipal Code titled, "Low Barrier Navigation Centers" is hereby adopted in its entirety, as follows:

"a. Purpose. The purpose of this chapter is to establish development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

b. Applicability. The provisions of this section shall apply to all low-barrier navigation center projects.

c. Allowed Zones. A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and non-residential zones permitting multifamily uses.

d. Requirements. A Low-Barrier Navigation Center shall meet the following requirements:

i. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

ii. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

iii. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

iv. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

e. Application Procedure and Review.

i. Submit a Design Review Application and submit payment of appropriate fees.

ii. The City shall notify an applicant whether their application for a Low Barrier Navigation Center development is complete, pursuant to Government Code Section 65943, within 30 days of receipt of an application.

iii. Within 60 days of receipt of a completed application for a low barrier navigation center development, the City shall act upon its review of the application. The city's failure to provide written notice within the timeframes in this subsection will not result in a deemed approval of the application."

SUBSECTION 3.3. Emergency Shelter Parking

Part (i) of Subsection 9.1.1402 of the Oakley Municipal Code titled, "Off-Street Parking" is hereby amended through the addition of part "6", as follows:

i. Number of Required Spaces.

"6. Emergency Shelter: 1 space per employee on the largest shift or as described in Government Code Section 65583."

a) SUBSECTION 3.4. Supportive Housing Developments
Part (b) of Section 9.1.202 of the Oakley Municipal Code titled, "Definitions Generally" is hereby amended through the addition of parts "108" and "109", as follows:

b. Words and Phrases Defined.

"108. 100% Affordable Housing Development: A residential development project in which all dwelling units are reserved for occupancy by low-income households, as defined by the California Health and Safety Code, Section 50079.5.

109. Supportive Housing Unit: A unit within a 100% affordable housing development that is specifically designated for individuals with special needs, including but not limited to, people experiencing homelessness, individuals with disabilities, or those needing assistance with daily living."

b) Part (b) of Section 9.1.406 of the Oakley Municipal Code titled, “Multiple Family Residential Districts (M-9; M-12; M-17)” is hereby amended through the addition of part “10”, as follows:

b. Permitted Uses.

“10. 100% Affordable Housing Developments with Supportive Housing Units”

c) Part (b) of Section 9.1.504 of the Oakley Municipal Code titled, “Retail Business District (RB)” is hereby amended through the addition of part “61”, as follows:

b. Permitted Uses.

“61. 100% Affordable Housing Developments with Supportive Housing Units”

d) Part (b) of Section 9.1.506 of the Oakley Municipal Code titled, “General Commercial District (C)is hereby amended with the addition of part “19”, as follows:

b. Permitted Uses.

“19. 100% Affordable Housing Developments with Supportive Housing Units”

e) Section 9.1.1244 of the Oakley Municipal Code titled, “Streamlined Approval for 100% Affordable Housing Developments with Supportive Housing Units” is hereby adopted in its entirety, as follows:

“a. Applicability:

i. This Section applies to all zoning districts within the City of Oakley where multifamily or mixed-use development is permitted.

ii. It applies to all 100% affordable housing developments that meet the requirements of Government Code Section 65651(a), which includes the provision of supportive housing units.

b. Approval Process for 100% Affordable Housing Developments with Supportive Housing Units:

i. A 100% affordable housing development that includes supportive housing units, as defined by this Section, shall be exempt from the requirement for a Conditional Use Permit (CUP) or any other discretionary review.

ii. To qualify for this exemption, the development must include a minimum of 25% of the total number of units as supportive housing units, or 12 units, whichever is greater.

iii. The project must comply with all applicable zoning and building code standards, including, but not limited to, density, parking, height, and design standards.

iv. The City shall process the application for a 100% affordable housing development as a ministerial approval, meaning it will be automatically approved upon the submission of all required documentation and compliance with applicable standards.

c. Ministerial Approval:

i. Upon submission of a complete application for a 100% affordable housing development with supportive housing units, and verification that the project complies with all applicable zoning standards, the City shall grant ministerial approval without requiring public hearings, Planning Commission review, or City Council approval, except where required by law for other technical compliance.

ii. The ministerial approval process will be limited to checking for compliance with objective standards such as density, parking, setbacks, height, and other criteria specified in the zoning code. The City will not be permitted to deny the project based on subjective criteria.

d. Affordable Housing and Supportive Housing Requirements:

i. The development shall include supportive housing units as part of the total project, with at least 25% of the units designated as supportive housing, or at least 12 units, whichever is greater.

ii. The supportive housing units must meet the definition of supportive housing under California Health and Safety Code Section 50675.14, and the developer must ensure that appropriate services are provided to the tenants in these units.

iii. If the project includes more than 20 units, at least 3% of the nonresidential floor area must be dedicated to onsite supportive services (including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens). If the project has 20 units or fewer, at least 90 square feet must be provided for onsite services.

iv. The supportive housing units must include at least one bathroom and cooking facilities (stovetop, sink, and refrigerator) in each unit.

e. Exemption from Conditional Use Permit (CUP) Requirement:

i. Any project that meets the criteria set forth in this Section shall be exempt from the Conditional Use Permit process. The project will be approved through the ministerial review process as described herein.

f. Notification and Appeals:

i. Although no CUP is required, the applicant must provide notice of the development to property owners and residents within 500 of the project site, in accordance with the City's standard notification procedures.

ii. Any administrative decision or action regarding the ministerial approval of the development may be appealed following the procedures outlined in OMC Chapter 1.8 following the final decision."

SUBSECTION 3.5. Residential Care Facilities

a) Part (b) of Section 9.1.404 of the Oakley Municipal Code titled, "Single-Family Residential Districts (R-6; R-7; R-10; R-12; R-15; R-20; R-40)" is hereby amended through the addition of part "15", as follows:

b. Permitted Uses.

"15. Residential Care Facilities for more than six persons pursuant to 9.1.1228."

b) Part (c)(8) of Section 9.1.404.c of the Oakley Municipal Code titled, "Single-Family Residential Districts (R-6; R-7; R-10; R-12; R-15; R-20; R-40)" is hereby amended to read as "Repealed", as follows:

c. Uses Requiring a Conditional Use Permit.

"8. *Repealed"*

c) Part (b) of Section 9.1.406 of the Oakley Municipal Code titled, "Multiple Family Residential Districts (M-9; M-12; M-17)" is hereby amended with the addition of part "11", as follows:

b. Permitted Uses.

"11. Residential Care Facilities for more than six persons pursuant to 9.1.1228."

d) Part (c)(8) of Section 9.1.406 of the Oakley Municipal Code titled, “Multiple Family Residential Districts (M-9; M-12; M-17)” is hereby amended to read as “Repealed”, as follows:

c. Uses Requiring a Conditional Use Permit.

“8. Repealed”

e) Part (a) of Section 9.1.1228 of the Oakley Municipal Code titled, “Residential Care Facilities.” is hereby amended through the addition of parts “5” and “6”, as follows:

a. The following requirements apply to residential care facilities for more than six persons as defined by this code. Residential facilities for six or fewer residents shall be treated as a residential use and subject only to the same requirements as any other permitted residential use of the same housing type that are in the same district.

“5. The residential care facility shall meet the appropriate use classification and occupancy requirement as required by the California Building Code (CBC).

6. The residential care facility shall meet all current and local Fire Department requirements if applicable.”

SUBSECTION 3.6. Manufactured Homes

a) Part (b) of Section 9.1.202 of the Oakley Municipal Code titled, “Definitions Generally” is hereby amended through the addition of parts “50.e” and “63”, as follows:

b. Words and Phrases Defined.

50. Manufactured Home; Manufactured Home Park; Site. Mobile Home; Mobile Home Park; Site.

“e. “Manufactured Home" or "Mobile Home" outside of the Mobile Home Residential District (MH) shall be affixed to a permanent foundation and subject to the City of Oakley’s Residential Design Guidelines.

63. Single Family Dwelling. "Single Family Dwelling" shall mean a detached building or part of it, designed for occupation as the residence of one (1) family. A single family dwelling must be affixed to a permanent foundation. A single family dwelling may include the following construction types:

a. Stick built

b. Pre-fabricated

c. Manufactured

d. Modular”

SUBSECTION 3.7. Family Definition

a) Part (b) of Section 9.1.202 of the Oakley Municipal Code titled, “Definitions Generally” is hereby amended through the addition of part “104”, as follows:

c. Words and Phrases Defined.

“104. "Family" includes any household in which one or more individuals reside, regardless of the legal or biological relationship among them, including but not limited to: traditional nuclear families, extended families, single parents with children, unmarried couples (with or without children), same-sex couples, foster families, individuals in the process of adoption, and any group of persons who live together as a single housekeeping unit.”

SECTION 4. California Environmental Quality Act (CEQA).

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the proposed amendments will not have a significant effect on the environment.

SECTION 5. Effective Date and Posting.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk’s Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on _____, 2025 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Shannon Shaw, Mayor Date

ATTEST:

_____
Kim Snodgrass, City Clerk Date

EXHIBIT "B"

DRAFT ORDINANCE NO. -25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OAKLEY ADOPTING OAKLEY MUNICIPAL CODE SECTION 9.1.1614 (REASONABLE ACCOMODATIONS FOR RESIDENTIAL USES) AND FINDING THE ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, this is a City-initiated application requesting approval of a Rezoning (RZ 2025-02) consisting of a zoning text amendment to adopt Oakley Municipal Code ("OMC") section 9.1.1614 Reasonable Accommodations for Residential Uses so that the City can establish written procedures for Reasonable Accommodations with the goal of accommodating the housing needs of persons with disabilities and provide a streamlined permit review process ("Project"); and

WHEREAS, on June 3, 2025, the Planning Commission held a duly noticed public hearing to consider the proposed Rezone (RZ 2025-02), received the staff report and staff presentation, received comments from the public and interested parties, and discussed the matter. Following the public hearing, the Planning Commission adopted Planning Commission Resolution No. ____ recommending the City Council adopt the proposed Ordinance; and

WHEREAS, on or before _____, the Notice of Public Hearing for the Project was duly noticed in the East Bay Times, a newspaper of general distribution, was posted at Oakley City Hall located at 3231 Main Street, outside the gym at Delta Vista Middle School located at 4901 Frank Hengel Way, outside the library at Freedom High School located at 1050 Neroly Road, and was mailed out to outside agencies and to parties requesting such notice; and

WHEREAS, on _____ the City Council held a duly noticed public hearing to consider the proposed Ordinance related to reasonable accommodation procedures, received the staff report and staff presentation, received comments from the public and interested parties, considered the recommendation of the Planning Commission and discussed the matter; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLEY, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals above are true and correct and are hereby adopted as findings as if fully set forth herein.

SECTION 2. Additional Findings.

A. On May 9, 2023 the City Council adopted the 6th Cycle Housing Element of the General Plan for the period of 2023-2031 in compliance with State Housing Element law.

B. On May 24, 2023 HCD certified the City of Oakley's 6th Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element law.

C. The Object of Policy Action 3.5 of the Housing Element is to develop policies and written procedures for Reasonable Accommodation requests with respect to zoning, permit processing and building law. The action aims to accommodate the housing needs of persons with disabilities and provide a streamlined permit review process.

Adopting the proposed Zoning Text Amendments related to Reasonable Accommodations for Residential Uses would implement Policy Action 3.5 of the City of Oakley Housing Element.

D. The federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation in their land use and zoning regulations and practices when such accommodation may be necessary to afford individuals with disabilities an equal opportunity to housing;

E. The Housing Element of the jurisdiction must identify and develop a plan for removing governmental constraints to housing for individuals with disabilities including local land use and zoning constraints or providing reasonable accommodation;

F. The Attorney General of the State of California has recommended that cities and counties implement fair housing reasonable accommodation procedures for making land use and zoning determinations concerning individuals with disabilities to further the development of housing for individuals with disabilities;

G. A fair housing reasonable accommodation procedure for individuals with disabilities and developers of housing for individuals with disabilities to seek relief in the application of land use, zoning and building regulations, policies, practices and procedures will further the jurisdiction's compliance with federal and state fair housing laws and provide greater opportunities for the development of critically needed housing for individuals with disabilities.

H. The City Council finds the proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) – Common Sense Exemption in that the proposed ordinance would only establish and clarify administrative processes and would not facilitate new

construction or other groundbreaking activities. There is no potential to result in either a direct physical change to the environment or a reasonably foreseeable indirect physical change to the environment. None of the circumstances described in CEQA Guidelines Section 15300.2 applies.

SECTION 3. Section 9.1.1614 of the Oakley Municipal Code Section 9.1.1614 titled, "Reasonable Accommodations for Residential Uses" is hereby adopted in its entirety, as follows:

"9.1.1614 Reasonable Accommodations for Residential Uses

a. Purpose and Intent

1. This section establishes a process for individuals with disabilities to request reasonable accommodation in zoning and other land use regulations, as well as in city rules, policies, practices, and procedures. In accordance with the Federal Fair Housing Act of 1988 and the California Fair Employment and Housing Act, the City intends to provide reasonable accommodations to ensure equal access to housing for individuals with disabilities.

2. This article does not exempt structures approved under reasonable accommodation provisions from complying with building code requirements, including necessary permits, inspections, and fees.

b. Applicability

1. This section establishes a formal procedure for an individual with a disability seeking equal access to housing to request a Reasonable Accommodation as provided by the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, and to establish criteria to be used when considering these requests.

2. These accommodations apply to all zoning districts, overlay districts, local area and specific plans, and OMC Title 7, Building and Housing regulations.

c. Definitions

1. Act: The Fair Housing Amendments Act of 1988.

2. Applicant: An individual requesting reasonable accommodation under this chapter.

3. Director: The Community Development Director, or a designee of the Community Development Director or City Manager.

4. Disabled Person/Disability: An individual with a medical, physical, or mental condition limiting major life activities, as defined in California Government Code Section 12926. The term "disabled person" does not include a person who is currently using illegal substances, unless he or she has a separate disability.

5. Fair Housing Laws: The Federal Fair Housing Act (42 U.S.C. Section 3601 et seq.) and the California Fair Employment and Housing Act (Govt. Code Section 12955 et seq.) including amendments to them.

6. Reasonable Accommodation: Flexibility or waiver of land use and zoning regulations to eliminate barriers to housing for individuals with disabilities. This may include modifications like ramps, parking adjustments, or building additions. It does not include accommodations that impose undue financial or administrative burdens on the city or fundamentally alter land use policies.

d. Requesting Reasonable Accommodation

1. A written request for Reasonable Accommodation from a land use or zoning regulation or policy shall be made on a form provided by the Planning Division by any individual with a disability, his or her representative, or a developer or provider of housing for an individual with a disability. If an individual(s) needs assistance in filing a request for Reasonable Accommodation, the city will provide assistance to ensure that the submission of the request is accessible.

2. A request for Reasonable Accommodation shall state the basis of the request including but not limited to a modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice.

3. The Director may request additional information necessary for making a determination on the request for Reasonable Accommodation that complies with the fair housing law protections and the privacy rights of the individual with a disability to use the specified housing. If additional information is requested, the 45-day time period for making a determination on the request stops running until the additional information is provided.

e. Approval Authority – Notice – Decision

1. The Director shall issue a written determination to either grant, grant with modifications, or deny a request for Reasonable Accommodation within 45

days of the date the application is deemed complete, or within an extended period as mutually agreed upon in writing by the applicant and the Director.

2. The Director shall transmit a copy of the written findings and decision to the applicant and to all owners of properties abutting the subject property. All written decisions shall give notice of the right to appeal.

3. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

f. Findings. In making a determination regarding the Reasonable Accommodation, the Director shall make the following findings:

1. The housing which is the subject of the request for reasonable accommodation, will be used for an individual(s) with a disability protected under the Act.

2. The request for reasonable accommodation is necessary to make specific housing available to an individual(s) with a disability protected under the Act.

3. The requested reasonable accommodation does not impose an undue financial or administrative burden on the city.

4. The requested accommodation will not require a fundamental alteration of the zoning and building laws, policies and/or procedures of the city

g. Appeal

1. Only the aggrieved applicant and abutting owners who received notice of the Reasonable Accommodation determination have a right to appeal the decision following the procedures outlined in OMC Chapter 1.8.

2. If the individual fails to request a hearing within the required time frame or does not fully provide all factual and legal reasons for the appeal as specified in Chapter 1.8, will forfeit their right to a hearing and will be unable to seek any further relief or raise any claims related to the Director's decision.

3. All written decisions shall give notice of the applicant’s right to appeal and to request reasonable accommodation in the appeals process as set forth in Chapter 1.8 OMC.

4. If an individual(s) needs assistance in filing an appeal on an adverse decision, the city will provide assistance to ensure that the appeals process is accessible.

5. The written decision of the community development director or their designee shall be final unless appealed.

h. Fee. There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this section."

