AGENDA
REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION

Tuesday, May 19, 2026
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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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 April 7, 2026 (Kim Snodgrass, City Clerk)
Minutes

4. PUBLIC HEARINGS

4.1

Oakley Library & Community Center Design Review and Variance (DR 2026-002, VA 2026-001) – Adoption of a Resolution approving a Design Review and Variance for the proposed Oakley Library & Community Center located at 3235 Main Street (Jose Cortez, Senior Planner) California Environmental Quality Act (CEQA) Determination: Find that the proposed project is categorically exempt under the "Class 32," or "Infill" Categorical Exemption (14 Cal. Code Regs./CEQA Guideline 15332)

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. Project Plans
4. Proposed Resolution

4.2 2603 Main Street Liquor (CUP 2026-001) – Adopt a Resolution Approving Liquor Sales at the Subject Property (Jose Cortez, Senior Planner) California Environmental Quality Act (CEQA) Determination: Find that the proposed project is categorically exempt under the "Class 1," or "Existing Facilities" Categorical Exemption (14 Cal. Code Regs./CEQA Guideline 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

5. REGULAR CALENDAR

5.1 Adopt a Resolution Finding that the Proposed 2026-2031 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 (Billilee Saengchalern, Public Works Director/City Engineer)

Staff Report
1. Resolution
2. 5-Year CIP Plan

6. REPORTS

6.1 Reports from Staff Members

6.2 Oakley Planning Commission

a. Reports from Commission Members

b. Requests for Future Agendas

7. WORK SESSION

7.1 Objective Design Standards Work Session - Work Session to Discuss New Standards for Housing Development (Evan Gorman, Associate Planner)

Staff Report
1. Preliminary Working Draft - Multifamily Homes Chapter
2. Preliminary Working Draft - Single Family Homes Chapter
3. Oakleys Existing Residential Design Guidelines

8. ADJOURN

MINUTES OF THE REGULAR MEETING OF THE OAKLEY PLANNING COMMISSION HELD APRIL 7, 2026

1. OPENING MATTERS

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

Vice Chair Harvey called the meeting to order at 6:30 p.m.

Roll Call: Commissioner Goudie, Commissioner Ireland, and Vice Chair Harvey were present. Chair Price and Commissioner Oliveros were absent.

1.2 Pledge of Allegiance to the Flag.

Vice Chair Harvey led the Pledge of Allegiance to the Flag.

1.3 Design Guidelines Training (Evan Gorman, Associate Planner)

Associate Planner Evan Gorman presented an overview of Design Guidelines.

Questions and comments were provided by Vice Chair Harvey, Commissioner Ireland, and Commissioner Goudie; Associate Planner Evan Gorman and Community Development Director Ken Strelo responded.

2. PUBLIC COMMENTS

None

3. CONSENT CALENDAR

3.1 Approve Minutes from the Regular Planning Commission Meeting held March 3, 2026 (Kim Snodgrass, City Clerk)

It was moved by Commissioner Ireland and seconded by Commissioner Goudie to approve the Consent Calendar. **AYES:** Goudie, Ireland, Harvey **NOES:** None **ABSENT:** Oliveros, Price **RESULT:** Motion carried (3-0-2).

4. PUBLIC HEARINGS

None

5. REGULAR CALENDAR

None

6. REPORTS

6.1 Reports from Staff Members

Community Development Director Ken Strelo reminded the Planning Commission of the next meeting on May 5.

6.2 Oakley Planning Commission

a. Reports from Commission Members

Commissioner Ireland reported on his attendance at the League of California Cities Planning Commissioners Academy.

Commissioner Goudie reported on his attendance at the League of California Cities Planning Commissioners Academy.

b. Requests for Future Agendas

Commissioner Ireland requested an item on resiliency planning. Vice Chair Harvey supported the request.

7. ADJOURN

There being no further business, the meeting was adjourned at 7:01 pm

Respectfully Submitted,

Kim Snodgrass
City Clerk

OAKLEY
CALIFORNIA

DATE: May 19, 2026

Approved and Forwarded to the Planning Commission

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

SUBJECT: Oakley Library & Community Center Design Review and Variance (DR 2026-002, VA 2026-001) – Adoption of a Resolution approving a Design Review and Variance for the proposed Oakley Library & Community Center located at 3235 Main Street.

Background and Analysis

SUMMARY

This is an application by Curtis Basore/Michael Hayden ("Applicant") requesting approval of a Design Review, and Variance (DR 2026-002, VA 2026-001) for the proposed Oakley Library and Community Center ("Project"). The proposed Oakley Library & Community Center is a new single-story, approximately 13,370 -square-foot civic facility (approximately 11,524 SF for the building, and 1,846 SF of covered exterior space) located in downtown Oakley. Designed to serve as a flexible, multi-functional community hub. The project will replace the existing Oakley Library that shares space with the library at Freedom High School and seamlessly integrate with the adjacent City Hall and Civic Center Park. The building design emphasizes strong indoor-outdoor connections, abundant natural daylight, and architectural elements inspired by the Sacramento-San Joaquin Delta region. Site & Landscape improvements include a covered community porch, a multi-use outdoor pavilion replacing the existing bandstand, playground, and heritage oak tree. The existing freestanding park restrooms will be removed by the City under a separate contract and replaced with new exterior-accessed restrooms built into the new facility. The site design maintains the required through-vehicular access connecting Norcross Lane to Main Street. The Site is designated SP-4 / DSP-DC. The project site is located at 3235 Main Street and is located within the Downtown Specific Plan. (APN 035-090-076 & 035-090-075)

UPDATED PLANS

After publication of the Notice of Public Hearing the project team in conjunction with City management agreed upon a minor modification in square footage that reduced the overall square footage of the project by adding approximately 500 square feet of interior space and reducing the covered exterior space. The changes to square footage for the Oakley Library & Community Center would result in an approximately 13,030 -square-foot civic facility (approximately 12,015 SF for the building, and 1,015 SF of covered exterior space). The overall building design, massing, and layout remains unchanged. The remainder of this Staff Report is based upon the updated plans.

BACKGROUND

The City of Oakley Library's current location within Freedom High School was intended as a temporary facility. Since its inception, the City's population has grown to over 45,000 residents, and the existing 3,000-square-foot shared space no longer adequately supports current library operations, services, and community programming. This project will bring a highly anticipated Oakley Library & Community Center to the heart of downtown Oakley.

The proposed Oakley Library & Community Center would be located at the Oakley Civic Center Plaza and is intended to provide expanded space for library services, operating hours, and community use. The proposed facility is intended to serve as a new permanent library and community resource for Oakley residents. In 2023, efforts to bring forward the library ramped up, below is a brief timeline for the Oakley Library and Community Center.

- November 2023: City Council Work Session: Library & O'Hara Residential Projects Design and Economic Feasibility Analysis Update
- February 2024: Library Update to City Council
- February 2024: Established a Library and Community Center Project Specific Sub-Committee
- April 2024 – January 2025: Fundraising for Library
- January 2025 – May 2025: Budget Review presented to City Council with request for additional funding.
- May 28, 2025: Request for Proposals for Design and Construction of Library sent out.
- July 2025 – September 2025: Proposal Evaluations Conducted
- September 2025: Award of a Design-Build Contract by City Council
- September 2025 – February 2026: Conceptual Design process with applicant team and stakeholders
- February 2026 – March 2026: Design and Community Engagement Conducted
- March 2026: Design Review and Variance Application submitted to the City of Oakley Planning Division for review.

GENERAL PLAN AND ZONING

General Plan

The project is located within the Commercial Downtown (CD) General Plan Land Use Designation. The following description is from the Land Use Element (Chapter 2) of the Oakley General Plan, as amended January 11, 2022.

The Commercial Downtown (CD) designation provides for the mixture of retail and service commercial, entertainment, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown. Preferred residential uses include condominiums and townhomes and high-quality second and third floor

apartment and condominium uses. Multi-family residential uses are required to be permanent dwellings with each unit having separate restrooms, kitchens, and thermostats. The designation also provides for public/semi-public uses, parks and urban open spaces, and similar and compatible uses.