SECTION 4. California Environmental Quality Act (CEQA).

This project is exempt from environmental analysis under the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3), because it can be seen with certainty that the proposed amendments will not have a significant effect on the environment.

SECTION 5. Effective Date and Posting.

This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage. The City Clerk shall cause the ordinance to be published within fifteen (15) days after its passage in a newspaper of general circulation, or by publishing a summary of the proposed ordinance, posting a certified copy of the proposed ordinance in the City Clerk's Office at least five (5) days prior to the City Council meeting at which the ordinance is to be adopted, and within fifteen (15) days after its adoption, publishing a summary of the ordinance with the names of the Council Members voting for and against the ordinance.

The foregoing ordinance was adopted with the reading waived at a regular meeting of the Oakley City Council on _____, 2025 by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

APPROVED:

_____
Shannon Shaw, Mayor Date

ATTEST:

_____
Kim Snodgrass, City Clerk Date

Summary of all Zoning Text Amendments Related to Housing Element Policy Actions 1.1, 3.5, and 3.6 (Clean) & Affordable Housing Overlay (AHO) Ordinance (Tracked Changes)

9.1.202 Definitions Generally.

50. Manufactured Home; Manufactured Home Park; Site. Mobile Home; Mobile Home Park; Site.

e. "Manufactured Home" or "Mobile Home" outside of the Mobile Home Residential District (MH) shall be affixed to a permanent foundation and subject to the City of Oakley's Residential Design Guidelines.

63. Single Family Dwelling. "Single Family Dwelling" shall mean a detached building or part of it, designed for occupation as the residence of one (1) family. A single family dwelling must be affixed to a permanent foundation. A single family dwelling may include the following construction types:

a. Stick built

b. Pre-fabricated

c. Manufactured

d. Modular

104. "Family". Includes any household in which one or more individuals reside, regardless of the legal or biological relationship among them, including but not limited to: traditional nuclear families, extended families, single parents with children, unmarried couples (with or without children), same-sex couples, foster families, individuals in the process of adoption, and any group of persons who live together as a single housekeeping unit.

105. "Low Barrier Navigation Center". As defined by Government Code Section 65660, which may be updated from time to time: a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

106. "Low barrier". As defined by Government Code Section 65660, which may be updated from time to time: means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

a. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.

b. Pets.

c. The storage of possessions.

d. Privacy, such as partitions around beds in a dormitory setting or in larger rooms

containing more than two beds, or private rooms.

107. “Use by Right”. Use by right has the meaning defined in subdivision (i) of Section 65583.2. Division 13 (commencing with Section 21000) of the California Public Resources Code shall not apply to actions taken by a public agency to lease, convey, or encumber land owned by a public agency, or to facilitate the lease, conveyance, or encumbrance of land owned by a public agency, or to provide financial assistance to, or otherwise approve, a Low-Barrier Navigation Center constructed or allowed by this section.

108. “100% Affordable Housing Development”. A residential development project in which all dwelling units are reserved for occupancy by low-income households, as defined by the California Health and Safety Code, Section 50079.5.

109. “Supportive Housing Unit”. A unit within a 100% affordable housing development that is specifically designated for individuals with special needs, including but not limited to, people experiencing homelessness, individuals with disabilities, or those needing assistance with daily living**.**

9.1.402 Limited Agricultural District (AL).

b. Permitted Uses. The following uses are permitted in a single family residential district:

9. Transitional Housing

10. Supportive Housing

9.1.404 Single-Family Residential Districts (R-6; R-7; R-10; R-12; R-15; R-20; R-40).

b. Permitted Uses. The following uses are permitted in a single-family residential district:

15. Residential Care Facilities for more than six persons pursuant to 9.1.1228.

9.1.404 Single-Family Residential Districts (R-6; R-7; R-10; R-12; R-15; R-20; R-40).

c. Uses Requiring a Conditional Use Permit. The following uses are permitted upon the issuance of a conditional use permit.

8. Repealed

9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17).

b. Permitted Uses. Uses permitted in the M-9, M-12, and M-17 districts shall be as follows:

10. 100% Affordable Housing Developments with Supportive Housing Units

11. Residential Care Facilities for more than six persons pursuant to 9.1.1228.

9.1.406 Multiple Family Residential Districts (M-9; M-12; M-17).

c. Uses Requiring a Conditional Use Permit. In the M-9, M-12, and M-17 districts, the following uses are permitted on the issuance of a conditional use permit.

8. Repealed

9.1.410 Affordable Housing Overlay District (AHO).

a. Purpose and Intent. The Affordable Housing Overlay (AHO) District serves to implement the housing element goal of providing new housing and addressing affordable housing needs within the City of Oakley. The AHO can be applied to areas with Commercial base zoning to allow for housing where it would not otherwise be allowed by the base zoning.

b. Application. This section only applies to projects within the AHO District that elect to use the AHO District.

c. Affordability Requirements.

1. Developments electing to use the AHO shall include at least 20 percent affordable housing units, in some combination of the following income categories:

a) Low income household: any household with an income level between fifty percent (50%) and eighty percent (80%) of the Contra Costa County median income as determined by the California Department of Housing and Community Development (HCD) and/or the Federal Department of Housing and Urban Development (HUD);

b) Very low income household: any household with an income level between thirty percent (30%) and fifty percent (50%) of the Contra Costa County median income as determined by HCD or HUD; and/or

c) Extremely low income household: any household within an income of thirty percent (30%) or less of the Contra Costa County median income as determined by HCD or HUD.

2. Prior to the approval of the first building permit for any dwelling unit, the applicant shall execute an agreement with the City of Oakley and any other documents necessary to ensure the continued affordability of the affordable units for a fifty-five (55) year minimum time frame in a form acceptable to the City Council.

3. If a development has both affordable and market rate units, then the affordable units shall be constructed at a rate consistent with the construction of market rate units and shall be mixed throughout the development. Project phasing must be done in a manner that is proportionate to the overall mix of affordability levels.

d. Permitted Uses. The AHO allows for the development of owner-occupied and rental multifamily housing, which for the purposes of this section is defined as any residential development with three or more units on a single lot, within the AHO District. Residential developments that include at least 20 percent

affordable housing shall be a use permitted by-right, as defined in Government Code Section 65583.2(i).

e. Development Standards. Where an applicant or developer elects to apply to utilize the AHO District over the underlying zoning, the development standards listed in Table 1 of this section, where applicable, shall apply.

Table 1: Development Standards for Multifamily Construction within the Affordable Housing Overlay (AHO) District

Subject	Standard
Minimum Density	20 dwelling units per acre
Maximum Density	30 dwelling units per acre[1]
Building Site Coverage (combined maximum)	50%
Front Setback (minimum)	15 feet for two stories, 20 feet for three or more stories
Rear Setback (minimum)[2]	15 feet for two stories, 20 feet for three or more stories
Side Setback[2]	8 feet for two stories, 12 feet for three or more stories
Distance Between Buildings (minimum)	20 feet for two stories, 25 feet for three or more stories
Height Limit (maximum)	42 feet
Parking Requirements	Parking shall be provided per Section 9.1.1402 of the Zoning Ordinance.[3]

[1]Per state law, developments that qualify for a State Density Bonus in accordance with Government Code Section 65915 et seq. shall be allowed to exceed the maximum density through the use of a density bonus.

[2] 10 feet for any structure (not a dwelling unit) up to 15 feet in height.

[3] Per state law, developments that qualify for a State Density Bonus are eligible for reduced parking in accordance with Government Code Section 65915 et seq.

f. Development Incentives.

1. The City shall provide a density bonus and additional incentive(s) for qualified housing developments in accordance with State Density Bonus (Government Code Section 65915 and Section 9.1.412 of the Zoning Ordinance).

2. The City will provide other funding or incentives to qualifying affordable housing projects, to meet the City Regional Housing Needs Allocation (RHNA) allocation, such as providing financial assistance or land write-downs when feasible, providing expedited processing, identifying grant, funding opportunities, and providing support to developers in seeking funding.

g. Design Criteria. All proposed projects shall be consistent with the City of Oakley Multifamily Objective Design Standards (pending). The design standards will be enforced through review and approval by the Community Development Director (CDD), or his/her designee, in case of an administrative-level approval, or by the City Council in the event a conditional use permit is required.

9.1.504 Retail Business District (RB).

b. Permitted Uses. The following uses, or uses determined to be similar by the Community Development Director, are permitted in the RB district:

60. Low Barrier Navigation Center

61. 100% Affordable Housing Developments with Supportive Housing Units

9.1.506 General Commercial District (C).

b. Permitted Uses. The following uses, or uses determined to be similar by the Community Development Director, are allowed in the C District:

18. Low Barrier Navigation Center

19. 100% Affordable Housing Developments with Supportive Housing Units

9.1.1228 Residential Care Facilities.

a. The following requirements apply to residential care facilities for more than six persons as defined by this code. Residential facilities for six or fewer residents shall be treated as a residential use and subject only to the same requirements as any other permitted residential use of the same housing type that are in the same district.

5. The residential care facility shall meet the appropriate use classification and occupancy requirement as required by the California Building Code (CBC).

6. The residential care facility shall meet all current and local Fire Department requirements if applicable.

9.1.1242 Low Barrier Navigation Centers

a. Purpose. The purpose of this chapter is to establish development standards for low-barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.

b. Applicability. The provisions of this section shall apply to all low-barrier navigation center projects.

c. Allowed Zones. A low-barrier navigation center development is a use by-right in areas zoned for mixed-use and non-residential zones permitting multifamily uses.

d. Requirements. A Low-Barrier Navigation Center shall meet the following requirements:

   i. Connected Services. It offers services to connect people to permanent housing through a services plan that identifies services staffing.

   ii. Coordinated Entry System. It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. “Coordinated entry system” means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

   iii. Code Compliant. It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.

   iv. Homeless Management Information System. It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

e. Application Procedure and Review.

   i. Submit a Design Review Application and submit payment of appropriate fees.

   ii. The City shall notify an applicant whether their application for a Low Barrier Navigation Center development is complete, pursuant to Government Code Section 65943, within 30 days of receipt of an application.

   iii. Within 60 days of receipt of a completed application for a low barrier navigation center development, the City shall act upon its review of the application. The city’s failure to provide written notice within the timeframes in this subsection will not result in a deemed approval of the application.

9.1.1244 Streamlined Approval for 100% Affordable Housing Developments with Supportive Housing Units

a. Applicability:

   i. This Section applies to all zoning districts within the City of Oakley where multifamily or mixed-use development is permitted.

   ii. It applies to all 100% affordable housing developments that meet the requirements of Government Code Section 65651(a), which includes the provision of supportive housing units.

b. Approval Process for 100% Affordable Housing Developments with Supportive Housing Units:

   i. A 100% affordable housing development that includes supportive housing units, as defined by this Section, shall be exempt from the requirement for a Conditional Use Permit (CUP) or any other discretionary review.

   ii. To qualify for this exemption, the development must include a minimum of 25% of the total number of units as supportive housing units, or 12 units, whichever is greater.

   iii. The project must comply with all applicable zoning and building code standards, including, but not limited to, density, parking, height, and design standards.

   iv. The City shall process the application for a 100% affordable housing development as a ministerial approval, meaning it will be automatically approved upon the submission of all required documentation and compliance with applicable standards.

c. Ministerial Approval:

   i. Upon submission of a complete application for a 100% affordable housing development with supportive housing units, and verification that the project complies with all applicable zoning standards, the City shall grant ministerial approval without requiring public hearings, Planning Commission review, or City Council approval, except where required by law for other technical compliance.

   ii. The ministerial approval process will be limited to checking for compliance with objective standards such as density, parking, setbacks, height, and other criteria specified in the zoning code. The City will not be permitted to deny the project based on subjective criteria.

d. Affordable Housing and Supportive Housing Requirements:

i. The development shall include supportive housing units as part of the total project, with at least 25% of the units designated as supportive housing, or at least 12 units, whichever is greater.

ii. The supportive housing units must meet the definition of supportive housing under California Health and Safety Code Section 50675.14, and the developer must ensure that appropriate services are provided to the tenants in these units.

iii. If the project includes more than 20 units, at least 3% of the nonresidential floor area must be dedicated to onsite supportive services (including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens). If the project has 20 units or fewer, at least 90 square feet must be provided for onsite services.

iv. The supportive housing units must include at least one bathroom and cooking facilities (stovetop, sink, and refrigerator) in each unit.

e. Exemption from Conditional Use Permit (CUP) Requirement:

i. Any project that meets the criteria set forth in this Section shall be exempt from the Conditional Use Permit process. The project will be approved through the ministerial review process as described herein.

f. Notification and Appeals:

i. Although no CUP is required, the applicant must provide notice of the development to property owners and residents within 500 of the project site, in accordance with the City's standard notification procedures.

ii. Any administrative decision or action regarding the ministerial approval of the development may be appealed following the procedures outlined in OMC Chapter 1.8 following the final decision

9.1.1402 Off-Street Parking.

Number of Required Spaces		
Residential		
6.	**Emergency Shelter**	**1 space per employee on the largest shift or as described in Government Code Section 65583.**

9.1.1614 Reasonable Accommodations for Residential Uses.

a. Purpose and Intent

1. This section establishes a process for individuals with disabilities to request reasonable accommodation in zoning and other land use regulations, as well as in city rules, policies, practices, and procedures. In accordance with the

Federal Fair Housing Act of 1988 and the California Fair Employment and Housing Act, the City intends to provide reasonable accommodations to ensure equal access to housing for individuals with disabilities.

2. This article does not exempt structures approved under reasonable accommodation provisions from complying with building code requirements, including necessary permits, inspections, and fees.

b. Applicability

1. This section establishes a formal procedure for an individual with a disability seeking equal access to housing to request a Reasonable Accommodation as provided by the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act, and to establish criteria to be used when considering these requests.

2. These accommodations apply to all zoning districts, overlay districts, local area and specific plans, and OMC Title 7, Building and Housing regulations.

c. Definitions

1. Act: The Fair Housing Amendments Act of 1988.

2. Applicant: An individual requesting reasonable accommodation under this chapter.

3. Director: The Community Development Director, or a designee of the Community Development Director or City Manager.

4. Disabled Person/Disability: An individual with a medical, physical, or mental condition limiting major life activities, as defined in California Government Code Section 12926. The term "disabled person" does not include a person who is currently using illegal substances, unless he or she has a separate disability.

5. Fair Housing Laws: The Federal Fair Housing Act (42 U.S.C. Section 3601 et seq.) and the California Fair Employment and Housing Act (Govt. Code Section 12955 et seq.) including amendments to them.

6. Reasonable Accommodation: Flexibility or waiver of land use and zoning regulations to eliminate barriers to housing for individuals with disabilities. This may include modifications like ramps, parking adjustments, or building additions. It does not include accommodations that impose undue financial or administrative burdens on the city or fundamentally alter land use policies.

d. Requesting Reasonable Accommodation

1. A written request for Reasonable Accommodation from a land use or zoning regulation or policy shall be made on a form provided by the Planning Division by any individual with a disability, his or her representative, or a developer or provider of housing for an individual with a disability.

2. A request for Reasonable Accommodation shall state the basis of the request including but not limited to a modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice.

3. The Director may request additional information necessary for making a determination on the request for Reasonable Accommodation that complies with the fair housing law protections and the privacy rights of the individual with a disability to use the specified housing. If additional information is requested, the 45-day time period for making a determination on the request stops running until the additional information is provided.

e. Approval Authority – Notice – Decision

1. The Director shall issue a written determination to either grant, grant with modifications, or deny a request for Reasonable Accommodation within 45 days of the date the application is deemed complete, or within an extended period as mutually agreed upon in writing by the applicant and the Director.

2. The Director shall transmit a copy of the written findings and decision to the applicant and to all owners of properties abutting the subject property. All written decisions shall give notice of the right to appeal.

3. While a request for reasonable accommodation is pending, all laws and regulations otherwise applicable to the property that is the subject of the request shall remain in full force and effect.

f. Findings. In making a determination regarding the Reasonable Accommodation, the Director shall make the following findings:

1. The housing which is the subject of the request for reasonable accommodation, will be used for an individual(s) with a disability protected under the Act.

2. The request for reasonable accommodation is necessary to make specific housing available to an individual(s) with a disability protected under the Act.

3. The requested reasonable accommodation does not impose an undue financial or administrative burden on the city.

4. The requested accommodation will not require a fundamental alteration of the zoning and building laws, policies and/or procedures of the city

g. Appeal

1. Only the aggrieved applicant and abutting owners who received notice of the Reasonable Accommodation determination have a right to appeal the decision following the procedures outlined in OMC Chapter 1.8.

2. If the individual fails to request a hearing within the required time frame or does not fully provide all factual and legal reasons for the appeal as specified in

Chapter 1.8, will forfeit their right to a hearing and will be unable to seek any further relief or raise any claims related to the Director's decision.

3. All written decisions shall give notice of the applicant’s right to appeal and to request reasonable accommodation in the appeals process as set forth in Chapter 1.8 OMC.
4. If an individual(s) needs assistance in filing an appeal on an adverse decision, the city will provide assistance to ensure that the appeals process is accessible.
5. The written decision of the community development director or their designee shall be final unless appealed.

h. Fee. There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this section.”

Affordable Housing Overlay District (AHO) Ordinance

Tracked Changes

9.1.410 Affordable Housing Overlay District (AHO).

a. Purpose and Intent. The Affordable Housing Overlay (AHO) District serves to implement the housing element goal of providing new housing and addressing affordable housing needs within the City of Oakley. The AHO ~~applies only~~ can be applied to areas with Commercial base zoning to allow for housing where it would not otherwise be allowed by the base zoning. ~~zoned Multiple Family Residential (M-9, M-12, M-17) and where an applicant has applied for and the City Council has approved a density bonus in accordance with Section 9.1.412 to meet the City Regional Housing Needs Assessment. It allows housing densities that exceed the maximum units per acre otherwise allowed in a zoning district, if a development meets the State density bonus criteria, as implemented, located in Section 9.1.412. Specifically the base density used to calculate the density bonus is twenty-four (24) dwelling units per acre. The AHO also modifies the Multiple Family Residential development standards to complement higher density housing projects. All developments within the AHO shall be consistent with the City of Oakley Residential Design Guidelines and Multifamily Residential Design Guidelines (pending).~~

b. Affordability Requirements.

1) Developments ~~within~~ electing to use the AHO ~~District~~ shall include at least 20 percent affordable housing units, ~~the following categories and shall remain at those affordability levels for a minimum of thirty (30) years~~ in some combination of the following income categories:

~~b~~a) Low income household: any household with an income level between fifty percent (50%) and eighty percent (80%) of the Contra Costa County median income as determined by the California Department of Housing and Community Development (HCD) and/or the Federal Department of Housing and Urban Development (HUD);

~~a~~b) Very low income household: any household with an income level between thirty percent (30%) and ~~less than equal to~~ fifty percent (50%) of the Contra Costa County median income as determined by ~~the California Department of Housing and Community Development (HCD) and/or the Federal Department of Housing and Urban Development (HUD)~~; and/or

c) Extremely low income household: any household within an income of thirty percent (30%) or less of the Contra Costa County median income as determined by HCD or HUD.

2) ~~3~~ Prior to the approval of the rezoning or the issuance of a building permit, whichever is earlier, the applicant shall execute an agreement with the City of Oakley and any other documents necessary to ensure the continued affordability of the affordable units for ~~the thirty (30)~~ a fifty-five (55) year minimum time frame in a form acceptable to the City Council.

3) ~~2~~ If a development has both affordable and market rate units, then the affordable units shall be constructed at a rate consistent with the construction of market rate units and shall be mixed throughout the development. Project phasing must be done in a manner that is proportionate to the overall mix of affordability levels.

c. Permitted Uses. The AHO allows for the development of owner-occupied and rental multifamily housing, which for the purposes of this section is defined as any residential development with three or more units on a single lot, within the AHO District. Residential developments that include at least 20 percent affordable housing shall be a use permitted by-right, as defined in Government Code Section 65583.2(i).

d.~~c.~~ Development Standards. ~~1)~~ Where an applicant or developer elects to apply to utilize the AHO District over the underlying zoning, the development standards listed in Table 1 of this section, where applicable, shall apply. ~~These development standards shall apply to projects requiring administrative approval and for those requiring a conditional use permit approval. Where conditional use permit approval is required, Section 9.1.1602 shall apply in addition to this section. Where conditional use permit approval is required, the development standards may be modified if deemed appropriate by the City Council. In addition, the proposed development shall comply with the remaining provisions of this chapter, including, but not limited to, the site density requirements set forth in subsection (d) of this section and design criteria set forth in subsection (e) of this section.~~

~~2) Table 1 sets forth development standards for multifamily development, which for the purposes of this section is defined as any residential development with three or more units on a single lot, within the Affordable Housing Overlay District.~~

Table 1: Development Standards for Multifamily Construction within the Affordable Housing Overlay (AHO) District

Subject	Standard
Minimum Density	20 dwelling units per acre
Maximum Density	30 dwelling units per acre[1]
~~Base Density~~	~~24 dwelling units per acre~~
~~Density Bonus~~	~~Per State Law up to 35%, or 32.4 dwelling units per acre~~

Table 1: Development Standards for Multifamily Construction within the Affordable Housing Overlay (AHO) District	
Subject	**Standard**
Building Site Coverage (combined maximum)	~~40%~~50%
Front Setback (minimum)	15 feet for two stories, 20 feet for three or more stories
Rear Setback (minimum)[2]	15 feet for two stories, 20 feet for three or more stories
Side Setback[2]	8 feet for two stories, 12 feet for three or more stories
Distance Between Buildings (minimum)	20 feet for two stories, 25 feet for three or more stories
Height Limit (maximum)	42 feet
~~Wall~~	~~A minimum six-foot-high solid masonry/block wall shall be required around the perimeter of all housing developments~~
~~Parking Requirements (minimum)[3]~~	~~One Bedroom: one on-site parking space[1]~~
	~~Two – Three Bedrooms: one and one-half on-site parking spaces[1]~~
	~~Four or More Bedrooms: two and one-half on-site spaces (Government Code Section 65915(p))[1]~~
Parking Requirements	Parking shall be provided per Section 9.1.1402 of the Zoning Ordinance.[3]
[1]Per state law, developments that qualify for a State Density Bonus in accordance with Government Code Section 65915 et seq. shall be allowed to exceed the maximum density through the use of a density bonus.	

Table 1: Development Standards for Multifamily Construction within the Affordable Housing Overlay (AHO) District	
Subject	**Standard**
[2] 10 feet for any structure (not a dwelling unit) up to 15 feet in height. [3~~1~~] ~~If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this section, a subdivision may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.~~ Per state law, developments that qualify for a State Density Bonus are eligible for reduced parking in accordance with Government Code Section 65915 et seq.	

e.~~d.~~ Development Incentives.

1) The City shall provide a density bonus and additional incentive(s) for qualified housing developments ~~upon the written request of a developer, unless the City makes the written findings set forth in~~ in accordance with State Density Bonus (Government Code Section 65915~~(d)(1)~~ and Section 9.1.412 of the Zoning Ordinance).

~~1) For qualifying projects, the City will allow exceptions in the development standards set forth in subsection (c) of this section for projects within the AHO District to allow more flexibility in design and development by right with no further discretionary review, and to expedite project approval.~~

2) The City will provide other funding or incentives to qualifying affordable housing projects, to meet the City Regional Housing Needs Allocation (RHNA) allocation, such as providing financial assistance or land write-downs when feasible, providing expedited processing, identifying grant and funding opportunities and providing support to developers in seeking funding.

~~3) The need for incentives will vary for different housing developments. Therefore, the allocation of additional incentives shall be determined on a case-by-case basis. The additional incentives may include, but are not limited to, any of the following:~~

~~a) A reduction of site development standards or a modification of zoning code or architectural design requirements which exceed the minimum applicable building standards;~~

~~b) Allow mixed use development (commercial and residential) so long as it does not conflict with the land use designations in the General Plan land uses;~~

c) Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions or avoidance;

d) Waived, reduced, or deferred planning, plan check or construction permit fees;

e) The City may offer an equivalent financial incentive in lieu of granting a density bonus and an additional incentive(s). The value of the equivalent financial incentive shall equal at least the land cost per dwelling unit savings that would result from a density bonus and must contribute significantly to the economic feasibility of providing the target units pursuant to this chapter.

f. e. Design Criteria. The following design guidelines shall be applicable to all parcels within the AHO District. All proposed projects should shall be consistent with the City of Oakley Residential Design Guidelines and Multifamily Residential Design Guidelines Multifamily Objective Design Standards (pending). The design guidelines standards will be enforced through review and approval by the Community Development Director (CDD), or his/her designee, in case of an administrative-level approval, or by the City Council in the event a conditional use permit is required.

1) Buildings shall be designed to frame views of the hills, vineyards and other landscape features;

2) Natural landscape features such as creeks, wetlands and heritage trees shall be incorporated into the site design. All development shall be subject to Chapter 4.31, and Sections 9.1.1108, 9.1.1110 and 9.1.1112;

3) Development shall be clustered on each site so as to minimize development footprints, preserve undeveloped land, and avoid areas with natural and visual resources;

4) Building materials and colors should promote harmony, as well as interest in the neighborhood. Architectural style should utilize a limited palette of compatible colors, avoiding excessive different materials and colors that detract more than enhance the overall appearance;

5) Compatible color schemes should be used on adjacent buildings and structures;

6) Roof forms, materials, doors, windows and other architectural features or historic or traditional houses near the project shall be referenced in the design of the new development;

7) A detailed landscaping plan, including planting details, shall be submitted for review and approval prior to the issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used, along with the method of maintenance. Plant materials shall be purchased locally when practical. Drought-tolerant plants are encouraged, when feasible. The project

shall comply with the City of Oakley Water Efficient Landscape Ordinance and all Stormwater C-3 requirements;

8) The design of fences and screening shall be consistent with Sections 9.1.1108, 9.1.1110 and 9.1.1112;

9) All exterior lighting, including landscape lighting, shall be shielded and directed downward and shall be located as low to the ground as possible. Low-level lighting shall be utilized in parking areas at multifamily sites rather than high-intensity light standards;

10) All new housing units shall be designed so as to minimize their visual impacts. Visual impacts shall be minimized through landscaping, grading, berms, appropriately designed fences and other screening devices;

11) The use of shared driveways and alleyways with detached garages may be utilized;

12) Play spaces for children shall be secure and visible;

13) Multifamily projects shall follow the guidelines as described herein and where appropriate the guidelines in the Residential Design Guidelines and Multifamily Residential Design Guidelines (pending);

14) Architectural design concepts shall provide for a transition in scale between multifamily and any neighboring single-family residential development. Where adjacent to existing detached single-family development, the outermost portions of the multifamily buildings shall be limited to two stories within fifty (50) feet of the common boundary and to three stories from fifty (50) feet to seventy-five (75) feet of the common boundary. Beyond the seventy-five (75) foot distance, structures up to forty-two (42) feet high (and portions thereof) are permitted. The setbacks in Table 1 above require a staggered setback for third story and above to reduce the overall bulk and scale of larger projects adjacent to single-family residential developments;

15) Multifamily and mixed use projects shall be designed to reduce the perceived mass, scale, and form of the overall development through use of varying roof heights, setbacks, and wall planes. This shall include the use of:

    a) Recessed facades and articulations in the building mass;

    b) Varied roof heights, forms, masses, shapes, and/or materials to create variations between individual buildings;

    c) Staggered and jogged placement of individual units (e.g., the units should not be aligned along a single plane that results in a large "wall" on any single side of the building); and

d) A variety of building orientations;

16) The perceived architectural scale of multifamily buildings of three or more stories shall be reduced through the proper use of window patterns, roof overhangs, awnings, moldings, fixtures, the use of darker or subdued colors contrasting with lighter colors, upper story setbacks, building and roof articulation, and other details that vary the exterior of the building and result in a staggered or scaled appearance;

17) Trash enclosures (solid waste and recycling), storage, and other accessory elements shall be designed as integral parts of the architecture;

18) Parking lots shall be screened by shade trees, landscaping or buildings. Parking shall be unobtrusive and not disrupt the quality of open spaces and pedestrian environments. Access to the property and circulation systems shall be safe and convenient for pedestrians, cyclists and vehicles;

19) Multifamily developments shall provide both common and private open spaces;

20) Multifamily projects shall provide common spaces that are physically defined and socially integrated into the site plan as a gathering place;

21) New projects will be required to provide, as part of the common space, the installation of a play structure and necessary safety equipment.

f. Approval Process. Administrative-level approval shall be given to projects meeting the appropriate affordability requirements identified in subsection (b) of this section, development standards set forth in subsection (c) of this section, and all other applicable sections of this chapter. For projects that require a subdivision map or a conditional use permit, the developer shall submit an application and all required fees to the Planning Department.

g. Utilities. Except as otherwise provided, no permits to develop housing in the AHO District shall be issued without evidence of adequate sewer and water service to serve the proposed development, as evidenced by a letter from the sewer and water service providers.

STAFF REPORT

OAKLEY
CALIFORNIA

DATE: June 3, 2025

TO: Joshua McMurray, City Manager

FROM: Kevin Rohani, Public Works Director/City Engineer

Approved and Forwarded to the Planning Commission

SUBJECT: Adopt a Resolution Finding that the Proposed 2025-2030 Capital Improvement Program (CIP) is consistent with the General Plan of the City of Oakley as required by sections 65401 and 65402 of the Government Code.

Background and Analysis

As required by Section 65401 and 65402 of the California Government Code, the report before you this evening is to determine whether the projects included in the 2024-2029 Capital Improvement Program (CIP) are consistent with the current City of Oakley General Plan.

While the attached CIP packet outlines proposed expenditures, they are provided for planning purposes only and action this evening does not approve any funding to any project.

Any final approval of projects and funding listed in the CIP was brought before the Oakley City Council on May 27, 2025 as part of the Budget Adoption.

This evening's meeting is meant to receive a presentation from staff on the CIP, ask questions of staff and allow discussion.

Consistency with the Oakley Strategic Plan 27+

This agenda item is consistent with the Strategic Plan 27+ goal for the City of Oakley to leverage its financial resources for the long-term benefit of our residents and businesses while maintaining sufficient reserves to provide stability and ensure a successful future.

Fiscal Impact

There is no fiscal impact associated with this item.

Staff Recommendation

Staff recommends that the Oakley Planning Commission adopt a resolution finding the Proposed 2025-2030 Capital Improvement Program (CIP) is consistent with the General Plan of the City of Oakley as required by sections 65401 and 65402 of the Government Code.

Attachments

1. Resolution
2. 2025-2030 Capital Improvement Program

RESOLUTION NO. X-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY APPROVING A RESOLUTION OF FINDING THAT THE PROPOSED 2025/26 – 2029/30 CAPITAL IMPROVEMENT PROGRAM (CIP) IS CONSISTENT WITH THE ADOPTED GENERAL PLAN OF THE CITY OF OAKLEY AS REQUIRED BY SECTIONS 65401 AND 65402 OF THE GOVERNMENT CODE

WHEREAS, Section 65401 of the Government Code requires the Planning Commission of cities and counties to review any proposed Capital Improvement Program (CIP) in its jurisdiction for conformance with the agency's adopted general plan and specific plans, and

WHEREAS, Section 65402 of the Government Code requires the Planning Commission of cities and counties to review any proposed acquisition or disposition of real property for conformity with the agency's adopted General Plan, and

WHEREAS, the projects proposed reflect the major needs for roadways and other community facilities during the next five years in concert with anticipated growth areas as noted, and

WHEREAS, a project under the California Environmental Quality Act (CEQA) does not include government fiscal activities like the Budget or Capital Improvement Program, as each project in the CIP will be reviewed for compliance with CEQA before the project is undertaken and a determination made,

BE IT RESOLVED that the Planning Commission of the City of Oakley finds that the proposed 2025/26 – 2029/30 Capital Improvement Program (CIP) is consistent with the adopted General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 3rd day of June 2025 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Diego Verduzco, Chair

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

OAKLEY

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PROPOSED ANNUAL CAPITAL BUDGET AND 5-YEAR CAPITAL IMPROVEMENT PROGRAM

For Fiscal Years (FY) 2025/26 to 2029/30

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CAPITAL IMPROVEMENT PROGRAM

The Capital Improvement Program (CIP) is a major public infrastructure and planning tool for the City of Oakley. The CIP serves as a statement of the City's policies and financial abilities to manage the development of the community. The creation of a five- year CIP provides a systematic plan for providing infrastructure improvements within a prioritized framework and a general schedule for projects to proceed. The Projects identified in the CIP meet the City's General Plan and adhere to the Strategic Plan 27+. The first year reflects the adopted budget for the upcoming Fiscal Year (FY). The remaining four years represent a schedule and estimate of future capital needs that may be funded, given projected revenues and priorities.

There are several benefits for developing and adopting a Capital Improvement Program. Not only does CIP become a management tool for the City Council and City staff; CIP also provides valuable information to the citizens, developers, and businesses who are interested in the development of the community. The CIP document will assist in leveraging available resources through the timing of projects, and the coordination of City projects with improvements constructed by other entities.