Zoning

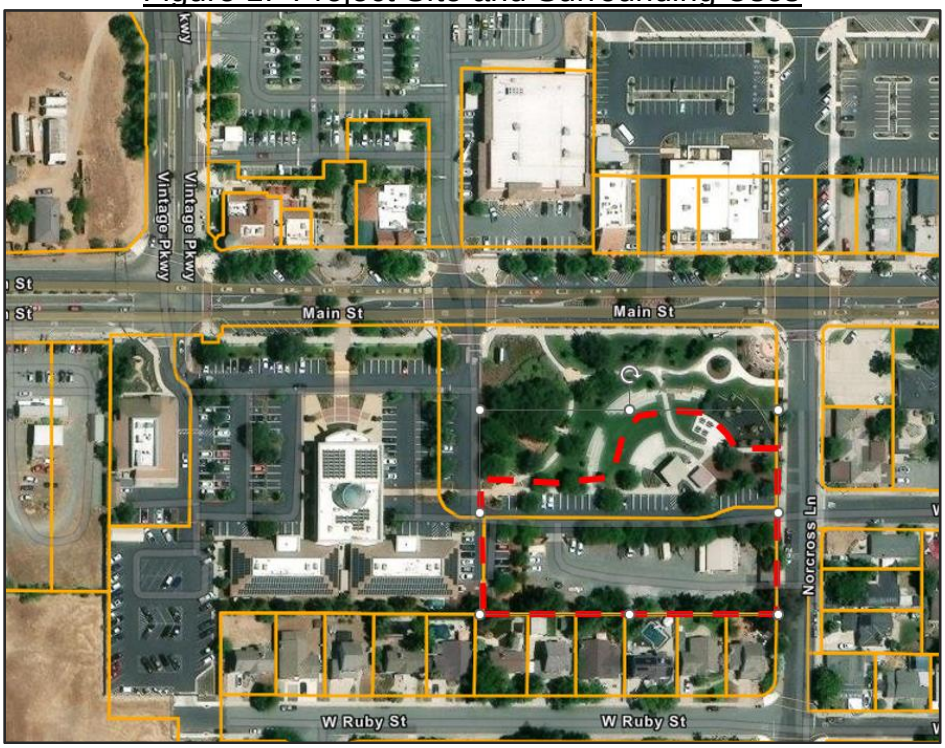
The project is located within the SP-4 / Downtown Specific Plan (DSP). Within the DSP the site is designated Downtown Core Area (DC). The DSP-DC zoning district applies to the area that extends along the frontage of Main Street from Vintage Parkway to Second Street. The DSP-DC area is a walkable, high amenity area with specialty-oriented first floor businesses.

EXISTING CONDITIONS AND SURROUNDING LAND USES

The project site is relatively flat with a gradual slope up along the southern property line towards the residential properties. The project site has previously developed by the City of Oakley with City Park and associated improvements including the Amphitheater stage area, bathroom facilities, parking and roadway. The project site is south of City Park, and is currently utilized as a staging area, vehicle parking for City of Oakley vehicles and storage of City equipment.

Surrounding existing uses include single-family residences to the East and South, City Hall to the West, and a commercial shopping center to the north of Main Street. Figure 1 shows the project site and surrounding uses.

Figure 1. Project Site and Surrounding Uses



PROJECT DESCRIPTION

The proposed Oakley Library & Community Center is a new single-story civic building totaling approximately 13,030 square feet, including approximately 12,015 square feet of enclosed building area and 1,015 square feet of covered exterior space. The facility is intended to replace the existing Oakley Library currently operating within Freedom High School and to provide expanded library and community-serving space adjacent to City Hall and Civic Center Park. The project includes modifications to the existing site, including demolition and replacement of certain outdoor amenities, restroom and amphitheater relocation, parking lot modifications, landscaping, and circulation improvements. Proposed site and landscape improvements include a covered community grand porch, a multi-use outdoor pavilion to replace the existing bandstand, and a landscaped promenade that connects to the existing park amphitheater, playground, and heritage oak tree. The existing freestanding park restrooms would be removed by the City under a separate contract and replaced with new exterior-accessed restrooms incorporated into the proposed facility. The site plan maintains the through-vehicular access between Norcross Lane and Main Street; however, the drive aisle south of the library will be limited to one-way vehicular access traveling from Norcross Lane onto the project site. Any parking spaces displaced by the building footprint would be relocated on-site to maintain the existing parking count.

Proposed Design Review

Pursuant to Section 9.1.1604 of the City's Municipal Code, the proposed project is subject to the City's Design Review process, which, among other types of development proposals subject to the process, is required for new aboveground buildings or structures. As established by Oakley Municipal Code Section 9.1.1604(f), the City's Design Review process serves to ensure compliance with applicable standards established by the City's Zoning Ordinance. Design Review consists of evaluation of site planning, including building siting, setback, and orientation; entries, circulation, and parking; landscape setbacks and buffers; location of trash, loading, and service areas; mechanical equipment; architecture; landscaping improvements; and streetscapes. As part of the Design Review process for the proposed project, the entire site layout would be subject to review.

Variance

This area of Oakley's Downtown establishes minimum and maximum permitted setbacks in order to maintain a continuous street wall and support a walkable environment. The applicant requests a variance to the proposed setbacks as shown on the plan to allow for an enhanced incorporation of the library to the existing surrounding City facilities. Below is a table showing the required setbacks for the DC District in the DSP:

Table 1: Setback Requirements in the DC

Setback Type	Requirement
Front setbacks	Zero (0) feet. The first and second floors of all buildings shall be built-to and parallel with street front property lines.
Front setbacks — Corner buildings	Corner may be cut back up to 6 feet along side frontages to create a diagonal at the ground level and/or at upper levels.
Front setbacks — Special architectural features	Bay windows, turrets, decorative roofs, and miscellaneous entry features not parallel to street frontages may occupy up to 50% of street façade width and may project up to 3 feet over property lines.
Side setbacks — Minimum	Zero (0) feet.
Side setbacks — Maximum	15 feet.
Rear setbacks — Minimum	10 feet.
Rear setbacks — Adjacent to public parking lots and driveways	Minimum 5 feet.

Analysis

DESIGN REVIEW

The proposed plans were analyzed for consistency with the adopted Oakley Commercial & Industrial Design Guidelines ("Guidelines"). The Design Guidelines address the physical characteristics and visual qualities of new commercial and industrial developments. The intent is to ensure consistently high quality, and to allow flexibility and the ability to provide unique solutions which enhance a project's design. Since the Library and Community Center is a multi-purpose building, several design guidelines that are appropriate for common commercial uses were not appropriate to implement in analysis of the library and community center. The parking areas, vehicle entry, landscaping, and outdoor gathering areas all exhibit virtues of the adopted guidelines. In this analysis, Staff has focused on the consistency of the main building and site improvements with the adopted guidelines.

Parking

The DSP established minimum requirements - Shared or "blended" parking standards are recommended to encourage higher density development in the DC. Non-residential requires a minimum 3 stalls per 1,000 square feet, the project proposes 45 parking spaces including ADA parking, far exceeding the recommended

amount but adequate for the proposed use and shared parking with the entire Civic Center. The site can be accessed via driveways off of Main Street, and Norcross Lane with Norcross Lane providing one-way access into the site. Features in the parking areas include connections to existing pedestrian pathways, landscaping in compliance with the DSP including accent trees and landscaped drive aisle dividers throughout.

Landscaping



Landscaping will be provided throughout the site plan with enhanced landscaping along the exterior street frontages, parking areas, and building entrances. In total, the landscaping will cover approximately18,540 sf. A total of 19 shade trees are provided which results in 50% parking area coverage. The parking area, and pedestrian paths all have a mix of trees, ground covers, and shrubs proposed to better provide for a mixed plant palette. Sheet L2.0 includes the complete list of the proposed plant schedule.

Architecture

The proposed building is a single-story facility totaling approximately 13,030 square feet, including approximately 12,015 square feet of enclosed area and 1,015 square feet of covered exterior space, located at 3235 Main Street. The building is oriented with its primary entrance and long frontage facing the Civic Center Park area with Main Street beyond. The facility is designed to serve as a flexible, multi-functional community hub, intended to replace the existing Oakley Library. In addition to the library, the proposed building would provide a community center space, and limited civic office space adjacent to City Hall and Civic Center Park. The building design incorporates articulated roof forms, covered exterior areas, and extensive glazing to support visual interest, natural daylight, and a connection between indoor and outdoor spaces. Architectural references draw from the Sacramento-San Joaquin Delta. Exterior materials include metal siding, metal roofing, and aluminum-framed doors, windows, and storefront systems. Deep roof overhangs and integrated shading elements are also incorporated to reduce solar heat gain and glare. The facility is organized into the following primary program areas:

- Library public spaces, including a shared entry, children's and teen areas, an adult reading area, and individual and group study rooms.
- Community space centered on a multi-purpose room designed to accommodate civic meetings, workshops, and other gatherings.
- City office space, including a conference room designed to support hybrid conferencing and two private offices for City Council members and potentially State or Federal representatives.
- Library operations areas, including staff workrooms, book processing and receiving space, and a staff lounge.

Figure 2. Rendering



The architectural character and design of the main building is one of uniqueness that will help it to stand out to the community as a future focal point in Oakley. As encouraged in the Guidelines, the building displays a "use of creative building design and construction techniques," with the sloping and tiered roof design, prominent entrance, and ground to roof windows throughout. Those elements give special attention to portions of the building that will be visible from adjacent roadways, and interior areas of the property (e.g. patios, parking, open space, etc.).

The building is designed in a manner to reduce the overall massing. The roof design is able to break up what would otherwise be a long roofline , by having two of the roof forms slope up to 22 feet and the other to 13 feet. This helps to draw attention towards the front façade of the building, and reduce the massing on rear elevation facing the adjacent homes to the south. When passing by the building, it will be visually prominent. Other elements of the Guidelines that are implemented with this design include: visual interest on pedestrian scale through use of columns,

impressive windows and mix of exterior forms and texture; highlighting the entry with the prominent windows and towering roof line; and including pedestrian plazas near building entries.

Figure 3. Elevations



Proposed Building Colors and Materials

As shown in the proposed plans, the building colors/materials include shades of gray for the roofs, building ends, entrances, and mechanical room screening. Metallic Champagne metal cladding runs along the North elevation that faces Main Street, additionally that same treatment is carried onto the East and West elevations. A Medium Bronze metal cladding is featured on the South elevation facing the parking area. Wood boards further decorate the North elevation adding a mix of materials to the material palette. The figure below depicts the colors and their proposed locations on the building. (Actual colors may vary due to changes in printers, ink, and electronic screens).

Figure 4. Colors and Materials Palette



The building's architectural design and material palette are carefully selected to ensure long-term durability, easy maintenance, and a civic aesthetic that reflects the Oakley community. The material palette responds to the regional climate and will help to manage summer solar exposure. The primary exterior envelope features durable metal siding paired with metal roofing. Additionally, expansive aluminum doors, windows, and storefront systems are utilized throughout the facility to maximize natural daylighting, maintain clear sightlines, and foster a seamless indoor-outdoor connection with the adjacent Civic Center Park.

VARIANCE

To grant a variance, the Planning Commission must make three findings for approval: that the variance does not constitute a grant of special privilege inconsistent with other properties in the vicinity and district; that special circumstances applicable to the property make strict application of zoning regulations deprive it of rights enjoyed by other properties in the same district; and that the variance substantially meets the intent and purpose of the land use district. The applicant seeks setback variances for the front setback facing east towards Norcross Lane, the side setbacks facing north towards Main Street and City Park, and south towards the existing residential properties, and finally the rear setback to the west towards City Hall in order to allow the proposed Oakley Library and

Community Center to exceed the setback maximums in the DSP in order to create an enhanced library siting that allows minimal disruption to the existing City facilities. The increased setbacks allow for the site to be developed with appropriate parking, outdoor amenities, and circulation for pedestrians and vehicles without further disrupting existing pathways. Additionally, the increased setbacks aid in any potential impacts to the surrounding residential uses locating the building closer to the interior of the site.

Staff finds that these required findings can be met because the variance does not grant special privilege, it serves the specific regulatory purpose of creating pedestrian circulation, vehicle circulation and parking as required by the Downtown Specific Plan, rather than providing a development advantage. Due to the large lot the Oakley Library and Community Center that it is proposed on the lot would make it difficult to accommodate the required setbacks for the DC District in the DSP. Prior to establishment of the DSP buildings in the downtown were developed with traditional commercial development standards including larger setbacks. Buildings like the Grocery Outlet building and the Ace Hardware building and its tenants are examples of buildings that utilize traditional commercial development standards, and are setback further than what the DSP established. The Oakley Library & Community Center may not be a traditional commercial development, but it utilizes a previously established trend of setback buildings in the downtown. The intent of the maximum setbacks aimed to maintain street wall continuity, however in the case of the Library and Community Center, existing facilities currently are not built to those maximum setbacks but are setback further from those requirements, and are not meant to limit functionality, circulation, and parking design. Special circumstances exist due to the lot size combined with the Downtown Plan's requirements for circulation and parking requirements, where strict application would disrupt the functionality and flow of the site with the existing City facilities. Additionally, as part of the project a Lot Line Adjustment (LLA) in proposed in the future that will bring the Oakley Library & Community Center within the boundaries of one property versus the current configuration of two properties. The LLA will have no effect on the proposed Variance.

Environmental Review

This project is exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects).

Consistency with the Oakley Strategic Plan 27+

The project is consistent with the Oakley Strategic Plan 27+'s Community and Economic Development Goal in that it results in relocation of the Library to a downtown location that can be a unifying location for Seniors, Youth, Veterans, and possible satellite location for County services. Furthermore, the project further complies with the Community and Collaborative Partnerships Goal in that it helps

aide in the goal to foster and maintain strong relationships with the City's public - private partnerships.

Fiscal Impact

Costs associated with amending the Design Review and Variance on City-initiated projects, including staff time associated with this zoning text amendment, are funded through the City's General Fund.

Findings

Draft findings for the Design Review and Variance application can be found in the proposed resolution.

Staff Recommendation

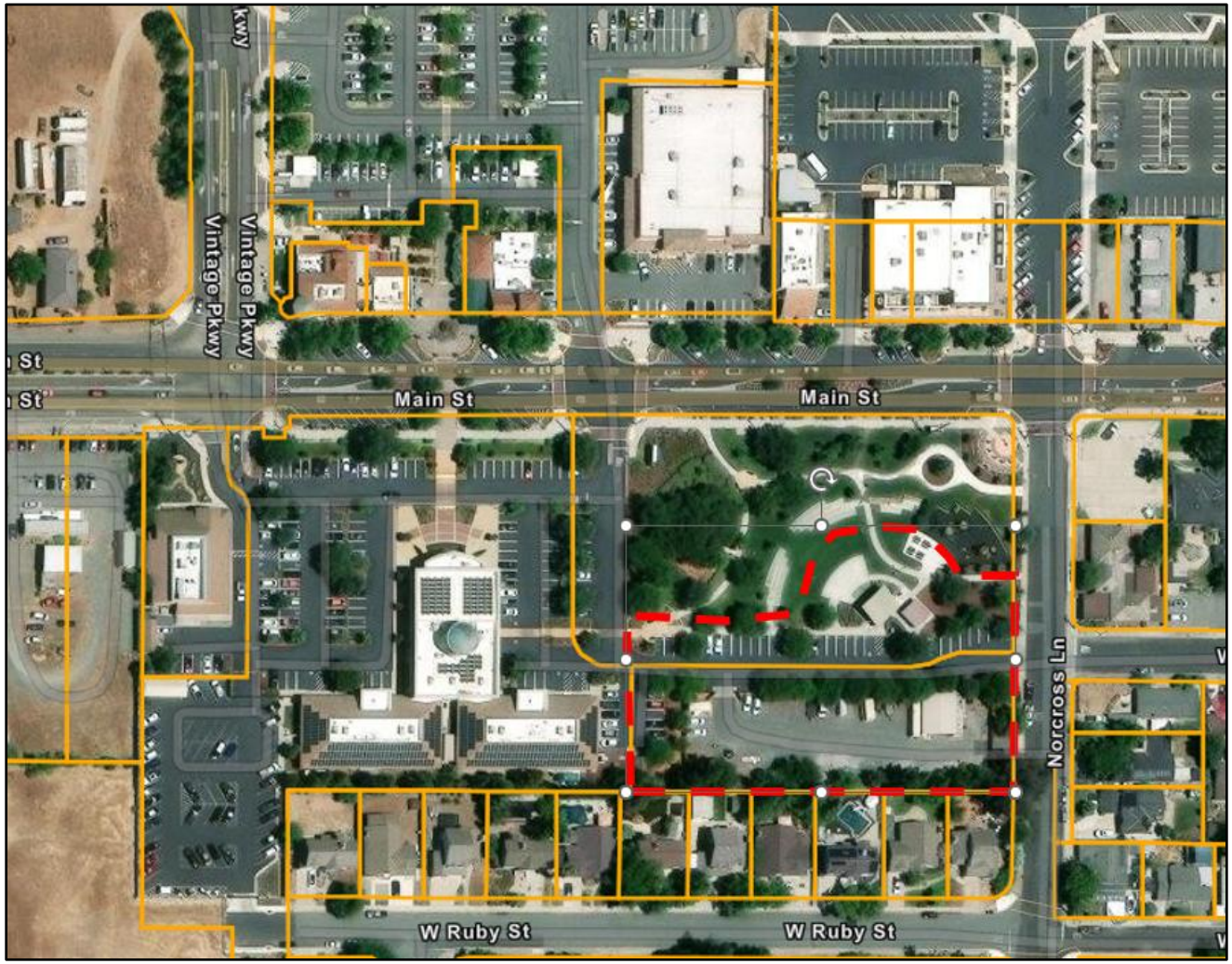
Staff recommends the Planning Commission approve the proposed resolution.