Despite the many benefits of a CIP, it is important to highlight the fact that this is a planning document. Changes can occur for many reasons. Revenues can fluctuate because of changing economic conditions or shifts in City policy. Private economic decisions can also affect the timing, scale, and location of capital projects. The City of Oakley's CIP reflects the Strategic Goals of the City Council and is a critical investment tool for the community to help promote economic vitality and viability for the City of Oakley.

The focus of the proposed CIP for FY 2025/26 through FY 2029/30 is to maintain the core infrastructure of the City of Oakley by utilizing the most cost effective and creative approach. The CIP continues to prioritize and build new infrastructure for the community, which will enhance the quality of life for residents.

The CIP for FY 2025/26 is divided into specific projects to address unique needs for each component of the City's infrastructure system (e.g., Streets, Parks & Facilities). This approach provides funding for infrastructure maintenance, construction of new improvements, and long-range goals for protecting the quality of the public infrastructure system in the City of Oakley. The funding for CIP projects is generally from the following sources: Measure J Sales Tax, Gas Tax, Development Traffic Impact Fees, Development Park Impact Fees, Federal & State Grants, Assessment District Funds, and the City's General Fund. The revenues from Development Traffic Impact Fees and Development Park Impact Fees are dependent upon the private development activity and regional economic growth. The CIP for FY 2025/26 conservatively budgets a portion of these funding sources to account for unforeseen downturns in the regional economic and development activity.

There is a direct relationship between CIP project construction, economic development, and the vitality of the community. New residents want to come and live in a community that is vibrant and provides a wide range of amenities (e.g., Recreation Center, Library, etc.). Commercial developers also look to build communities that thrive and provide amenities for today's lifestyle. The construction of CIP projects helps to enhance amenities and the quality of life for the community residents, which in turn makes Oakley a desired community for private development. The increase in the level of private development activity will provide opportunities for the City to undertake projects with various infrastructure improvements to complement the private development projects.

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CALIFORNIA

Proposed CIP Projects for FY 2025/26

Project #176, Oakley Regional Park Project – This project transforms a 55-acre site located at the north end of Sellers Avenue that was given to the City as part of the development agreements with the Emerson and Gilbert Ranch projects. This 55-acre site was the site of an abandoned dairy farm that has been closed for decades. This project will construct a regional park at this site that will be a destination point for the Oakley community. A team of staff, consultants, and a Council sub-committee began the process of concept planning for this site in 2016. As a result of this work, a concept plan was developed and approved by the City Council. During 2019, there were further discussions with the community to solicit input as the concept plan was refined and adopted by the City Council to reflect the needs of the community and strategic goals of the City Council. This project will be a multi-phase project that will be designed and constructed over the coming years and would potentially cost over $100,000,000 to construct all of its components. Funding for this project will be provided by a combination of grants and other funds over several years or decades. The first phase of this project was the demolition and removal of the abandoned and unsafe structures, which was completed in 2019. The City applied for two rounds of funding for this project from the State Proposition 68 State of California Grant in 2019 and 2021 and unfortunately was not awarded the grant. Staff will continue to explore other grant funding for this project to design and construct this project. During FY 2023/24 a new Master Planning study was performed to solicit input from the community and various stakeholders on the features that are desired at this park and to ensure consistency with the new Oakley Strategic Plan 27+. This new master Plan was adopted by City Council in Spring 2024 and will be used in future grant funding applications. ***The funding of the preliminary project design and site clean-up was allocated in FY 2016/17, and no additional funding is requested in the FY 2025/26 budget.***

Project #186, West Cypress Road Bridge at Contra Costa Canal Reconstruction Project - The existing West Cypress Road Bridge that crosses the Contra Costa Canal is structurally deficient according to the Caltrans inspections. It will need to be reconstructed to bring it to modern structural standards. The City of Oakley does not have a designated funding source for replacing the City's bridges and relies upon State grant programs such as the Highway Bridge Replacement and Rehabilitation Program (HBRRP) for major bridge improvement projects. Staff will apply for this grant once the application cycles are presented. ***The funding of the preliminary project design was allocated in FY 2016/17, and no additional funding is requested in the FY 2025/26 budget.***

Project #189, Piper Lane Drainage Channel Trash Capture Device Project - The Piper Lane drainage channel is one of the major drainage outfalls from the City of Oakley to the Delta in which the City is responsible for its maintenance and operation. This is an open channel that flows freely to the Delta and based on the permit issued by the San Francisco Regional Water Quality Control Board (SFRWQCB), it cannot convey trash to the open waters of the Delta. Historically, a large amount of trash and debris were transported to the Delta through this channel. This project will construct a new trash capture device at the upstream end of the channel near Vintage Parkway. The trash capture device will stop trash from flowing into the Delta and, as a result, puts the City in compliance with the SFRWQCB permit. The preliminary design of this project is completed, and staff will look for grant funding for the final design and construction of this project. ***The initial funding of this project was allocated in FY 2022/23, and no additional funding is requested in the FY 2025/26 budget.***

Project #211, Main Street/Rose Avenue Intersection Improvement Project – Main Street and Rose Avenue have operated as a stop sign controlled intersection over the past several decades. This mode of operation is not sustainable for the long term, especially with the added traffic volumes on Main Street and the expansion of the Ironhouse Sanitary District (ISD) and Diablo Water District maintenance facility near this site. City staff have been discussing this intersection improvement project with the new management staff of ISD to explore opportunities that both agencies can collaborate to improve this intersection. As part of the collaborative work, ISD will contribute $50K towards the start of the design work to improve the intersection of Main Street and Rose Avenue and install a traffic signal at this intersection. After the completion of the design, the details of the final project will be identified along with construction cost estimates that will be budgeted in the FY 2026/27 budget. ***Total Budget - $200,000 ($200,000 Main Street Fund)***

Project #231, Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening and Improvement Project – Sellers Avenue is a 2-lane road that was constructed by Contra Costa County decades ago. The section of Sellers Avenue from East Cypress Road to the north end of the road at the gate to the future Oakley Regional Park is destined to be widened to 4 lanes with curb and gutter, sidewalks, landscaped medians, bike lanes, and street lighting. Presently, the section of Sellers Avenue from East Cypress Road to Riverrock Drive has been widened and improved by the developers of the Emerson and Gilbert Ranch projects. This project will widen and improve the remaining section of Sellers Avenue from

the intersection at Riverrock Drive to the gate of the future Oakley Regional Park. The above referenced developers paid the City the cost for curb and gutter, sidewalk, and one lane of roadway. The City will pay the remaining construction costs for the second lane and medians for this project. The timing of design and construction of this project will be in coordination with the Oakley Regional Park Project CIP # 176, when that project funding is secured. ***The funding for this project will be allocated in the CIP budget in future years.***

Project #247, East Cypress Road Widening (Knightsen Avenue to Contra Costa Water District CCWD Canal) Project - This project will widen and fully reconstruct East Cypress Road from Knightsen Avenue to the Conta Costa Water District Canal. East Cypress Road is the only major roadway that carries traffic from far east Oakley, Bethel Island, and parts of the County to Main Street and beyond. The growth and development of the far east County region has necessitated various infrastructure improvements to East Cypress Road to accommodate the traffic demand on this roadway, which has been a health and safety concern for many years. This City capital project will reconstruct East Cypress Road from Knightsen Avenue to CCWD Canal to 6 lanes, along with new curb, gutter, sidewalks, bicycle lanes, traffic signals, streetlights, storm drain system and medians. The construction of this project is currently underway and anticipated to be completed by fall 2025. ***The funding for this project was allocated in FY 2021/22 budget and FY 2022/23 budget, and no additional funding is requested in the FY 2025/26 budget.***

Project #252, Downtown Storm Drain (AREA 29D) Improvement Project – The Contra Costa County Flood Control District years ago had established drainage zones through the County for storm drain detention and treatment. These zones included large detention basins (i.e. Freedom Basin, Teakwood Basin, Del Antico Basin, etc.) and a network of underground pipe systems to convey the storm water runoff from the City's streets to these basins. All parts of the storm drain system in this zone have been constructed over the past few decades, with the exception of the section of pipe from the north side of Main Street, just east of Miguel Drive to the edge of the railroad tracks and south of Main Street to Fuschia Way. This project will design and construct this section of storm drainpipe which will complete all the improvements in this zone. As part of this project a new curb, gutter, and sidewalk will be constructed along Main Street from Vintage Parkway to Gardenia Avenue and enhance the development opportunities in this section of Downtown Oakley. The preliminary design of this project is completed, and final design and construction will begin once funding is secured. ***The initial funding for the project was allocated in the FY 2021/22 budget; and construction of this project will be funded in future years.***

Project #263, O'Hara Avenue / Carpenter Road Intersection Improvement Project – The construction of Carpenter Road from Rose Avenue to Cinnamon Ridge Drive as part of a private subdivision development project has opened this important east/west roadway corridor for the community. This section of Carpenter Road will increase traffic flows at the intersection of O'Hara Avenue and Carpenter Road. This project will improve the traffic operations at this intersection by constructing protected left turn lanes on Carpenter Road on both the westbound and eastbound approaches to O'Hara Avenue. Additional improvements include the installation of a video detection system and reconfiguration of the striping at this intersection. The construction of this project is anticipated to start by summer 2025 and be completed by summer 2026. ***The initial funding for this project was allocated in the FY 2021/22 and FY 2022/23 budget. As part of the FY 2025/26 budget, $100,000 from Measure J Fund will be added to the project budget for its construction.***

Project #268, Main Street / Delta Road Intersection Signalization Project – This project will install a traffic signal and widen and improve the Main Street / Delta Road intersection. This intersection is identified as having a new traffic signal per the City's Traffic Impact Fee program. With the growth of the far east Oakley region and additional traffic that use Delta Road for access to Main Street, a new traffic signal will improve safety and traffic circulation at this intersection. The preliminary design of this project was started in FY 2021/22 to develop the plan and identify the right-of -way that is needed for this project. The final design and any right-of-way acquisition needs for this project will take place during FY 2025/26. ***The initial funding of this project was allocated in FY 2021/22. As part of the FY 2025/26 budget, $200,000 from Gas Tax RMRA Fund will be added to the project budget for final design.***

Project #269, Main Street / Brownstone Road Intersection Signalization Project – This project will install a traffic signal and improve the Main Street / Brownstone Road intersection. This intersection is identified as having a new traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes at this location, a signal will improve safety and traffic circulation. The preliminary design of this project was started in FY 2021/22 to develop the plan and identify the right-of-way that is needed for this project. The final design and right-of-way acquisition for this project will get underway in future years once progress is made on the right-of-way acquisition and funding gets allocated for this project. ***The initial funding of this project was allocated in FY 2021/22, and no additional funding is requested in the FY 2025/26 budget.***

Project #273, Laurel Road Extension Project (Teton Road to Sellers Avenue) - This Project will extend Laurel Road from Teton Road to Sellers Avenue providing an alternate and much needed secondary route to the East Cypress Road region of Oakley. Currently, the only way in and out of far east Oakley is via Main Street to East Cypress Road. This current route along East Cypress Road passes by an elementary and middle school and crosses the Burlington Northern Santa Fe (BNSF) railroad tracks. Extending Laurel Road from Teton Road to Sellers Avenue will provide a secondary access route out of the East Cypress Road corridor. This project will construct a new bridge over the BNSF railroad tracks, retaining walls, new 4-lane roadway with curb, gutter, sidewalks, medians, bicycle lanes, and new traffic signals at the intersection of Laurel Road with Teton Road and Sellers Avenue. The preliminary design for the layout of the new roadway has been completed and appraisals prepared for the right-of-way acquisition needed for this project. Staff will be performing the final design and working on the right-of-way acquisition for this project during FY 2025/26. In addition, staff are pursuing grant funding opportunities for the construction of this that is estimated to cost over $40M. ***The initial funding of this project was allocated in the FY 2021/22 and FY 2022/23 budget. As part of the FY 2025/26 budget, $300,000 from Gas Tax RMRA Fund will be added to the project budget for final design.***

Project #280, Laurel Road Widening Project (O'Hara Avenue to Cloverbrook Avenue) - Laurel Road from O'Hara Avenue to Cloverbrook Avenue is the last section of Laurel Road that needs to be widened and improved to City standards. Laurel Road is a major Arterial Road and the City's designated truck route with a direct connection to Highway 4. This section of Laurel Road has not been widened or improved due to the lack of right-of-way. Staff has been working with the property owners over the past several years to obtain the necessary right-of-way for this roadway widening, which will also require major utility relocation of the Western Area Power Administration (WAPA) utility poles. The good work by staff resulted in reaching a resolution with property owners in 2023 to secure the right-of-way needed for this project. This project will install curb, gutter, sidewalk, median and streetlights along Laurel Road and O'Hara Avenue, and will install a new traffic signal on Laurel Road at the entrance to the new Safeway shopping center. The construction of this project is currently underway and anticipated to be completed by fall 2025. The construction of this project will also complement the new Safeway shopping center that is being constructed on the northeast corner of the Laurel Road/O'Hara Avenue intersection. ***The funding for this project was allocated in FY 2024/25 budget and no additional funding is requested in the FY 2025/26 budget.***

Project #281, Enrico Cinquini Park Construction Project – The developer of the Stonewood Subdivision, a collection of 262 lots, was conditioned to construct a new park (Enrico Cinquini Park) at the intersection of Rose Avenue and Carpenter Road. The developer's obligation of $2.1M was not sufficient to construct this park and its associated facilities and features, which include a parking lot. The City will design and construct this park utilizing the Park Impact Fee obligation of the developer, as well as supplementing it with additional City Park Impact fees. This park will be one of the most attractive and desired parks in Oakley and will feature a picnic area, shade structure, splash pad, ADA accessible restroom, playground, natural turf, and a parking lot. In 2023, with the support of Congressman DeSaulnier, the City was to receive a Federal grant in the amount of $850,000 for this project that would supplement the local project budget. However, with the changes at the Federal levels in 2025, the timing to receive this funding is unknown at this time. This project was designed and in February 2025 the construction contract was awarded by the City Council and project construction is anticipated to start in summer 2025 and be completed by summer 2026. ***The initial funding of this project was allocated in the FY 2023/24 budget. As part of the FY 2025/26 budget, $1,500,000 from the Park Impact Fee Fund will be added to the project construction budget.***

Project #283, Laurel Road Bridge Widening over Marsh Creek Project – Laurel Road at the Marsh Creek Bridge is currently a 2-lane roadway that needs expansion and widening to 4 lanes with sidewalks and bicycle lanes to tie into the future Laurel Road Extension Project at Teton Road. This project will complement the Laurel Road Extension Project (Teton Road to Sellers Avenue) CIP 273, provide improved access for Laurel Road, and accommodate future traffic volumes from the developments along the East Cypress Road Corridor. This project will be funded and designed when the Laurel Road Extension Project (Teton Road to Sellers Avenue) moves forward, and its funding is secured. ***The initial funding of this project was allocated in the FY 2022/23 budget, and no additional funding is requested in the FY 2025/26 budget.***

Project #302, East Cypress Road Widening (Jersey Island Road to Bethel Island Road) Project - This project will widen and fully reconstruct East Cypress Road from Jersey Island Road to Bethel Island Road. This is the last phase of the overall East Cypress Road improvements that have been under construction since 2023. The new East Cypress Road from Jersey Island Road to Bethel Island Road will be a 4-lane roadway with curb, gutter, sidewalk, bicycle lane, streetlight, median, traffic signal, landscaping and storm drain system. This project will complement the adjacent East Cypress Road

widening projects, CIP 247 and CIP 310 that are currently under construction. The design of this project has been underway and after the bidding process the construction is anticipated to start in summer 2025 and be completed by end of 2026. This project is the most expensive capital project that the City has ever undertaken, and securing funding was a major challenge. With the great work of the Public Works staff over a nearly two-year period, a $21M grant was secured from East Contra Costa Regional Fee and Financing Authority which was critical in the realization of this project for the Oakley community. ***Total budget requested for FY 2025/26 - $24,703,000 ($23,703,000 General Capital Fund and $1,000,000 Measure J Fund)***

Project #306, Marsh Creek Glenn Park Renovation Project - The existing playground equipment and surfacing at Marsh Creek Glenn Park is the original infrastructure at this park, which was constructed 20 years ago. The equipment and surface are both in need of replacement, as maintaining this playground equipment and surfacing is not practical and financially viable. This project will replace and significantly expand the playground footprint to allow for larger, more inclusive play structures, including the potential addition of swings. The new playground will prioritize ADA accessibility and all-abilities play, with a goal of exceeding current industry standards. The project will also upgrade the irrigation system at this park and replace the half basketball court with a Pickleball court that is in high demand. The concept planning for this park was performed in 2023 and the final design of this project will get underway in FY 2025/26; and the construction will be funded in FY 2026/27. ***The initial funding of this project was allocated in the FY 2023/24 budget, and no additional funding is requested in the FY 2025/26 budget.***