Attachments

1. Vicinity Map
2. Notice of Public Hearing
3. Project Plans
4. Proposed Resolution

Vicinity Map

Oakley Library & Community Center Design Review and Variance (DR 2026-002, VA 2026-001)
APN: 035-090-076 & 035-090-075



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **May 19, 2026, 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: Oakley Library & Community Center Design Review and Variance (DR 2026-002, VA 2026-001)

Project Location: 3235 Main Street, Oakley, CA 94561. APN 035-011-030.

Applicant: Curtis Basore/Michael Hayden, 4524 Salida Blvd, Salida, CA 95368

Request: Application by Curtis Basore/Michael Hayden ("Applicant") requesting approval of a Design Review, and Variance (DR 2026-002, VA 2026-001) for the proposed Oakley Library and Community Center ("Project"). The proposed Oakley Library & Community Center is a new single-story, approximately 13,370 -square-foot civic facility (approximately 11,524 SF for the building, and 1,846 SF of covered exterior space) located in downtown Oakley. Designed to serve as a flexible, multi-functional community hub. The project will replace the existing Oakley Library that shares space with the library at Freedom High School and seamlessly integrate with the adjacent City Hall and Civic Center Park. The building design emphasizes strong indoor-outdoor connections, abundant natural daylight, and architectural elements inspired by the Sacramento-San Joaquin Delta region. Site & Landscape improvements include a covered community porch, a multi-use outdoor pavilion replacing the existing bandstand, playground, and heritage oak tree. The existing freestanding park restrooms will be removed by the City under a separate contract and replaced with new exterior-accessed restrooms built into the new facility. The site design maintains the required through-vehicular access connecting Norcross Lane to Main Street. The Site is designated SP-4 / DSP-DC. The project site is located at 3235 Main Street and is located within the Downtown Specific Plan. (APN 035-090-076 & 035-090-075)

How to Review: The Staff Report and its attachments will be available for public review, on or before **May 14th, 2026,** 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 **May 19th, 2026, Planning Commission** agenda and clicking the project title link. 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.



OAKLEY LIBRARY & COMMUNITY CENTER

DESIGN REVIEW SUBMITTAL - 3/18/2026

PROJECT DESCRIPTION

The proposed Oakley Library & Community Center is a new single-story, approximately 14,100-square-foot civic facility located in downtown Oakley. Designed to serve as a flexible, multi-functional community hub, the project will replace the existing library at Freedom High School and seamlessly integrate with the adjacent City Hall and Civic Center Park. The building design emphasizes strong indoor-outdoor connections, abundant natural daylight, and architectural elements inspired by the Sacramento-San Joaquin Delta region.

Programmatic Components - The facility is organized into four primary functional zones:

- Library Public Spaces: A modern library featuring a welcoming shared entry, dedicated Children's and Teen spaces, an Adult Reading area, and individual/group study rooms.
- Community Spaces: Centered around a highly adaptable Community Room that can accommodate up to 100 people for civic events, workshops, and gatherings.
- City Offices: Includes a meeting room equipped for hybrid conferencing and two dedicated private offices for City Council members.
- Library Operations: Secure back-of-house areas including staff workrooms, book processing and receiving, and a staff lounge.

Site & Landscape Improvements include:

- Outdoor Amenities: A covered community porch, a multi-use outdoor pavilion replacing the existing bandstand, and a landscaped promenade that integrates directly into the existing park's amphitheater, playground, and heritage oak tree.
- Public Restrooms: The existing freestanding park restrooms will be removed by the City under a separate contract and replaced with new exterior-accessed restrooms built into the new facility.
- Access & Parking: The site design maintains the required through-vehicular access connecting Norcross Lane to Main Street. Any existing parking spaces displaced by the new building footprint will be relocated within the site boundary to maintain the current parking count.

Exterior Materials & Architectural Features - The building's architectural design and material palette are carefully selected to ensure long-term durability, easy maintenance, and a civic aesthetic that reflects the Oakley community. To specifically respond to the regional climate and manage summer solar exposure, the design incorporates deep roof overhangs and integrated sun shading elements to minimize heat gain and glare. The primary exterior envelope features durable metal siding paired with metal roofing. Additionally, expansive aluminum doors, windows, and storefront systems are utilized throughout the facility to maximize natural daylighting, maintain clear sightlines, and foster a seamless indoor-outdoor connection with the adjacent Civic Center Park.

PROJECT INFORMATION

Address: 3235 Main Street, Oakley CA, 94561

APN: 035-090-076; 035-090-075

General Plan: Commercial Downtown

Zoning: SP-4 / DSP-DC

Acreage: 035-090-076: 0.995 Acres
035-090-075: 2.559 Acres

Project Site Area: 84,300 SF

Interior Floor Area: 11,549 GSF

Exterior Covered Area: 1,846 SF

Pavilion Covered Area: 1,210 SF

PROJECT DIRECTORY

Applicant
Woodland Construction
Curtis Basore
4524 Salida Blvd,
Salida, CA 95368
(209) 545-1987

Owner
City of Oakley
Joshua McMurray
3231 Main St,
Oakley, CA 94561
(925) 625-7025

Architect
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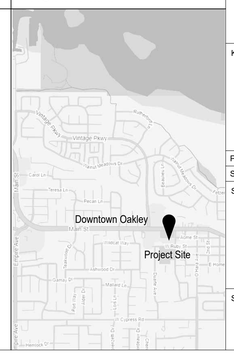
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VICINITY MAP



Project Title:

CITY OF OAKLEY
OAKLEY LIBRARY & COMMUNITY CENTER
3235 MAIN STREET, OAKLEY, CA 94561
APN: 035-090-076; 035-090-075

Design Firm:

SIEGEL & STRAIN Architects
6201 Doyle Street Suite B
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Consultant:

Stamp:

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Note:

DESIGN REVIEW SUBMITTAL 03/18/2026

Key Plan:

Project Code: OLCC
Scale: 12" = 1'-0"

Sheet Title:

COVER SHEET

Sheet No.:

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE CITY OF OAKLEY STANDARD SPECIFICATIONS AND PLANS, LATEST EDITION, AND ALL AMENDMENTS THERE TO-DATE.
2. FOR ELEVATIONS REFER TO BENCHMARK REFERENCED ON THIS SHEET.
3. PRIOR TO AND DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE CURRENT CITY OF OAKLEY STANDARDS AND ALL UPDATES AND REVISIONS MADE TO ANY OF THE CITY OF OAKLEY STANDARD DETAILS SHOWN ON THESE PLANS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR BEING FAMILIAR WITH THE WRITTEN SPECIFICATIONS AND/OR OTHER STANDARD DETAILS NOT SHOWN BUT WHICH ARE INCLUDED IN THE "CITY OF OAKLEY STANDARD SPECIFICATIONS AND PLANS".
4. DRAWING NUMBERS SHOWN ON THE PLANS REFER TO CITY OF OAKLEY STANDARD PLANS, SHOWN THUS: CITY OF OAKLEY STD. PLAN NO.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING FROM DAMAGE ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN. SUCH IMPROVEMENTS THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT HIS EXPENSE.
6. ALL TRENCH EXCAVATION SHALL BE IN ACCORDANCE WITH CITY OF OAKLEY STANDARD SPECIFICATIONS.
7. EXCAVATION OF 5 FEET OR MORE IN DEPTH WILL REQUIRE AN EXCAVATION PERMIT FROM THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL SAFETY.
8. THE CONTRACTOR SHALL DEMOLISH, EXCAVATE, REMOVE AND DISPOSE OF ALL EXISTING CONCRETE CURB, GUTTER OR SIDEWALK, ASPHALT CONCRETE PAVING, AND DELETERIOUS MATERIAL AS REQUIRED TO CONSTRUCT THE CONTRACT WORK. ALL SUCH EXCESS MATERIAL GENERATED SHALL BE DISPOSED OF FROM THE SITE BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FOR ANY WORK DONE WITHIN THE CITY RIGHT-OF-WAY FROM THE CITY OF OAKLEY PUBLIC WORKS DEPARTMENT, AND NOTIFY THE CITY 48 HOURS IN ADVANCE OF STARTING ANY WORK TO BE ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CITY OF OAKLEY.
10. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE OWNER AND THE ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES.
11. ATTENTION IS CALLED TO: SECTION 1540 (A) (1) OF THE CONSTRUCTION SAFETY ORDERS (TITLE 8 CALIFORNIA ADMINISTRATION CODE SECTION 1540), ISSUED BY THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD PURSUANT TO THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT OF 1973, AS AMENDED, WHICH STATES:

    "PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATION I.E., SEWER, WATER, FUEL, ELECTRIC LINES, ETC., WILL BE ENCOUNTERED AND, IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING AND WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION."
12. THE CONTRACTOR SHALL CONTACT THE CITY OF OAKLEY AT LEAST 72 HOURS IN ADVANCE OF THE CONTRACTOR'S INTENT TO CONNECT TO PUBLIC UTILITIES TO COORDINATE THE CONNECTION TO PUBLIC WATER, SEWER AND STORM DRAINAGE SYSTEMS.
13. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD THEIR MAIN SERVICE LINES. THE CONTRACTOR SHALL NOTIFY MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER (800-227-2600).
14. THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES AND VERIFY ALL UTILITY LOCATIONS. IT SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS CONTRACT. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICES TO THE DEVELOPMENT.
15. WHENEVER EXISTING PAVEMENT IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS, THE PAVEMENT SHALL BE REPLACED WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER IF LOCATED WITHIN CITY RIGHT-OF-WAY.
16. PAYMENT FOR PAVEMENT WILL BE MADE FOR THE AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT IN THE INSTALLATION OF THE IMPROVEMENTS COVERED BY THESE PLANS AND SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE STREET CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.
17. THE CONTRACTOR SHALL EXPOSE EXISTING STORM DRAINS, WATER MAINS, AND SANITARY SEWERS WHERE CONNECTIONS AND CROSSINGS ARE TO BE MADE SO EXISTING FLOWLINES AND LOCATIONS CAN BE VERIFIED BEFORE THE START OF CONSTRUCTION.
18. THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
19. CONSTRUCTION STAKING: CONSTRUCTION STAKING IS NORMALLY PERFORMED BY THE ENGINEER WHO PREPARED THE PLAN. THIS PERMITS APPROPRIATE ON-SITE INTERPRETATION AND ADJUSTMENT OF THE PLANS, IF NECESSARY. CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS PRIOR TO THE ACTUAL NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR HIS SUBCONTRACTORS WHICH EXTENDS BEYOND THE ORIGINAL SCOPE OF WORK DEFINED IN THESE PLANS SHALL BE SUBJECT TO AN EXTRA WORK CHARGE TO THE CONTRACTOR. THIS NOTE GIVES FORMAL NOTICE THAT THE FIRM OF SIEGFRIED ENGINEERING, INC. CANNOT, AND WILL NOT, TAKE RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED OR DETECTED AND/OR CORRECTED OR MITIGATED HAD SIEGFRIED ENGINEERING, INC. PERFORMED THE CONTRACT STAKING WORK.
20. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIABLO WATER DISTRICT FOR USE OF WATER FROM FIRE HYDRANTS FOR CONSTRUCTION PURPOSES.
21. THE PROPERTY OWNERS, DEVELOPERS, AND/OR SUCCESSORS IN INTEREST SHALL COMPLY WITH THE PROVISIONS OF THE CALIFORNIA GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT AND STATE WATER RESOURCES CONTROL BOARD ORDER NUMBER 99-08-DWQ COMPLIANCE IS MANDATORY PER THE CITY OF OAKLEY'S GRADING AND EROSION CONTROL STANDARDS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT AND A GRADING AND EROSION CONTROL PERMIT PRIOR TO STARTING ANY WORK, UNLESS OTHERWISE APPROVED BY THE CITY.
23. DUST CONTROL SHALL BE PERFORMED AT ALL TIMES, AT THE CONTRACTORS' EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH SECTION 10 OF CALTRANS STANDARD SPECIFICATIONS AND THE REQUIREMENTS OF THE CITY OF OAKLEY.
24. THE CONTRACTOR SHALL FURNISH, INSTALL OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION, AND SHALL DEWATER AND DISPOSE OF THE WATER SO AS TO NOT CAUSE INJURY TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THE GROUNDWATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COSTS FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATION OF ANY FILL TO THE SPECIFIED DENSITY. DISPOSAL OF WATER SHALL BE IN ACCORDANCE WITH THE APPROVED SWPPP AND SHALL NOT DAMAGE PROPERTY, CREATE A PUBLIC NUISANCE OR VIOLATE THE LAW. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. THE DEWATERING SYSTEM SHALL OPERATE CONTINUOUSLY UNTIL BACK-FILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.
25. SITE PREPARATION SHALL INCLUDE STRIPPING AND REMOVAL OF ALL VEGETATION AND ANY DEBRIS FROM THE CONSTRUCTION AREAS. THE DEPTH OF STRIPPING ONSITE SHALL BE EVALUATED BY THE OWNER'S SOILS ENGINEER.
26. ANY VOIDS LEFT BY THE REMOVAL OF UNDERGROUND UTILITIES OR OTHER BURIED OBJECTS SHALL BE CLEANED OF ALL LOOSE SOILS AND SHALL BE PROPERLY BACKFILLED WITH ENGINEERED FILLED THAT THE OWNER'S SOIL ENGINEER APPROVES, MONITORS, TESTS, AND APPROVES.
27. SUBGRADE SOIL, FILL, AND BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION AT LEAST 2% OVER THE OPTIMUM MOISTURE CONTENT FOR CLAYEY SOILS AND AT NEAR OPTIMUM MOISTURE CONTENT FOR GRANULAR SOILS.
28. THE UPPER 12 INCHES BELOW FINISHED SUBGRADE UNDERNEATH ALL PAVEMENTS AND CONCRETE FLATWORK SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE DRY DENSITY WHICH THE OWNER'S SOIL ENGINEER SPECIFIES.
29. IF ANY SOFT OR LOOSE SOIL POCKETS ARE FOUND ONSITE DURING THE STRIPPING OR RECOMPACTION PROCESS, THEY SHALL BE OVER EXCAVATED AND RECOMPACTED.
30. ENGINEERED FILL SHALL BE PLACED IN HORIZONTAL LAYERS AND BE COMPACTED AS DETERMINED BY THE OWNER'S SOIL ENGINEER.
31. SUBGRADE SOILS UNDER PAVEMENTS AND CONCRETE FLATWORK SHALL BE MOISTURE CONDITIONED AS APPROVED, TESTED AND INSPECTED BY THE OWNER'S SOIL ENGINEER.
32. CONTRACTOR SHALL MAINTAIN MOISTURE CONDITION RIGHT UP TO POURING OF CONCRETE.
33. ALL CITY OF OAKLEY'S STANDARD DETAILS REFER TO CITY OF OAKLEY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS 2016 UNLESS OTHERWISE NOTED.
34. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE POURED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.