Project #310, East Cypress Road Widening at Contra Costa Water District (CCWD) Canal Crossing Project – The CCWD has undertaken the process of replacing their open canal in Oakley for the past few years. This project began at the canal crossing near Main Street and has extended eastwards behind the Cypress Grove, Emerson Ranch, Delaney Park, and Burroughs subdivisions up to East Cypress Road. In 2023, CCWD undergrounded the remainder of this open canal from East Cypress Road in a southerly direction to its connection point at Rock Slough. The only remaining open section of the CCWD canal is at its intersection with East Cypress Road and Jersey Island Road. This open canal needs to be undergrounded to accommodate the construction of East Cypress Road. The City has been collaborating with CCWD in all phases of the canal undergrounding project and at East Cypress Road, the City will take the lead on undergrounding the canal and construction of the new roadway infrastructure and utilities with CCWD reimbursing the City $2.2M

towards the undergrounding of their canal at East Cypress Road after its construction. The CIP 310 project is divided into 2 phases. The first phase is the CCWD canal undergrounding project, which its construction contract was awarded in December 2024 and will span to the fall of 2026. The second phase is for the construction of the new East Cypress Road and Jersey Island Road intersection with very complex utility components. The second phase of this project will be constructed in conjunction with CIP 247 which is constructing the new East Cypress Road Knightsen Avenue to Jersey Island Road and anticipated to have this project completed by the end of 2026. ***The funding of this project was allocated in FY 2023/24 and FY 2024/25 budget. As part of the FY 2025/26 budget, $1,500,000 from the Traffic Impact Fund will be added to the project budget for its construction.***

Project #315, Magnolia Park Playground Resurfacing and Retrofitting Project - The Magnolia Park Playground currently has a combination of Poured-In-Place (PIP) rubber surfacing and Engineered Wood Fiber (EWF), both of which have reached the end of their useful life. Over the years, many patches and repairs have been made to the PIP surface, but the system is no longer holding up effectively. PIP, while initially a good product, has proven harder to maintain over time compared to properly installed rubber tile surfacing. Rubber tiles are significantly more durable, easier to maintain, and more resistant to vandalism and abuse. This project will replace all existing playground surfacing with new rubber playground tiles manufactured by SofSurfaces, a company known for industry-leading quality, durability, and warranty support. Their tile system comes with a 20-year full warranty, with all warranty repairs performed by SofSurfaces' own trained staff at no cost to the City. Transitioning to a full tile system will also eliminate the need for Engineered Wood Fiber, bringing the playground into full compliance with ADA accessibility standards. This change will greatly reduce ongoing maintenance costs. Alongside the resurfacing, the existing playground will be retrofitted to enhance both usability and accessibility prioritizing ADA and all-abilities upgrades. The step pods, which have consistently posed maintenance challenges with their chain connections, will be removed or replaced. This project will help extend the useful life of the playground by blending existing viable features with new play elements. ***Total budget requested for FY 2025/26 - $600,000 ($600,000 LLAD).***

Project #316, Main Street Widening North of Laurel Road to Heartwood Subdivision Project - Main Street is a major arterial street in Oakley and a direct connection to Laurel Road. The section of Main Street north of Laurel Road is still one lane and cannot accommodate the increased traffic demands on this roadway. This project will perform the design for the

widening of Main Street from the existing widened section at Heartwood Subdivision to Laurel Road. This design will identify the Right of Way needs for this roadway widening and will be used to establish the construction cost and budget of this project in future years. ***Total budget requested for FY 2025/26 - $200,000 ($200,000 Traffic Impact Fee Fund).***

Project #317, Novarina Park Playground Expansion and Resurfacing Project - The playground surfacing at Novarina Park consists of Poured-In-Place (PIP) rubber, which has reached the end of its useful life. Numerous repairs have been made, and further deterioration is ongoing. Continuing to patch the PIP surfacing risks compromising its safety and impact attenuation properties. This project will replace the existing surfacing with rubber playground tiles, taking advantage of their high durability, ease of maintenance, and industry-leading lifetime warranty. In addition to the safety and maintenance benefits, this project will allow for the removal of the deteriorating sand pit/dino-dig area. Although popular, the sand pit is causing significant abrasion damage to the adjacent rubber surfacing and poses sanitation challenges. Its removal will free up additional space for new play equipment to enhance this park. ***Total budget requested for FY 2025/26 - $600,000 ($600,000 LLAD).***

Project #318, Oakley Library & Community Center Project – Oakley is a growing community, and its population has nearly doubled since incorporation with growth continuing as new housing is added. The residents of Oakley deserve library services and a community facility that serves the existing and growing community. The lack of a modern and functional Oakley Library and Community Center has been a topic of many discussions with the City Council and community residents in recent years, as the small section of the High School Library that is provided as a community library is not large enough to provide the wide range of services that the community desires. The City has committed $10.5M for this project. This level of funding would allow for an 11,500 to 13,500 sq. ft. facility. ***The funding of this project was allocated in the FY 2024/25 budget, and no additional funding is requested in the FY 2025/26 budget.***

Project #320, O'Hara Avenue Widening Project (600' south of Laurel Road to 300' south of Grapevine Lane) – This project will widen the east side of O'Hara Avenue to close the gap between the section of O'Hara Avenue that was improved and widened as part of CIP 280 to near the intersection of Grapevine Lane. With this widening project, O'Hara Avenue will have 2 lanes in a northbound direction from Carpenter Road to Laurel Road and will eliminate the bottleneck that has created traffic congestion on northbound O'Hara Avenue, which was highlighted especially during school morning

and afternoon drop-off, and pick-up times. This project will be designed during FY 2025/26 and constructed during FY 2026/27. ***The funding of this project design was allocated in the FY 2024/25 budget, and no additional funding is requested in the FY 2025/26 budget.***

Project #321, FY 2025/26 Curb, Gutter, and Sidewalk Repair & Reconstruction Project - This project will repair and replace damaged and broken concrete curb, gutter, and sidewalks throughout the City. The construction of this project will eliminate trip and fall accidents caused by sidewalks uplifted by tree root overgrowth and provide safe paths of travel for pedestrians. This project works in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalk uplifts in a collaborative approach, with the City administering and managing the entire project from start to finish, and property owners pay half the cost of the concrete sidewalk repairs and replacement along the frontage of their properties. ***Total budget requested FY 2025/26 - $150,000 ($150,000 Gas Tax Fund RMRA)***

Project #322, FY 2025/26 Traffic Calming Project – Traffic operations in the community have become one of the major issues that the Police and Public Works Departments handle on a regular basis. This project provides funding for the placement of traffic calming features in accordance with the neighborhood traffic calming policy. Various traffic calming requests are evaluated by staff from the Police and Public Works Departments and are addressed in collaboration with the residents based on priority, and the order they are received. ***Total budget requested for FY 2025/26 - $50,000 ($50,000 Gas Tax Fund HUTA)***

Project #323, FY 2025/26 ADA Implementation Plan Project - The Transition Plan details a program that will bring the City's programs, procedures, practices, facilities, sidewalks, and curb ramps into compliance under the American Disabilities Act (ADA). The City of Oakley is required to prepare and implement an ADA Transition Plan to adhere to the legal requirements related to the U.S. Department of Justice. The City's ADA Transition Plan was prepared and adopted by the City Council which identified over $100M of improvements needed to fully implement all components of this ADA Transition plan. The recommendations for this plan will be implemented over the coming years based on the allocated funding. ***Total budget requested for FY 2025/26 - $50,000 ($50,000 Gas Tax Fund HUTA)***

Project #324, FY 2025/26 Traffic Signal Modernization Project – Traffic operations and public safety have become one of the more important issues for the community. Public Works staff are continually working to improve the traffic operations on City streets. This project is a part of the on-going work to upgrade the traffic signals with new components to operate better and be able to work in coordination with other traffic signals. This involves both internal parts of the traffic signal system, electronics and signal heads and detection systems. ***Total budget requested for FY 2025/26 - $100,000 ($100,000 Measure J Fund)***

Project #325, Main Street - Smart Signals Project – The Countywide Smart Signals Project in Oakley is a Contra Costa Transportation Authority led project as a part of their Contra Costa Countywide Smart Signals Project to upgrade traffic signal system and communication systems on major arterial corridors throughout its 19 cities and unincorporated communities. The overall project will improve 328 intersections within Contra Costa County located along major arterial streets and designated as Routes of Regional Significance. The City of Oakley portion of the project will upgrade 12 signals along Main Street. This project will provide an interconnected Advanced Traffic Management System (ATMS) with the ability to monitor traffic conditions in real-time, safely, and efficiently manage incidents, and share information between agencies and the public. The upgraded traffic signals combined with advanced detection systems will benefit pedestrians and transit commuters by improving safety, reducing the wait times at intersections, and improving total travel time for all modes while making transit and pedestrian options a more viable transportation alternative. The estimated cost of this project in Oakley is $1,475,730 and the majority of funding is provided from the Metropolitan Transportation Commission's One Bay Area Cycle 3 (OBAG 3). The estimated amount of local match fund for Oakley is 11.47% in amount of $169,234. The implementation of this project with takes place over the next 2 years. ***Total budget requested for FY 2025/26 - $170,000 ($170,000 Main Street Fund)***

Project #326, Main Street Phase 1 Green Infrastructure Project – The City of Oakley has to undertake projects to comply with the Municipal Regional Stormwater permit. All municipalities under this permit are required to implement drainage projects to treat urban stormwater runoff goals in the regional permit. As part of this overall goal, the City of Oakley is required to treat 2.55 acres of existing pervious pavement by June 2027. There are sections of Main Street, Laurel Road, and Simoni Ranch Road that have been selected as sites for such treatment projects, which will span several years to complete. For FY 2025/26, a section on Main Street at East Cypress Road intersection will be the first such project in

Oakley. ***Total budget requested for FY 2025/26 - $500,000 ($500,000 Gas Tax RMRA Fund)***

Project #327, Norcross Lane Pedestrian Safety Improvement Project – This project will improve safety at Oakley Elementary School which teaches 5,059 students. The improvements include the installation of a bulb-out at a pedestrian crossing in one location on Norcross Lane. Currently, it is difficult for pedestrians to make cautious crossings due to poor visibility to the school when Norcross Lane allows cars to park on both sides of the street. Adding a bulb-out will aid with visibility for crosswalk users to navigate the area safely. Flashing Beacons with signage will be installed to clearly state the location of the pedestrian crossing. Additional improvements will include modifying the bus drop off zone and the school parking lot curb and sidewalk to mitigate tripping hazards and unwarranted pedestrian crossings. These improvements will also follow Americans with Disabilities Act (ADA) Standards for Accessible Design to support Oakley residents with visual, hearing, or manual impairments. ***Total budget requested for FY 2025/26 - $60,000 ($60,000 Measure J Fund)***

Project #328, Recreation Center Baseball Field Renovation Project – The existing Baseball Field at the Recreation Center is currently a fully sodded, multi-use grass area with no dedicated baseball infrastructure such as base pegs, a pitching rubber, or a home plate. While the field includes dugouts and a backstop, it was originally intended for T-ball, training activities, and general recreation department use, such as water-based activities and informal community events. This project will transition the field into a formal, reservable community baseball field that meets Little League standards. The field is not currently flat, and both the infield and shallow outfield grass areas will require significant grading work to ensure proper drainage and playability. The overall field will be reshaped to create a new, fully skinned infield using a proper baseball infield mix, similar to other public ballfields in the City's park system. Base pegs, a pitching rubber, and a home plate will be installed, and all dimensions will be measured and constructed to accommodate Little League play. The project will also modify the existing irrigation system to support the new field configuration. ***Total budget requested for FY 2025/26 - $250,000 ($250,000 LLAD)***

Project #329, City Hall Remodeling Project – This project will construct the facility improvements at City Hall that were deemed necessary in the Facility Assessment study performed in spring 2025. The improvements include: remodeling of the Police Department reception area, expansion of Police Department Evidence and Records office spaces and creating

additional Police report writing office spaces, constructing a new Police conference and meeting room at City Hall with private doorways and secure access from Police Department, constructing new office spaces for the City Attorney and Economic Development Analyst, reconfiguring the space on the east side of City Hall to make room for the Community Development Director and Planning staff to move next to the Public Works Department. This project will also replace the carpets, paint the walls and install new cubicles to match the similar work that was performed at City Hall in 2024**.** ***Total budget requested for FY 2025/26 - $1,500,000 ($1,500,000 General Capital Project Fund)***

Project #331, Freedom Basin Restroom Construction Project – Freedom Basin has lacked a permanent restroom facility for years, despite heavy use by youth sports leagues and City programs. Currently, leagues rely on renting portable restrooms, which have led to numerous operational issues, including vandalism, accidents, and unsanitary conditions. This project will construct a permanent, vandal-resistant restroom facility consisting of a precast concrete building. The restroom will feature four to six individual stalls (split evenly between men's and women's sides) to prevent congregation and discourage inappropriate behavior. Security measures will include automated door locking systems, a key fob access system, and exterior security cameras covering all sides of the building. The new restroom will connect to Freedom High School's water and sewer infrastructure, providing potable water access to the park for the first time. A drinking fountain will be installed on the exterior of the building to further support park users. ***Total budget requested for FY 2025/26 - $700,000 ($700,000 LLAD Fund)***

Project #333, FY 2025/26 Street Repair and Resurfacing Project – This project will repair the base and surface failures, as well as resurface the City's streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and preventing costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will include a number of surface and base treatments to best utilize the funding available throughout neighborhoods in Oakley. This project will be designed during FY 2025/26 and constructed during FY 2026/27. ***Total budget requested for FY 2025/26 - $2,600,000 ($300,000 Gas Tax Fund RMRA* and $2,300,000 Street Maintenance & Rehabilitation Fund)**

Project #334, East Cypress Road widening from 800' east of Rubens Way to Machado Lane Project – This project will widen the median and roadway on the south side of East Cypress Road. The north side of East Cypress Road within the

project limits was constructed as part of the Emerson Ranch Development project. Meritage Homes is constructing a new residential subdivision on the south side of East Cypress Road and as part of their project they will construct new curb, gutter, sidewalks, bicycle lanes, and 1 lane of roadway as part of their project conditions of approval. To fully complete the roadway improvements, Meritage Homes has agreed to widen the medians and reconstruct the full pavement section for the other 1 lane on the south side of East Cypress Road. This roadway improvement would have to be done by the City at a future date and with the work performed by Meritage Homes as part of their development project, it will eliminate future traffic disruptions on East Cypress Road; in addition to the economy of scale in building all the roadway improvements together. The City will reimburse Meritage Homes after the construction of their project. ***Total budget requested for FY 2025/26 - $550,000 ($550,000 General Capital Projects Fund)***

Project #335, Sellers Avenue reconstruction from Railroad Tracks to Delta Road Project – This project reconstructs Sellers Avenue using Full-Depth Reclamation (FDR) process. FDR is a pavement rehabilitation technique where the entire existing asphalt pavement and a portion of the underlying base material are pulverized and blended in-place, creating a stabilized base for a new asphalt surface. Sellers Avenue was originally constructed decades ago by the County and has been in need of repairs and resurfacing in recent years with the additional traffic that is on this roadway from the East Cypress Corridor. Meritage Homes is constructing the new Sellers Subdivision on the west side of Sellers Avenue. The City staff and Meritage Homes have collaborated on the best ways to improve Sellers Avenue and FDR was determined as the best option to be performed by Meritage Homes. The City will reimburse Meritage Homes costs associated with this roadway reconstruction work. ***Total budget requested for FY 2025/26 - $810,000 ($810,000 General Capital Projects Fund)***

Project #336, Sellers Avenue reconstruction from East Cypress Road to Railroad Tracks Project – This project reconstructs Sellers Avenue using Full-Depth Reclamation (FDR) process similar to CIP 335. Sellers Avenue was originally constructed decades ago by the County and has been in need of repairs and resurfacing in recent years with the additional traffic that is on this roadway from the East Cypress Corridor. Meritage Homes has agreed to perform this roadway reconstruction to take advantage of the economy of scale and one continuous operation. The City will reimburse Meritage Homes for the costs associated with the City's portion of this project. ***Total budget requested for FY 2025/26 - $690,000 ($690,000 General Capital Projects Fund)***

City of Oakley
FY 2025/2026 Project Summary
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