GEOTECHNICAL NOTES

1. THE CONTRACTOR SHALL FAMILIARIZE THEMSELF WITH THE PROJECT GEOTECHNICAL REPORT BY BSK ASSOCIATES, DATED NOVEMBER 5, 2025 AND KEEP A COPY OF THIS REPORT ON SITE. THE GEOTECHNICAL REPORT IS AN INTEGRAL PART OF THE CONTRACT DOCUMENTS AND ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.

EXISTING CONDITIONS

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON A FIELD SURVEY BY SIEGFRIED ENGINEERING INC. ON FEBRUARY 13, 2026.
2. BENCHMARK:

    ELEVATION = XX.XX' (NAVD88)
3. GRADES ENCOUNTERED ON-SITE VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND SPECIFICATIONS AND CONDUCT FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
4. THIS TOPOGRAPHIC SURVEY IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. INFORMATION REGARDING EXISTING SURFACE OR SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS REFLECTS INCOMPLETE AVAILABLE INFORMATION AS OF THE DATE OF DESIGN. THE CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
5. CONTRACTOR SHALL POTHOLE EXISTING UNDERGROUND CABLES PRIOR TO CONSTRUCTION.

APPLICABLE CODES AND STANDARDS

CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS AND CURRENT GOVERNING CODES.

1. CITY OF OAKLEY MUNICIPAL CODE
2. CALIFORNIA BUILDING CODE (LATEST EDITION)

LEGEND

ABBREVIATION	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ADA	AMERICANS WITH DISABILITIES ACT
APN	ASSESSOR'S PARCEL NUMBER
AVE	AVENUE
BOC	BACK OF CURB
BLVD	BOULEVARD
BW	BACK OF WALK
C	CONCRETE
C, G, & SW	CURB, GUTTER AND SIDEWALK
CBC	CALIFORNIA BUILDING CODE
CL	CENTERLINE
DWG	DRAWING
EL	ELEVATION
EP	EDGE OF PAVEMENT, EXISTING PAVEMENT
EX	EXISTING
EXPY	EXPRESSWAY
FL	FLOWLINE
FOC	FACE OF CURB
FT	FEET
G	GROUND
GB	GRADE BREAK
IN.	INCH
L	LEFT
LF	LINEAL FEET
MAX	MAXIMUM
MIN	MINIMUM
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
P	PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
RD	ROAD
R/W	RIGHT OF WAY
SHT	SHEET
SR	STATE ROUTE
ST	STREET
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TYP	TYPICAL
U.E.	UTILITY EASEMENT
UON	UNLESS OTHERWISE NOTED
(W)	WEST
(E)	EAST
(S)	SOUTH
(N)	NORTH
±	PLUS OR MINUS

	EXISTING	PROPOSED
CONTOUR MAJOR	100	100
CONTOUR MINOR	95	95
CONCRETE ELEVATION	11.93EC	11.93C
TOP OF CURB ELEVATION PAVEMENT ELEVATION	11.93ETC 11.43EP	11.93TC 11.43P
PAVEMENT ELEVATION	12.05EP	12.05P
TOP OF CURB ELEVATION FLOW LINE ELEVATION	11.93ETC 11.43EFL	11.93TC 11.43FL
FLOWLINE ELEVATION	12.05EFL	12.05FL
FINISHED GRADE ELEVATION	12.05EFG	12.05FG
PROPERTY & R/W LINE		
EASEMENT LINE		
SANITARY SEWER LINE	8"SS	8"SS
STORM DRAIN LINE	8"SD	8"SD
WATER LINE	12"W	12"W
FIRE SERVICE LINE	6"FS	6" FS
AREA DRAIN		
DRAIN INLET		
CATCH BASIN		
CONCRETE WALK		
6" VERTICAL CURB		
GATE VALVE		
SITE LIGHT		
FIRE HYDRANT		
COMBINATION AIR/VACUUM RELEASE VALVE		
UTILITY POLE		
ANCHOR GUY		
SIGN		
BOLLARD		
TREE		
BACKFLOW PREVENTER	BFP	BFP
FIRE DEPARTMENT CONNECTION		
ELECTRICAL BOX	E E	E E
WATER METER	W	W
MAINTENANCE HOLE		
TRAFFIC SIGNAL BOX/VAULT	TSB T	T
CABLE BOX	C	C
TRUNCATED DOMES		
MONUMENT		

Project Title:

CITY OF OAKLEY
OAKLEY LIBRARY & COMMUNITY CENTER
3235 MAIN STREET, OAKLEY, CA 94561
APN: 035-090-076; 035-090-075

Design Firm:

6201 Doyle Street Suite B
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TEL 510 / 547-8092
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Consultant:

SIEGFRIED

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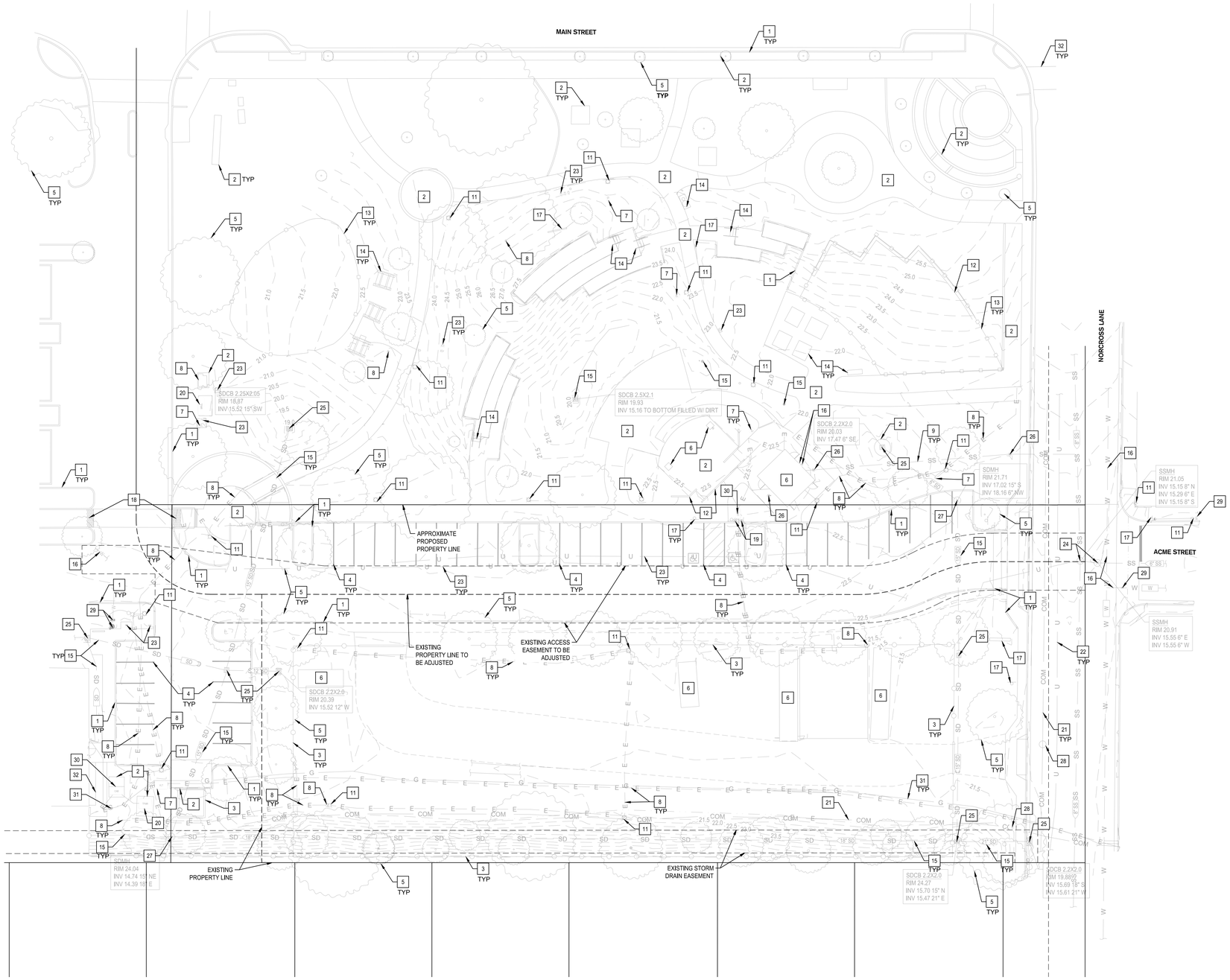
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GENERAL NOTES AND INFORMATION