				Parks Landscaping Assessment Zone 1	Gas Tax HUTA	Gas Tax RMRA	Measure J	Magnolia Park (Zone 3-25)	General Capital Projects	Traffic Impact Fee	Park Impact Fee	Public Facilities Impact Fee	Special Community Projects	2012 Bond Benefit	2014 Bond	Main Street Fund	Street Maintenance & Rehab	Debt Service
				132	140	141	148	194	201	202	204	206	220	221	222	231	235	351
			Estimated FY 24/25 Fund Balance	5,707,270	346,686	583,048	1,140,532	2,849,621	2,768,118	1,082,704	1,182,438	1,764,327	9,239	71,584	68,847	374,192	260,455	57,796
			FY 25/26 Revenues	2,508,115	1,224,708	1,209,966	772,500	1,044,538	-	2,844,500	718,610	769,440	-	400,000	200,000		-	675,369
			FY 25/26 Transfers from General fund						3,000,000								2,249,728	
			FY 25/26 Grant Contributions						21,703,000									
			FY 25/26 Expenditures	(2,423,799)	(1,247,229)	(36,208)	(355,343)	(627,981)	(63,295)	(311,662)	(61,317)	(702,443)	-	(16,771)	(16,771)		(52,931)	(681,480)
			Total Available for Capital Projects FY 2025/26	5,791,586	324,165	1,756,806	1,557,689	3,266,178	27,407,823	3,615,542	1,839,731	1,831,324	9,239	454,813	252,076	374,192	2,457,252	51,685
Project #	Project Description	Total Project Allocation	Prior Years Funding Allocation	FY 2025/26 Allocation														
176	Oakley Regional Park	0	0	0														
186	West Cypress Road Bridge Reconstruction at CC Canal	154,800	154,800	0														
189	Piper Lane Drainage Channel Trash Capture Device	89,828	89,828	0														
211	Main Street/Rose Avenue Intersection Improvement **	200,000	0	200,000												200,000		
231	Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening	0	0	0														
247	East Cypress Road Widening (Knightson Avenue to Jersey Island Road)	19,287,720	19,287,720	0														
252	Downtown Storm Drain (Area 29) Improvement	88,470	88,470	0														
263	O'Hara Avenue/Carpenter Road Intersection Improvement	450,000	350,000	100,000				100,000										
268	Main Street/Delta Road Intersection Improvement	200,000	0	200,000			200,000											
269	Main Street/Brownstone Road Intersection Improvement	0	0	0														
273	Laurel Road Extension (Teton Road To Sellers Avenue)	660,000	360,000	300,000			300,000											
280	Laurel Road Widening (Cloverbrook Av to O'Hara Av)	8,931,317	8,931,317	0														
281	Enrico Cinquini Park Construction*	6,700,000	5,200,000	1,500,000							1,500,000							
283	Laurel Road Bridge Widening over Marsh Creek	0	0	0														
302	East Cypress Road Widening (Jersey Island Road to Bethel Island Road)	25,012,234	309,234	24,703,000				1,000,000		23,703,000								
306	Marsh Creek Glenn Park Renovation	500,000	500,000	0														
310	East Cypress Road Widening at CCWD Canal Crossing	11,000,000	9,500,000	1,500,000						1,500,000								
315	Magnolia Park Playground Resurfacing and Retrofitting	600,000	0	600,000				600,000										
316	Main Street Widening North of Laurel Road to Heartwood Subdivision	200,000	0	200,000						200,000								
317	Novarina Park Playground Expansion and Resurfacing	600,000	0	600,000				600,000										
318	Oakley Library & Community Center	10,500,000	10,500,000	0														
320	O'Hara Avenue Widening (600' south of Laurel Road to 300' south of Grapevine Lane)	175,000	175,000	0														
321	FY 2025/26 Curb, Gutter & Sidewalk Repair & Replacement	150,000	0	150,000			150,000											
322	FY 2025/26 Traffic Calming	50,000	0	50,000		50,000												
323	FY 2025/26 ADA Implementation	50,000	0	50,000		50,000												
324	FY 2025/26 Traffic Signal Modernization	100,000	0	100,000				100,000										
325	Main Street Smart Signals	170,000	0	170,000												170,000		
326	Main Street Phase 1 Green Infrastructure	500,000	0	500,000			500,000											
327	Norcross Lane Pedestrian Safety Improvement	60,000	0	60,000				60,000										
328	Recreation Center Baseball Field Renovation	250,000	0	250,000	250,000													
329	City Hall Remodeling	1,500,000	0	1,500,000					1,500,000									
331	Freedom Basin Restroom Construction	700,000	0	700,000	700,000													
333	FY 2025/26 Street Repair and Resurfacing	2,600,000	0	2,600,000			300,000										2,300,000	
334	East Cypress Road widening from 800' east of Rubens Way to Machado Lane***	550,000	0	550,000					550,000									
335	Sellers Avenue reconstruction from Railroad Tracks to Delta Road ***	810,000	0	810,000					810,000									
336	Sellers Avenue reconstruction from East Cypress Road to Railroad Tracks ***	690,000	0	690,000					690,000									
	Total Proposed Expenditures FY 2025/2026	93,529,370	55,446,370	38,083,000	950,000	100,000	1,450,000	1,260,000	1,200,000	27,253,000	1,700,000	1,500,000	-	-	-	-	370,000	2,300,000	-

* Anticipate Reimbursement of $850,000 in federal grant money
**Anticipate Reimbusement of $50,000 from Iron House Sanitary District
***This is in conjuction with an approved reimbursement agreement with Meritage Homes

			Remaining Unassigned Balances FY 2025/2026	4,841,586	224,165	306,806	297,689	2,066,178	154,823	1,915,542	339,731	1,831,324	9,239	454,813	252,076	4,192	157,252	51,685

OAKLEY
CALIFORNIA

Completed Projects in FY 2024/25

PROJECT LOCATIONS

A	Irrigation Well Installation at City's Freedom Basin Project
B	FY 2024/25 Curb, Gutter, Sidewalk Repair & Reconstruction Project
C	FY 2024/25 Traffic Calming Project
D	FY 2024/25 ADA Implementation Project
E	Civic Center Amphitheater Sound System Project
F	Public Works Operations Building Remodeling Project



A. Irrigation Well Installation at the City's Freedom Basin Project

Irrigation Well Installation at the City's Freedom Basin Project

This project installed a new irrigation well at Freedom Basin. This new well will provide the City with an independent, stable, and continuous source of water to irrigate the large field that is used by an assortment of leagues for sporting activities. The existing well used to irrigate the field owned and operated by the Liberty Union High School District, and due to its continuous breakdowns, this well is not a reliable source to provide the massive amount of irrigation water needed for this field.



B. FY 2024/25 Curb, Gutter, and Sidewalk Repair and Reconstruction Project

FY 2024/25 Curb, Gutter, and Sidewalk Repair and Reconstruction Project

This project will coordinate with the responsible property owners to repair and reconstruct damaged and broken concrete curb, gutter, and sidewalks throughout the City. The construction of this project will eliminate trip and fall accidents caused by sidewalk and curbs uplifted by tree root growth and provide safe paths of travel for the community. This project works in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalks and curb and gutter uplifts.



C. FY 2024/25 Traffic Calming Project

FY 2024/25 Traffic Calming Project

The traffic operations in the community have become one of the major issues that the Police and Public Works Departments handle on a regular basis. This project provided funding for the placement of traffic calming features in accordance with the neighborhood traffic calming policy. Various traffic calming requests are evaluated by staff from the Police and Public Works Departments and are addressed in collaboration with the residents based on priority, and the order they are received.



D. FY 2024/25 ADA Implementation Project

FY 2024/25 ADA Implementation Project

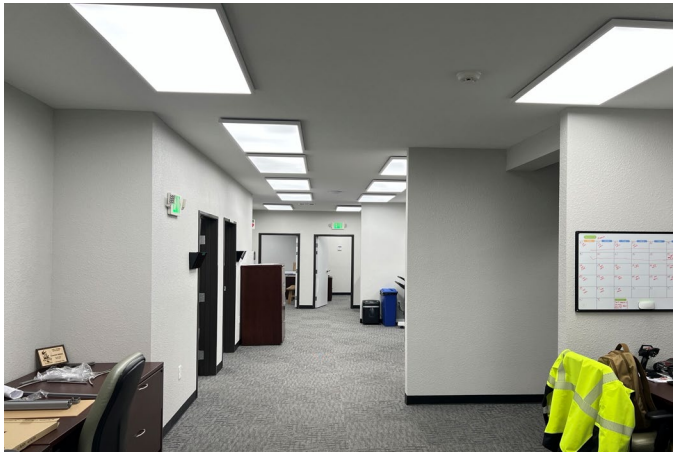
The ADA Transition Plan details a program that will bring the City's programs, procedures, practices, facilities, sidewalks, and curb ramps into compliance under the American Disabilities Act (ADA). The City of Oakley is required to prepare and implement an ADA Transition Plan to adhere to the legal requirements related to the U.S. Department of Justice. The City's ADA Transition Plan was prepared and adopted by the City Council which identified over $100M of improvements needed to fully implement all components of this ADA Transition plan. The recommendations of this plan will be implemented over the coming years based on the allocated funding



E. Civic Center Amphitheater Sound System Project

Civic Center Amphitheater Sound System Project

This project included the installation of a professional grade sound system at the Amphitheater inside of the Civic Center Plaza to be used for special events and concerts. Guests at recent events have shared the feedback that the current sound system is inadequate and that they have trouble hearing the sound, diminishing their experience. This new system has remedied those problems and provide consistent sound quality at all events throughout the year.



F. Public Works Operations Building Remodeling Project

Public Works Operations Building Remodeling Project

The Public Works Operation Building used to be the site of the former ACE Hardware Store and since the purchase of the property by the City has not had any major improvements related to the office spaces in the building, and with the growth of the Public Works Department and increased demands for services from the community, this project will remodel the inside of the building to make a better functional work space for the staff and operations.

City of Oakley
FY 2025/2026 Project Summary
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

					Parks Landscaping Assessment Zone 1	Gas Tax HUTA	Gas Tax RMRA	Measure J	Magnolia Park (Zone 3-25)	General Capital Projects	Traffic Impact Fee	Park Impact Fee	Public Facilities Impact Fee	Special Community Projects	2012 Bond Benefit	2014 Bond	Main Street Fund	Street Maintenance & Rehab	Debt Service
					132	140	141	148	194	201	202	204	206	220	221	222	231	235	351
	FY 23/24 Fund Balance				5,557,790	1,319,532	1,531,469	927,871	2,723,888	5,054,947	12,343,440	5,796,634	2,255,491	0	65,641	701,110	374,192	2,485,584	52,134
	FY 24/25 Revenues-Estimate				2,556,902	1,309,735	1,264,929	777,508	1,081,402	3,138,917	5,654,421	765,616	713,680	4,569,075	831,481	593,275	0	6,603,364	682,567
	FY 24/25 Transfers from General Fund Capital Reserves-or grants						43,985			2,000,000									
	FY 24/25 Expenditures (includes PY Carryover)				(2,407,422)	(2,282,581)	(2,257,334)	(564,847)	(955,669)	(7,425,746)	(16,915,157)	(5,379,812)	(1,204,844)	(4,559,836)	(825,538)	(1,225,538)	0	(8,828,493)	(676,905)
	Estimated FY 24/25 Fund Balance				**5,707,270**	**346,686**	**583,048**	**1,140,532**	**2,849,621**	**2,768,118**	**1,082,704**	**1,182,438**	**1,764,327**	**9,239**	**71,584**	**68,847**	**374,192**	**260,455**	**57,796**
	Estimated FY 24/25 Fund Balance				**5,707,270**	**346,686**	**583,048**	**1,140,532**	**2,849,621**	**2,768,118**	**1,082,704**	**1,182,438**	**1,764,327**	**9,239**	**71,584**	**68,847**	**374,192**	**260,455**	**57,796**
	FY 25/26 Revenues				2,508,115	1,224,708	1,209,966	772,500	1,044,538	10,000	2,844,500	718,610	769,440	-	400,000	200,000		-	675,369
	FY 25/26 Transfers from General fund									3,000,000								2,249,728	
	FY 25/26 Grant Contributions									21,703,000									
	FY 25/26 Expenditures				(2,423,799)	(1,247,229)	(36,208)	(355,343)	(627,981)	(63,295)	(311,662)	(61,317)	(702,443)	-	(16,771)	(16,771)		(52,931)	(681,480)
	Total Available for Capital Projects FY 2025/26				**5,791,586**	**324,165**	**1,756,806**	**1,557,689**	**3,266,178**	**27,417,823**	**3,615,542**	**1,839,731**	**1,831,324**	**9,239**	**454,813**	**252,076**	**374,192**	**2,457,252**	**51,685**
Project #	**Project Description**	**Total Project Allocation**	**Prior Years Funding Allocation**	**FY 2025/26 Allocation**															
176	Oakley Regional Park	0	0	0															
186	West Cypress Road Bridge Reconstruction at CC Canal	154,800	154,800	0															
189	Piper Lane Drainage Channel Trash Capture Device	89,828	89,828	0															
211	Main Street/Rose Avenue Intersection Improvement **	200,000	0	200,000													200,000		
231	Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening	0	0	0															
247	East Cypress Road Widening (Knightson Avenue to Jersey Island Road)	19,287,720	19,287,720	0															
252	Downtown Storm Drain (Area 29) Improvement	88,470	88,470	0															
263	O'Hara Avenue/Carpenter Road Intersection Improvement	450,000	350,000	100,000				100,000											
268	Main Street/Delta Road Intersection Improvement	200,000	0	200,000			200,000												
269	Main Street/Brownstone Road Intersection Improvement	0	0	0															
273	Laurel Road Extension (Teton Road To Sellers Avenue)	660,000	360,000	300,000			300,000												
280	Laurel Road Widening (Cloverbrook Av to O'Hara Av)	8,931,317	8,931,317	0															
281	Enrico Cinquini Park Construction*	6,700,000	5,200,000	1,500,000								1,500,000							
283	Laurel Road Bridge Widening over Marsh Creek	0	0	0															
302	East Cypress Road Widening (Jersey Island Road to Bethel Island Road)	25,012,234	309,234	24,703,000				1,000,000		23,703,000									
306	Marsh Creek Glenn Park Renovation	500,000	500,000	0															
310	East Cypress Road Widening at CCWD Canal Crossing	11,000,000	9,500,000	1,500,000							1,500,000								
315	Magnolia Park Playground Resurfacing and Retrofitting	600,000	0	600,000					600,000										
316	Main Street Widening North of Laurel Road to Heartwood Subdivision	200,000	0	200,000							200,000								
317	Novarina Park Playground Expansion and Resurfacing	600,000	0	600,000					600,000										
318	Oakley Library & Community Center	10,500,000	10,500,000	0															
320	O'Hara Avenue Widening (600' south of Laurel Road to 300' south of Grapevine Lane)	175,000	175,000	0															
321	FY 2025/26 Curb, Gutter & Sidewalk Repair & Replacement	150,000	0	150,000			150,000												
322	FY 2025/26 Traffic Calming	50,000	0	50,000		50,000													
323	FY 2025/26 ADA Implementation	50,000	0	50,000		50,000													
324	FY 2025/26 Traffic Signal Modernization	100,000	0	100,000				100,000											
325	Main Street Smart Signals	170,000	0	170,000													170,000		
326	Main Street Phase 1 Green Infrastructure	500,000	0	500,000			500,000												
327	Norcross Lane Pedestrian Safety Improvement	60,000	0	60,000				60,000											
328	Recreation Center Baseball Field Renovation	250,000	0	250,000	250,000														
329	City Hall Remodeling	1,500,000	0	1,500,000						1,500,000									
331	Freedom Basin Restroom Construction	700,000	0	700,000	700,000														
333	FY 2025/26 Street Repair and Resurfacing	2,600,000	0	2,600,000			300,000											2,300,000	
334	East Cypress Road widening from 800' east of Rubens Way to Machado Lane***	550,000	0	550,000						550,000									
335	Sellers Avenue reconstruction from Railroad Tracks to Delta Road ***	810,000	0	810,000						810,000									
336	Sellers Avenue reconstruction from East Cypress Road to Railroad Tracks ***	690,000	0	690,000						690,000									
	Total Proposed Expenditures FY 2025/2026	**93,529,370**	**55,446,370**	**38,083,000**	**950,000**	**100,000**	**1,450,000**	**1,260,000**	**1,200,000**	**27,253,000**	**1,700,000**	**1,500,000**	**-**	**-**	**-**	**-**	**370,000**	**2,300,000**	**-**

* Anticipate Reimbursement of $850,000 in federal grant money
**Anticipate Reimbusement of $50,000 from Iron House Sanitary District
This is in conjuction with an approved reimbursement agreement with Meritage Homes (Reso#*)

Remaining Unassigned Balances FY 2025/2026					**4,841,586**	**224,165**	**306,806**	**297,689**	**2,066,178**	**164,823**	**1,915,542**	**339,731**	**1,831,324**	**9,239**	**454,813**	**252,076**	**4,192**	**157,252**	**51,685**

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Oakley Regional Park Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Construction	**Project Number:**	176
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will design and construct a Regional Park at the north end of Sellers Avenue.		
Project Justification:	This project transforms a 55-acre site at the north end of Sellers Avenue that was given to the City as part of the development agreements with the Emerson and Gilbert Ranch development projects. This 55-acre site had a number of older structures related to a dairy farm that had been closed for decades. The first phase of this project was to demolish the old and abandoned structures, which were a safety concern, and to clean up the site. This task was accomplished in the summer of 2019. In March of 2021, the City applied for a State Proposition 68 grant to fund the first phase of this project and unfortunately did not qualify for the grant. The construction of the Oakley Regional Park will span several years as funding is secured through a combination of State Grants and local funds. A new park Master Plan was prepared and approved by City Council in 2024 and will be used to pursue grant funding for the project.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Community Park Fund							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant (see comments)							$ -
2012 Bond Benefit							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	W. Cypress Road Bridge at Contra Costa Canal Reconstruction Proj.	**Project Proponent:**	Public Works and Engineering
Project Category:	Bridge	**Project Manager:**	City Engineer
Project Type:	Bridge Reconstruction	**Project Number:**	186
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will reconstruct the West Cypress Road bridge across the Contra Costa Canal		
Project Justification:	The existing West Cypress Road Bridge that crosses the Contra Costa Canal is structurally deficient according to the latest Caltrans inspections. It will need to be reconstructed in order to continue to be safe and remain in service. The City of Oakley does not have a designated funding source for repairing, maintaining, and improving the City's bridges, and relies upon State grant programs for major bridge improvement projects. The City will be looking for grant funding for this project from both State and Federal sources and Staff will apply for the Highway Bridge Replacement and Rehabilitation (HBRR) grant for this project.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant (see comments)							$ -
Other (see comments)							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Piper Lane drainage channel Trash Capture Device Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Storm Drain	**Project Manager:**	City Engineer
Project Type:	Drainage Improvement	**Project Number:**	189
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct a Trash Capture Device at this major drainage channel.		
Project Justification:	The Piper Lane drainage channel is one of the major drainage outfalls from the City of Oakley to the Delta in which the City is responsible for its maintenance and operation. This is an open channel that flows freely to the Delta and based on the new permit issued by San Francisco Regional Water Quality Control Board (SFRWQCB), it cannot convey trash to the open waters of the Delta. Historically, a large amount of trash and debris were transported to the Delta through this channel. This project will construct a new trash capture device at the upstream end of the channel near Vintage Parkway. The trash capture device will stop trash from flowing into the Delta and, as a result, puts the City in compliance with the SFRWQCB permit.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant (see comments)							$ -
ARPA							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Main Street/Rose Avenue Intersection Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	211
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct signalization and the reconfiguration of the Main Street/Rose Avenue Intersection		
Project Justification:	Growth of the community necessitates improving the streets that will be needed to accommodate the increase in traffic volumes. Main Street and Rose Avenue has operated as a stop sign controlled intersection which is not sustainable for the long term, and therefore a traffic signal is needed at this location. City staff have been discussing this intersection improvement project with management of Ironhouse Sanitary District (ISD) to explore opportunities that this project could address. The City needs better traffic flows at this intersection and ISD needs access from their prospective development site to Main Street. The design of this project would start during FY 2025/26 as part of the collaborative efforts between the City and ISD.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 200,000					*$ 200,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction							*$ -*
Operating Costs							*$ -*
TOTAL	*$ -*	*$ 200,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 200,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							*$ -*
General Capital Fund							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Main Street Fund		$ 200,000	*				*$ 200,000*
Measure J							*$ -*
Gas Tax							*$ -*
Grant							*$ -*
2012 Bond Benefit							*$ -*
Downtown Revitalization Fund							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ -*	*$ 200,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 200,000*

Comments: * $50,000 is a reimbursement from ISD

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Sellers Avenue Improvements and Widening Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	231
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct the section of Sellers Avenue from the intersection at Riverrock Drive, to the gate at the Oakley Regional Park site.		
Project Justification:	Sellers Avenue is a 2 lane road that was constructed by Contra Costa County decades ago. The section of Sellers Avenue from East Cypress Road to the north end of the road at the gate to the future Oakley Regional Park is destined to be widened to 4 lanes with curb, and gutter, sidewalks, landscaped medians, bike lanes, and street lighting. The section of Sellers Avenue from East Cypress Road to Riverrock Drive has been widened by the developers of the Emerson and Gilbert Ranch projects. This project will widen and improve the remaining section of Sellers Avenue from the intersection at Riverrock Drive to the gate to the future Oakley Regional Park. The above referenced developers will pay the City the cost for curb and gutter, sidewalk, and one lane of roadway along frontage of their respective projects. The City will pay the remaining construction costs for the second lane and medians for this project.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer Contribution							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	East Cypress Road Widening (Knightsen Ave to CCWD Canal) Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	247
Project Priority:	High	**In Successor Agency Area:**	No
Project Description:	This project will install a signal at the intersection of East Cypress Road and Knightsen Avenue in addition to widening and improving this intersection and East Cypress Road		
Project Justification:	The growth and development of new subdivision projects along the East Cypress Road corridor has necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road from east of Knightsen Avenue to the Contra Costa Canal. The improvements will include curb and gutter, sidewalks, bicycle lanes, traffic signal, and street lights. This project is currently under construction.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
General Capital Fund							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Main Street Fund							$ -
Measure J							$ -
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Downtown Storm Drain (Area 29D) Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	252
Project Priority:	Moderate	**In Successor Agency Area:**	Yes
Project Description:	This project will secure the storm drain easement, design, and construct the last section of storm drain pipe which will complete all the improvements in this zone.		
Project Justification:	The Contra Costa County Flood Control District years ago had established drainage zones thought the County for storm drain detention and treatment. These zones included large detention basins (i.e. Freedom Basin, Teakwood Basin, Del Antico Basin, etc.) and a network of underground pipe systems to convey the storm water runoff from the City's streets to these basins. All parts of the storm drain system in this zone have been constructed over past decades with the exception of the section of pipe from north side of Main Street just east of Miguel Drive to the edge of railroad tracks and south of Main Street to Fuschia Way. This project will design and construct this section of storm drainpipe which will complete all the improvements in this zone. As part of this project new curb, gutter, and sidewalk will be constructed along Main Street from Vintage Parkway to Gardenia Avenue and enhance the development opportunities in this section of Downtown Oakley.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
2012 Bond Benefit							$ -
Stormwater Fund							$ -
							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	O'Hara Avenue / Carpenter Road Intersection Improvement Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Interscetion Improvements	**Project Number:**	263
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will improve the traffic operations at this intersection by constructing dedicated left turn lanes on Carpenter Road on either side of O'Hara Avenue, installing video detection system and reconfiguring the striping at this intersection.		
Project Justification:	The construction of Carpenter Road from Rose Avenue to Cinnamon Ridge Drive as part of a private subdivision development project has opened up this important east/west roadway corridor for the community. Once this section of Carpenter is completed it will increase traffic flows at the intersection of O'Hara Avenue and Carpenter Road. This project will improve the traffic operations at this intersection by constructing protected left turn lanes on Carpenter Road on both the westbound and eastbound approaches to O'Hara Avenue. Additional improvements include installing a video detection system and reconfiguring the striping at this intersection.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 100,000					$ *100,000*
Operating Costs							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J		$ 100,000					$ *100,000*
Gas Tax							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Main Street / Delta Road Intersection Signalization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Improvement	**Project Number:**	268
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install a traffic signal at Main Street / Delta Road intersection along with lane widening and intersection improvements.		
Project Justification:	This project will install traffic a signal and improve the Main Street / Delta Road intersection. This intersection is identified to have a traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes at this location, a signal will improve safety and traffic circulation. The preliminary design of this project was performed in FY 2022/23 and final design will be performed during FY 2025/26.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design		$ 200,000					***$ 200,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction							***$ -***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 200,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 200,000***

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA		$ 200,000					***$ 200,000***
Developer							***$ -***
Grant							***$ -***
Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ -***	***$ 200,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 200,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Main Street / Brownstone Road Intersection Signalization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Improvement	**Project Number:**	269
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install traffic signal at Main Street/Brownstone Road intersection.		
Project Justification:	This project will install a traffic signal and improve the Main Street / Brownstone Road intersection. This intersection is identified to have a traffic signal per the City's Traffic Impact Fee program. With the increase in traffic volumes on Main Street, a signal will improve safety and traffic circulation at this intersection.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Laurel Road Extension Project (Teton Road to Sellers Avenue)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Roadway Improvement	**Project Number:**	273
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Roadway Construction		

Project Justification: This Project will extend Laurel Road from Teton Road to Sellers Avenue providing an alternate and much needed secondary route to East Cypress Road. Currently, the only way in and out of eastern Oakley is via Main Street to East Cypress Road. This current route along East Cypress Road passes by an elementary and middle school and crosses the Burlington Northern Santa Fe (BNSF) railroad tracks. Traffic volumes have increased with the new housing developments along East Cypress Road. Extending Laurel Road from Teton Road to Sellers Avenue will provide much needed safety and congestion relief by directing a portion of the traffic away from the schools and providing a new bridge over the railroad tracks.

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 300,000					*$ 300,000*
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	*$ -*	*$ 300,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 300,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax RMRA		$ 300,000					*$ 300,000*
Developer							$ -
Grant							$ -
Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ -*	*$ 300,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 300,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Laurel Road Widening Project (O'Hara to Cloverbrook)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Widening	**Project Number:**	280
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will widen Laurel Road to City standards from O'Hara to Cloverbrook		
Project Justification:	Laurel Road from O'Hara Avenue to Cloverbrook Avenue is the last section of Laurel Road that needs to be widened and improved. Laurel Road is a major Arterial road and the City's designated truck route with a direct connection to Highway 4. This section of Laurel Road has not been widened or improved due to the lack of Right of Way and is starting to deteriorate due to the large volumes of vehicles that use Laurel Road everyday. Staff worked with the property owners to obtain the necessary right of way for the widening. The construction of this project is underway and will complement the new Safeway Shopping Center that is being constructed on Laurel Road.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Street Maint. & Rehab							$ -
2012 Bond Benefit							$ -
2014 Bond							$ -
ARPA							$ -
Gas Tax RMRA							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Enrico Cinquini Park Construction Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	New Park Construction	**Project Number:**	281
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Park Construction		
Project Justification:	The developer of the Stonewood Subdivision was conditioned to construct a new park (Enrico Cinquini Park) at intersection of Rose/Carpenter. The obligation of the developer is the total amount of their Park Impact Fee which would not be sufficient to construct this park and its associated facilities which include a parking lot, water feature, playground, and restroom and as result the City will design and construct this park utilizing the Park Impact Fee obligation of the developer and supplement it with additional local fund to construct a feature packed park for the community.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 1,500,000					$ *1,500,000*
Operating Costs							$ -
TOTAL	$ -	$ *1,500,000*	$ -	$ -	$ -	$ -	$ *1,500,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee		$ 1,500,000					$ *1,500,000*
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
Federal Grant							$ -
TOTAL	$ -	$ *1,500,000*	$ -	$ -	$ -	$ -	$ *1,500,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Laurel Road Bridge Widening over Marsh Creek Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Bridge	**Project Manager:**	City Engineer
Project Type:	Bridge Widening Project	**Project Number:**	283
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Preliminary Design for bridge widening		
Project Justification:	Laurel Road at the Marsh Creek Bridge is currently a narrow 2 lane roadway that is structurally inadequate and needs to be widened and improved to tie into the future Laurel Extension at Teton Road. According to Caltrans the bridge is structurally deficient and needs to be reconstructed. This project will supplement Capital Improvement Project No. 273 and provide the additional funding to construct the bridge and accommodate the future traffic volumes from the developments along the East Cypress Road corridor and provide direct connection to Highway 4.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
2016 Debt Service Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	E. Cypress Road Widening (Jersey Island Rd to Bethel Island Rd) Proj.	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	302
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will install a signal at the intersection of East Cypress Road and Knightsen Avenue in addition to widening and improving this intersection and East Cypress Road		
Project Justification:	The growth and development of new subdivision projects along the East Cypress Road corridor has necessitated various infrastructure improvements to accommodate the increased traffic volumes on this road. This project will widen and improve East Cypress Road from Jersey Island Road to Bethel Island Road. The improvements will include curb and gutter, sidewalks, bicycle lanes, traffic signal, and a median island. The widening will complement the similar improvements that are done as part of CIP 247 and 310.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 24,703,000					***$ 24,703,000***
Operating Costs							$ -
TOTAL	$ -	***$ 24,703,000***	$ -	$ -	$ -	$ -	***$ 24,703,000***

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee							$ -
General Capital Fund		$ 23,703,000	*				***$ 23,703,000***
Public Facilities		.					$ -
ARPA							$ -
Street Maintenance & Rehab							$ -
Measure J		$ 1,000,000					***$ 1,000,000***
Gas Tax							$ -
Grant							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	***$ 24,703,000***	$ -	$ -	$ -	$ -	***$ 24,703,000***

Comments: * $21,703,000 is a reimbursement from ECCRFFA

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Marsh Creek Glenn Park Renovation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	306
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Park Renovation		
Project Justification:	The existing playground equipment and surfacing at Marsh Creek Glenn Park is the original infrastructure at this park, which was constructed 20 years ago. The equipment and surface are both in need of replacement, as maintaining this playground equipment and surfacing is not practical and financially viable. This project will replace the playground equipment and expand it to create a larger all ability and ADA accessible playground; along with placement of new rubber playground surfacing tiles. In addition the existing half basketball court will be renovated into a pickleball court.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Park Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
LLAD							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	East Cypress Road Widening at CCWD Canal Crossing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	310
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will construct a road crossing over the CCWD Canal on East Cypress Road at Jersey Island Road		
Project Justification:	CCWD has undertaken the process of replacing the open canal in Oakley from the canal crossing near Main Street and has extended eastwards behind Cypress Grove, Emerson, Delaney, and Burroughs subdivisions up to east Cypress Road. CCWD is currently working on undergrounding the remainder of this canal from East Cypress Road in a southerly direction to its connection point at Rock Slough. The existing canal crosses East Cypress Road and will have to be replaced as part of the City's East Cypress Road widening project. The City is collaborating with CCWD in all phases of the canal undergrounding project and at the East Cypress Road, the city will take the lead on undergrounding the canal and construction of the new and widened roadway.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 1,500,000					$ *1,500,000*
Operating Costs							$ -
TOTAL	$ -	$ *1,500,000*	$ -	$ -	$ -	$ -	$ *1,500,000*