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DEMOLITION KEY NOTES

1. EXISTING CURB
2. EXISTING CONCRETE
3. EXISTING CHAINLINK FENCE
4. EXISTING STRIPING
5. EXISTING TREE
6. EXISTING BUILDING
7. EXISTING ELECTRICAL STRUCTURE
8. EXISTING ELECTRIC LINE
9. EXISTING SANITARY SEWER LINE
10. EXISTING WHEEL STOP
11. EXISTING LIGHT POLE
12. EXISTING WALL
13. EXISTING WROUGHT IRON FENCE
14. EXISTING SITE FURNITURE
15. EXISTING STORM DRAIN LINE
16. EXISTING WATER LINE
17. EXISTING SIGN
18. EXISTING TRUNCATED DOME
19. EXISTING BOLLARD
20. EXISTING TFMR BOX
21. EXISTING COMMUNICATION LINE
22. EXISTING UTILITY LINE
23. EXISTING UTILITY STRUCTURE
24. EXISTING SANITARY SEWER MAN HOLE
25. EXISTING STORM DRAIN CATCH BASIN
26. EXISTING SANITARY SEWER CLEANOUT
27. EXISTING STORM DRAIN MAN HOLE
28. EXISTING COMMUNICATION STRUCTURE
29. EXISTING WATER STRUCTURE
30. EXISTING CABLE BOX
31. EXISTING GAS LINE
32. EXISTING PAVERS

0' 10' 20' 40'
SCALE: 1"=20'

Project Title:

CITY OF OAKLEY OAKLEY LIBRARY & COMMUNITY CENTER

NORCROSS LANE, OAKLEY, CA 94561

APN: 035-090-076; 035-090-075

Design Firm:

6201 Doyle Street Suite B
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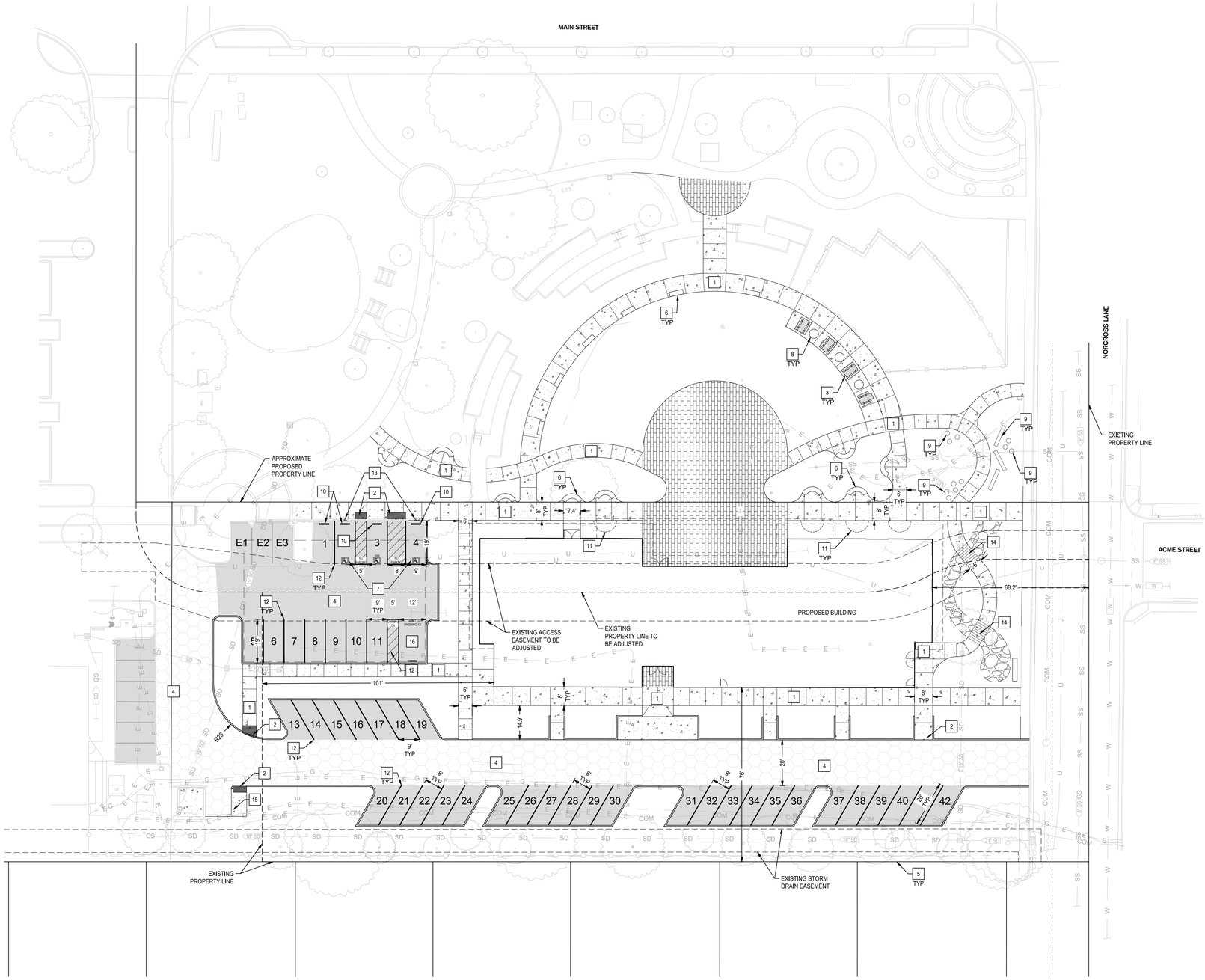
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EXISTING CONDITIONS

Sheet No.:

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PAVING LEGEND:

- PEDESTRIAN CONCRETE
- TRUNCATED DOMES
- PAVERS
- HEAVY DUTY ASPHALT PAVEMENT
- COBBLE SWALE
- LIGHT DUTY ASPHALT PAVEMENT

PAVING KEY NOTES:

1. INSTALL PEDESTRIAN CONCRETE PER PAVING LEGEND, THIS SHEET
2. INSTALL TRUNCATED DOMES
3. INSTALL PICNIC TABLE
4. INSTALL HEAVY DUTY ASPHALT PAVEMENT PER PAVING LEGEND, THIS SHEET
5. INSTALL 6" VERTICAL CURB
6. INSTALL SITE BENCH
7. INSTALL ACCESSIBLE PARKING STALL
8. INSTALL TREE GRATE
9. INSTALL PLAY EQUIPMENT
10. INSTALL WHEEL STOP
11. INSTALL SHRUB
12. INSTALL 4" WHITE STRIPE
13. INSTALL ACCESSIBLE PARKING SIGN
14. INSTALL PEDESTRIAN BRIDGE
15. INSTALL WALL
16. INSTALL EV CHARGING ONLY STALL

0' 10' 20' 40'
SCALE: 1"=20'

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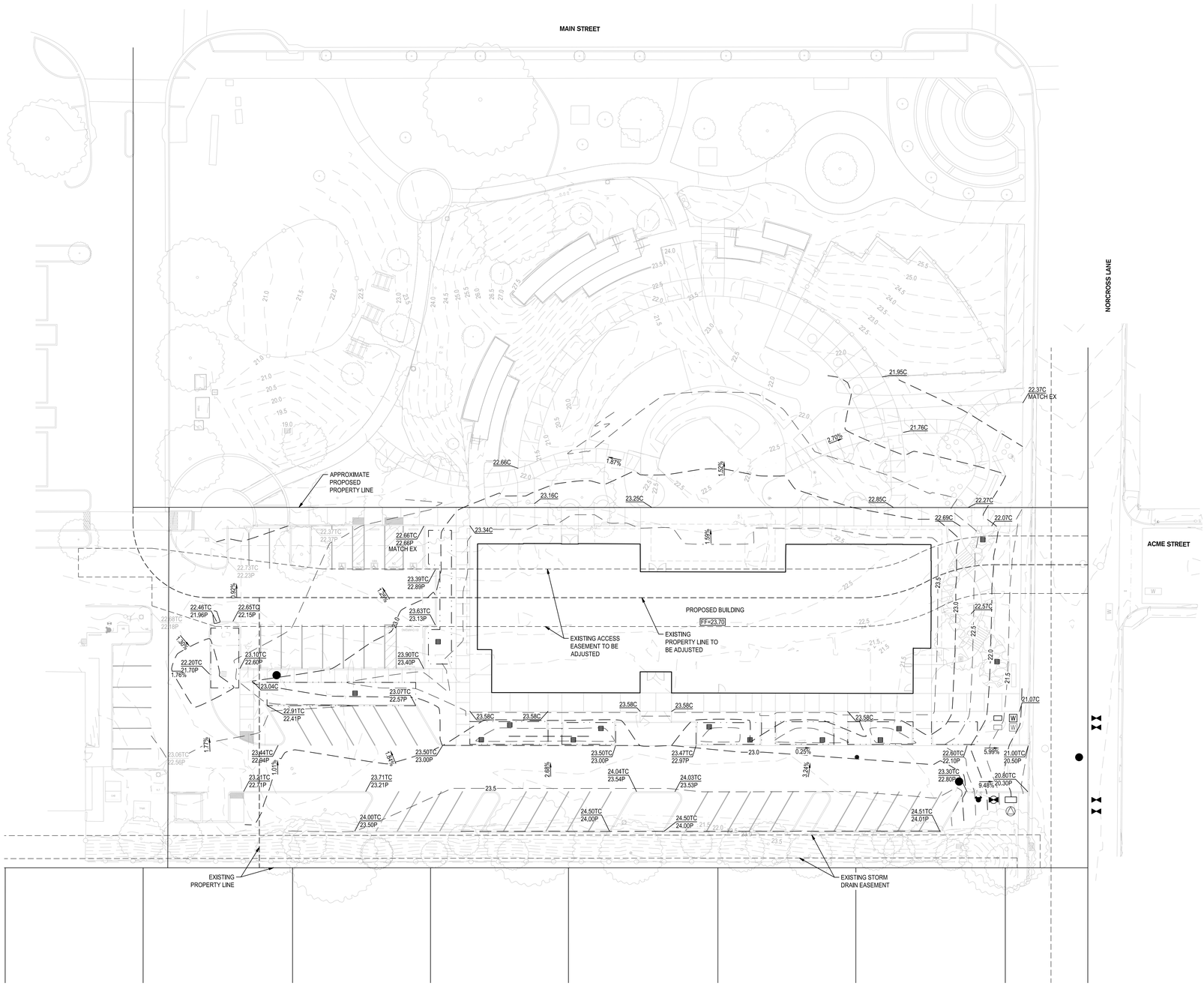
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SITE PLAN

Sheet No.:

C0.2



GRADING LEGEND:

%	GRADE SLOPE PERCENTAGE
3.0	EXISTING GROUND CONTOUR
3.0	PROPOSED GROUND CONTOUR
G.B.	GRADE BREAK
RIDGE	RIDGE
	PROPOSED FLOW DIRECTION

GRADING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
BW	BACK OF WALK
BOW	BOTTOM OF WALL
C	CONCRETE
DG	DECOMPOSED GRANITE
EC	EXISTING CONCRETE
EFL	EXISTING FLOWLINE
EG	EXISTING GROUND
EL	ELEVATION
EP	EXISTING PAVEMENT
EX.	EXISTING
FF	FINISHED FLOOR ELEVATION
FG	FINISH GROUND
FP	FINISH PAD ELEVATION
FL	FLOWLINE
G	GROUND
GB	GRADE BREAK
HP	HIGH POINT
LB	LIGHT BASE
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
P	PAVEMENT
TC	TOP OF CURB
TOW	TOP OF WALL
TYP	TYPICAL

GRADING AND DRAINAGE NOTES:

1. WHERE THERE IS LANDSCAPE ADJACENT TO THE BUILDING EXTERIOR, THE FINISHED GRADE SHALL BE 6" MINIMUM BELOW THE FINISHED FLOOR ELEVATION OF THE BUILDING WITH THE TOP OF 3" BARK MULCH, PER LANDSCAPE PLANS, BEING 3" MINIMUM BELOW FINISHED FLOOR ELEVATION.
2. BEST MANAGEMENT PRACTICES (SILT FENCE, ETC.) CAN BE INSTALLED IN STAGES TO COINCIDE WITH DISTURBANCE OF UPGRADIENT AREAS.
3. CONTOURS AND SPOT ELEVATIONS ON THIS PLAN REFLECT FINAL TOP OF PAVEMENT ELEVATIONS.
4. SITE PREPARATION, GRADING, AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
6. NATURAL SUBGRADES TO SUPPORT FILL SHALL BE STRIPPED OF ALL VEGETATION OR ORGANIC TOPSOIL. ALL FILL SHALL BE CONSIDERED AS CONTROLLED FILL SUBJECT TO THE GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT AND IS SUBJECT TO TESTING AND INSPECTION REQUIREMENTS AS APPROPRIATE FOR THE MATERIALS INVOLVED. A GEOTECHNICAL ENGINEER IS TO PERFORM ON-SITE INSPECTION AND COMPACTION TESTING DURING THE COURSE OF FILL PLACEMENT. AY MATERIAL DEEMED TO BE UNSUITABLE SHALL BE HAULED OFF THE SITE BY THE CONTRACTOR AT HIS EXPENSE. THE GEOTECHNICAL ENGINEER WILL DETERMINE THE FREQUENCY AND TYPE OF TESTING AND INSPECTION REQUIRED IN ORDER TO PROPERLY CONTROL COMPACTION OF FILL.
7. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED, BY THE CONTRACTOR, IN ACCORDANCE WITH PROJECT SPECIFICATIONS, AND ARCHITECTURAL LANDSCAPING PLANS.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL, OR BETTER, CONDITION ANY DAMAGES DONE TO EXISTING SIGNS, UTILITIES, PAVEMENT, CURBS, SIDEWALKS OR DRIVEWAYS.
11. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, THE GAS UTILITY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
12. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, AND APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
14. ALL EXCAVATION IS UNCLASSIFIED.
15. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH TREE PERMIT.
16. TOPSOIL STRIPPING MATERIALS TO BE RE-USED FOR REVEGETATION SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
17. WASTE MATERIALS, OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL SHALL BE AT THE CONTRACTOR'S EXPENSE.
18. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE EXCESS/BORROW EARTHEN MATERIAL SHALL BE IMPORTED/DEPOSITED. IF THE BORROW/DEPOSIT SITE IS WITHIN THE CITY OF ROSEVILLE, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THE EXPORTED MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

0' 10' 20' 40'
SCALE: 1"=20'

Project Title:

CITY OF OAKLEY
OAKLEY LIBRARY & COMMUNITY CENTER
NORCROSS LANE, OAKLEY, CA 94561
APN: 035-090-076; 035-090-075

Design Firm:
6201 Doyle Street Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:
SIEGFRIED

Stamp:
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Issue Note:
DESIGN REVIEW SUBMITTAL
03/18/2026