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee		$ 1,500,000					$ *1,500,000*
General Capital Project							$ -
Public Facilities							$ -
LLAD							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ *1,500,000*	$ -	$ -	$ -	$ -	$ *1,500,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Magnolia Park Playground Resurfacing and Retrofitting Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park improvement	**Project Number:**	315
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Installation of new Playground Surfacing and Equipment		
Project Justification:	The Magnolia Park Playground currently has a PIP (poured in place) rubber surface. The PIP has reached the end of its useful life and needs replacement. Many patches and repairs have been made to the existing surfacing and more are needed. Future patches and repairs will increase the risk of lessening the impact attenuation properties of the existing fall surfacing. This project would replace and upgrade both the loose fill surface and PIP with rubber playground tiles that will have durability and ease of maintenance. The product comes with a lifetime warranty, which is the best in the industry and will adhere to current ADA and safety standards		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 600,000					$ *600,000*
Operating Costs							$ -
TOTAL	$ -	$ *600,000*	$ -	$ -	$ -	$ -	$ *600,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District		$ 600,000					$ *600,000*
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *600,000*	$ -	$ -	$ -	$ -	$ *600,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Main St. Widening North of Laurel Rd to Heartwood Sub. Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Widening	**Project Number:**	316
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Widening of Main Street		
Project Justification:	Main Street is a major arterial street in Oakley and a direct connection to Laurel Road. The section of Main Street north of Laurel Road is still one lane and cannot accommodate the increased traffic demands on this roadway. This project will perform the design for widening of Main Street from the existing widened section at Heartwood Subdivision to Laurel Road. This design will identify the Right of Way needs for this roadway widening and will be used to establish the construction cost and budget of this project in future years		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 200,000					*$ 200,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction							*$ -*
Operating Costs							*$ -*
TOTAL	*$ -*	*$ 200,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 200,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee		$ 200,000					*$ 200,000*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Redevelopment							*$ -*
Measure J							*$ -*
Gas Tax HUTA							*$ -*
Developer							*$ -*
Grant							*$ -*
Downtown Revitalization Fund							*$ -*
Stormwater Fund							*$ -*
TOTAL	*$ -*	*$ 200,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 200,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Novarina Park Playground Expansion and Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvement	**Project Number:**	317
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Expansion of Park Playground and Surfacing		
Project Justification:	The playground surfacing at Novarina Park consists of Poured-In-Place (PIP) rubber, which has reached the end of its useful life. Numerous repairs have been made, and further deterioration is ongoing. Continuing to patch the PIP surfacing risks compromising its safety and impact attenuation properties. This project will replace the existing surfacing with rubber playground tiles, taking advantage of their high durability, ease of maintenance, and industry-leading lifetime warranty. In addition to the safety and maintenance benefits, this project will allow for the removal of the deteriorating sand pit/dino-dig area. Although popular, the sand pit is causing significant abrasion damage to the adjacent rubber surfacing and poses sanitation challenges. Its removal will free up additional space for new play equipment to enhance this park		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 600,000					$ *600,000*
Operating Costs							$ -
TOTAL	$ -	$ *600,000*	$ -	$ -	$ -	$ -	$ *600,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District		$ 600,000					$ *600,000*
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *600,000*	$ -	$ -	$ -	$ -	$ *600,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Oakley Library & Community Center Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	Assistant City Manager
Project Type:	New Facility Construction	**Project Number:**	318
Project Priority:	High	**In Successor Agency Area:**	Yes
Project Description:	This project will design and construct a new Library and Community Center in Downtown Oakley		
Project Justification:	Oakley is a growing community, and its population has nearly doubled since incorporation. The residents of Oakley deserve library services and a community facility that serves the existing and growing community. Lack of a modern and functional Oakley Library and Community Center has been a topic of many discussions with the City Council and community residents in recent years as the small section of the High School Library that is provided as a community library is not large enough to provide the wide range of services that community desires.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
General Fund							$ -
L&L District							$ -
Public Facilities Fund							$ -
Park Impact Fee							$ -
Special Community Pro							$ -
Measure J							$ -
Stakeholder Donation							$ -
Developer							$ -
2012 Bond Benefit							$ -
General Capital Projects Fund							$ -
Stormwater Fund							$ -
ARPA							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	O'Hara Ave Widening (600' S. of Laurel Rd to 300' S. of Grapevine Ln)	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Widening	**Project Number:**	320
Project Priority:	High	**In Successor Agency Area:**	No
Project Description:	This project will widen east side O'Hara Avenue south of Laurel Road		
Project Justification:	This project will continue the widening and improvements that was done on O'Hara Avenue as part of CIP 280. The widening of O'Hara Avenue to Grapevine Lane will provide a much needed 2 travel lanes in northbound O'Hara Avenue toward Laurel Road.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	FY 2025/26 Curb, Gutter and Sidewalk Repair & Reconstruction Proj.	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Concrete Repair and Replacement	**Project Number:**	321
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will repair and replace damaged curb, gutter, and sidewalks.		
Project Justification:	This project will coordinate with the responsible property owners to repair and reconstruct damaged and broken concrete curb, gutter, and sidewalks throughout the City. The construction of this project will eliminate trip and fall accidents caused by sidewalk and curbs uplifted by tree root overgrowth, and provide safe paths of travel for the community. This project works in coordination with the 50-50 cost share program that helps the property owners address concrete sidewalk and curb and gutter uplifts.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 150,000					$ *150,000*
Operating Costs							$ -
TOTAL	$ -	$ *150,000*	$ -	$ -	$ -	$ -	$ *150,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
General Capital Fund							$ -
Measure J							$ -
Gas Tax RMRA		$ 150,000					$ *150,000*
2012 Bond Benefit							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *150,000*	$ -	$ -	$ -	$ -	$ *150,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	FY 2025/26 Traffic Calming Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Calming Improvements	**Project Number:**	322
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct traffic calming measures.		
Project Justification:	The traffic operations in the community have become one of the major issues that the Police and Public Works Departments handle on a regular basis. This project provides funding for the placement of traffic calming features in accordance with the neighborhood traffic calming policy. Various traffic calming requests are being evaluated by staff from the Police and Public Works Departments, and are addressed in collaboration with the residents based on priority, and the order they are received.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 50,000					$ *50,000*
Operating Costs							$ -
TOTAL	$ -	$ *50,000*	$ -	$ -	$ -	$ -	$ *50,000*

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
2012 Bond Benefit							$ -
Measure J							$ -
Gas Tax HUTA		$ 50,000					$ *50,000*
General Capital Proj							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *50,000*	$ -	$ -	$ -	$ -	$ *50,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	FY 2025/26 ADA Implementation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	323
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project is part of the implementation of the City of Oakley ADA Transition Plan		
Project Justification:	The City of Oakley has to have an ADA Transition Plan prepared and implemented to adhere to the legal requirements related to the U.S. Department of Justice. Staff has solicited proposals from ADA specialty consultants and had selected the firm of Sally Swanson Architects, Inc. to prepare the City's ADA Transition Plan. The preparation of this ADA Transition Plan has been completed. This implementation of this ADA plan will be phased over the future years as funding is allocated.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 50,000					$ 50,000
Operating Costs							$ -
TOTAL	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Street Maint. & Rehab							$ -
Measure J							$ -
Gas Tax HUTA		$ 50,000					$ 50,000
Developer							$ -
2012 Bond Benefit							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
RMRA							$ -
TOTAL	$ -	$ 50,000	$ -	$ -	$ -	$ -	$ 50,000

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	FY 2025/26 Traffic Signal Modernization Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Signal Operation Improvements	**Project Number:**	324
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will rehabilitate existing traffic signals.		
Project Justification:	Traffic operations and public safety have become one of the more important issues for the community. Public Works staff are continually working to improve the traffic operations on City streets. This project will replace some of the older internal components of the City's traffic signal systems which will improve the coordination of the City's traffic signal operations.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 100,000					$ *100,000*
Operating Costs							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J		$ 100,000					$ *100,000*
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *100,000*	$ -	$ -	$ -	$ -	$ *100,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Main Street Smart Signals Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Signal Operation Improvements	**Project Number:**	325
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will rehabilitate existing traffic signals along Main Street.		
Project Justification:	City of Oakley received a grant from Contra Costa Transportation Authority as part of countywide program to coordinate the traffic signals on major roadways and improve the traffic operations. The Traffic operations and public safety are one of the more important issues for the community. Public Works staff are continually working to improve the traffic operations on City streets.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 170,000					$ *170,000*
Operating Costs							$ -
TOTAL	$ -	$ *170,000*	$ -	$ -	$ -	$ -	$ *170,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Main Street Fund		$ 170,000					$ *170,000*
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *170,000*	$ -	$ -	$ -	$ -	$ *170,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Main Street Phase 1 Green Infrastructure Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street infrastructure improvements	**Project Number:**	326
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct green infrastructure components		
Project Justification:	The Clean Water Permit that is issued to the City by the State Regional Water Quality Control Board requires the City to construct street improvements to treat the storm runoff from the streets before discharge into the underground storm drain system and ultimately to the Bay. These improvements are the unfunded mandates that municipalities have to adhere to be in compliance with the Clean Water Permit.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 100,000					*$ 100,000*
Environmental							$ -
Right of Way							$ -
Construction		$ 400,000					*$ 400,000*
Operating Costs							$ -
TOTAL	$ -	*$ 500,000*	$ -	$ -	$ -	$ -	*$ 500,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax RMRA		$ 500,000					*$ 500,000*
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	*$ 500,000*	$ -	$ -	$ -	$ -	*$ 500,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Norcross Lane Pedestrian Safety Improvements Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Safety Improvements	**Project Number:**	327
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct pedestrian safety improvements		
Project Justification:	This project will improve safety at Oakley Elementary School which teaches 5,059 students. The improvements include the installation of a bulb-out at a pedestrian crossing in one location on Norcross Lane. Currently, it is difficult for pedestrians to make cautious crossings due to poor visibility to the school when Norcross Lane allows cars to park on both sides of the street. Adding a bulb-out will aid with visibility for crosswalk users to navigate the area safely. Flashing Beacons with signage will be installed to clearly state the location of the pedestrian crossing. Additional improvements will include modifying the bus drop off zone and the school parking lot curb and sidewalk to mitigate tripping hazards and unwarranted pedestrian crossings. These improvements will also follow Americans with Disabilities Act (ADA) Standards for Accessible Design to support Oakley residents with visual, hearing, or manual impairments.		

PROJECT FINANCING DETAILS

Project Expenditures	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 60,000					$ 60,000
Operating Costs							$ -
TOTAL	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000

Project Funding	**24/25**	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	***Total***
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J		$ 60,000					$ 60,000
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Recreation Center Baseball Field Renovation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Improvements	**Project Number:**	328
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will install a formal infield at the baseball field		
Project Justification:	The existing Baseball Field at the Recreation Center is currently a fully sodded, multi-use grass area with no dedicated baseball infrastructure such as base pegs, a pitching rubber, or a home plate. While the field includes dugouts and a backstop, it was originally intended for T-ball, training activities, and general recreation department use, such as water-based activities and informal community events. This project will transition the field into a formal, reservable community baseball field that meets Little League standards. The field is not currently flat, and both the infield and shallow outfield grass areas will require significant grading work to ensure proper drainage and playability. The overall field will be reshaped to create a new, fully skinned infield using a proper baseball infield mix, similar to other public ballfields in the City's parks system. Base pegs, a pitching rubber, and a home plate will be installed, and all dimensions will be measured and constructed to accommodate Little League play. The project will also modify the existing irrigation system to support the new field configuration.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 250,000					$ *250,000*
Operating Costs							$ -
TOTAL	$ -	$ *250,000*	$ -	$ -	$ -	$ -	$ *250,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District		$ 250,000					$ *250,000*
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *250,000*	$ -	$ -	$ -	$ -	$ *250,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	City Hall Remodeling Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Facility Remodeling	**Project Number:**	329
Project Priority:	Moderate	**In Successor Agency Area:**	Yes
Project Description:	This project will remodel City Hall to be configure space for staff and Police Department		
Project Justification:	This project will construct the facility improvements at City Hall that were deemed necessary in the Facility Assessment study performed in spring 2025. The improvements include: remodeling of the Police Department reception area, expansion of Police Department Evidence and Records office spaces and creating additional Police report writing office spaces, constructing a new Police conference and meeting room in the City Hall with private doorways and secure access from Police Department, constructing new office spaces for City Attorney and Economic Development Analyst, reconfigure the space on the east side of City Hall to make room for the Building Official, Building Inspectors, and Code Enforcement staff to move there next to the Public Works Department. This project will also replace the carpets, paint the walls and install new cubicles to match the similar work that was performed at City Hall in 2024.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 250,000					*$ 250,000*
Environmental							$ -
Right of Way							$ -
Construction		$ 1,250,000					*$ 1,250,000*
Operating Costs							$ -
TOTAL	*$ -*	*$ 1,500,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 1,500,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
General Capital Proj.		$ 1,500,000					*$ 1,500,000*
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ -*	*$ 1,500,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 1,500,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Freedom Basin Restroom Construction Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	Park Facility Improvements	**Project Number:**	331
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will construct a restroom building at Freedom Basin for use by the public during games and practices by various sporting leagues		
Project Justification:	Freedom Basin has lacked a permanent restroom facility for years, despite heavy use by youth sports leagues and City programs. Currently, leagues rely on renting portable restrooms, which have led to numerous operational issues, including vandalism, accidents, and unsanitary conditions. This project will construct a permanent, vandal-resistant restroom facility consisting of a precast concrete building. The restroom will feature four to six individual stalls (split evenly between men's and women's sides) to prevent congregation and discourage inappropriate behavior. Security measures will include automated door locking systems, a key fob access system, and exterior security cameras covering all sides of the building. The new restroom will connect to Freedom High School's water and sewer infrastructure, providing potable water access to the park for the first time. A drinking fountain will be installed on the exterior of the building to further support park users		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 50,000					*$ 50,000*
Environmental							$ -
Right of Way							$ -
Construction		$ 650,000					*$ 650,000*
Operating Costs		.					$ -
TOTAL	*$ -*	*$ 700,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 700,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District		$ 700,000					*$ 700,000*
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax HUTA							$ -
Developer							$ -
Grant							$ -
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	*$ -*	*$ 700,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 700,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	FY 2025/26 Street Repair & Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	333
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will perform street repair and resurfacing		
Project Justification:	This project will repair the base and surface failures, as well as resurface the City's streets as a part of a comprehensive program to maintain the roadways for the community. Street repair and resurfacing is critical in keeping the quality of the City's street infrastructure in good condition and prevent costly reconstruction due to the lack of proper rehabilitation and maintenance. This project will address a number of neighborhoods which need Sierra-Crete base remediation in addition to repair and resurfacing.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design		$ 300,000					*$ 300,000*
Environmental							*$ -*
Right of Way							*$ -*
Construction		$ 2,300,000					*$ 2,300,000*
Operating Costs							*$ -*
TOTAL	*$ -*	*$ 2,600,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 2,600,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							*$ -*
L&L District							*$ -*
Public Facilities							*$ -*
Park Impact Fee							*$ -*
Redevelopment							*$ -*
Measure J							*$ -*
Gas Tax RMRA		$ 300,000					*$ 300,000*
Developer							*$ -*
Grant							*$ -*
Street Maintenance & Rehab Fund		$ 2,300,000					*$ 2,300,000*
Stormwater Fund		.					*$ -*
TOTAL	*$ -*	*$ 2,600,000*	*$ -*	*$ -*	*$ -*	*$ -*	*$ 2,600,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	E. Cypress Rd widening from 800' E. of Rubens Wy to Machado Ln Pr	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	334
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will perform new street construction on East Cypress Road		
Project Justification:	This project will widen the median and roadway on south side of East Cypress Road. The north side of East Cypress Road within the project limits was constructed as part of the Emerson Ranch Development project. Meritage Homes is constructing a new residential subdivision on the south side of East Cypress Road and as part of their project they will construct new curb, gutter, sidewalks, bicycle lanes, and 1 lane of roadway as part of their project conditions of approval. To fully complete the roadway improvements, Meritage Homes has agreed to widen the medians and reconstruct the other 1 lane on the south side of East Cypress Road. This roadway improvement would have to be done by the City at future date and with the work performed by Meritage Homes as part of their development project it will eliminate future traffic disruptions on East Cypress Road, in addition to the economy of scale in building all the roadway improvements together. The City will reimburse Maritage Homes after the construction of their project.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 550,000					$ *550,000*
Operating Costs							$ -
TOTAL	$ -	$ *550,000*	$ -	$ -	$ -	$ -	$ *550,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax RMRA							$ -
Developer							$ -
General Capital Proj		$ 550,000					$ *550,000*
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *550,000*	$ -	$ -	$ -	$ -	$ *550,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Sellers Ave reconstruction from Railroad Tracks to Delta Road Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	335
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will perform street reconstruction		
Project Justification:	This project reconstructs Sellers Avenue using Full-Depth Reclamation (FDR) process. FDR is a pavement rehabilitation technique where the entire existing asphalt pavement and a portion of the underlying base material are pulverized and blended in-place, creating a stabilized base for a new asphalt surface. Sellers Avenue was originally constructed decades ago by the County and has been in need of repairs and resurfacing in recent years with the additional traffic that is on this roadway from the East Cypress Corridor. Meritage Homes is constructing the new Sellers Subdivision on the west side of Sellers Avenue. The City staff and Meritage Homes have collaborated on the best ways to improve Sellers Avenue and FDR was determined as best option to be performed by Meritage Homes. The City will reimburse Meritage Homes costs associated with this roadway reconstruction work		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 810,000					$ *810,000*
Operating Costs							$ -
TOTAL	$ -	$ *810,000*	$ -	$ -	$ -	$ -	$ *810,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax RMRA							$ -
Developer							$ -
General Capital Proj		$ 810,000					$ *810,000*
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *810,000*	$ -	$ -	$ -	$ -	$ *810,000*

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2025/26 to 2029/30

Project Title:	Sellers Ave reconstruction from E. Cypress Rd to Railroad Tracks Proj.	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	336
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will perform street reconstruction		
Project Justification:	This project reconstructs Sellers Avenue using Full-Depth Reclamation (FDR) process similar to CIP 335. Sellers Avenue was originally constructed decades ago by the County and has been in need of repairs and resurfacing in recent years with the additional traffic that is on this roadway from the East Cypress Corridor. Meritage Homes has agreed to perfume this roadway reconstruction to take advantage of the economy of scale and one continuous operation. The City will reimburse Meritage Homes costs associated with the City's part of this project.		

PROJECT FINANCING DETAILS

Project Expenditures	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 690,000					$ *690,000*
Operating Costs							$ -
TOTAL	$ -	$ *690,000*	$ -	$ -	$ -	$ -	$ *690,000*

Project Funding	24/25	25/26	26/27	27/28	28/29	29/30	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax RMRA							$ -
Developer							$ -
General Capital Proj		$ 690,000					$ *690,000*
Downtown Revitalization Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ *690,000*	$ -	$ -	$ -	$ -	$ *690,000*

Comments: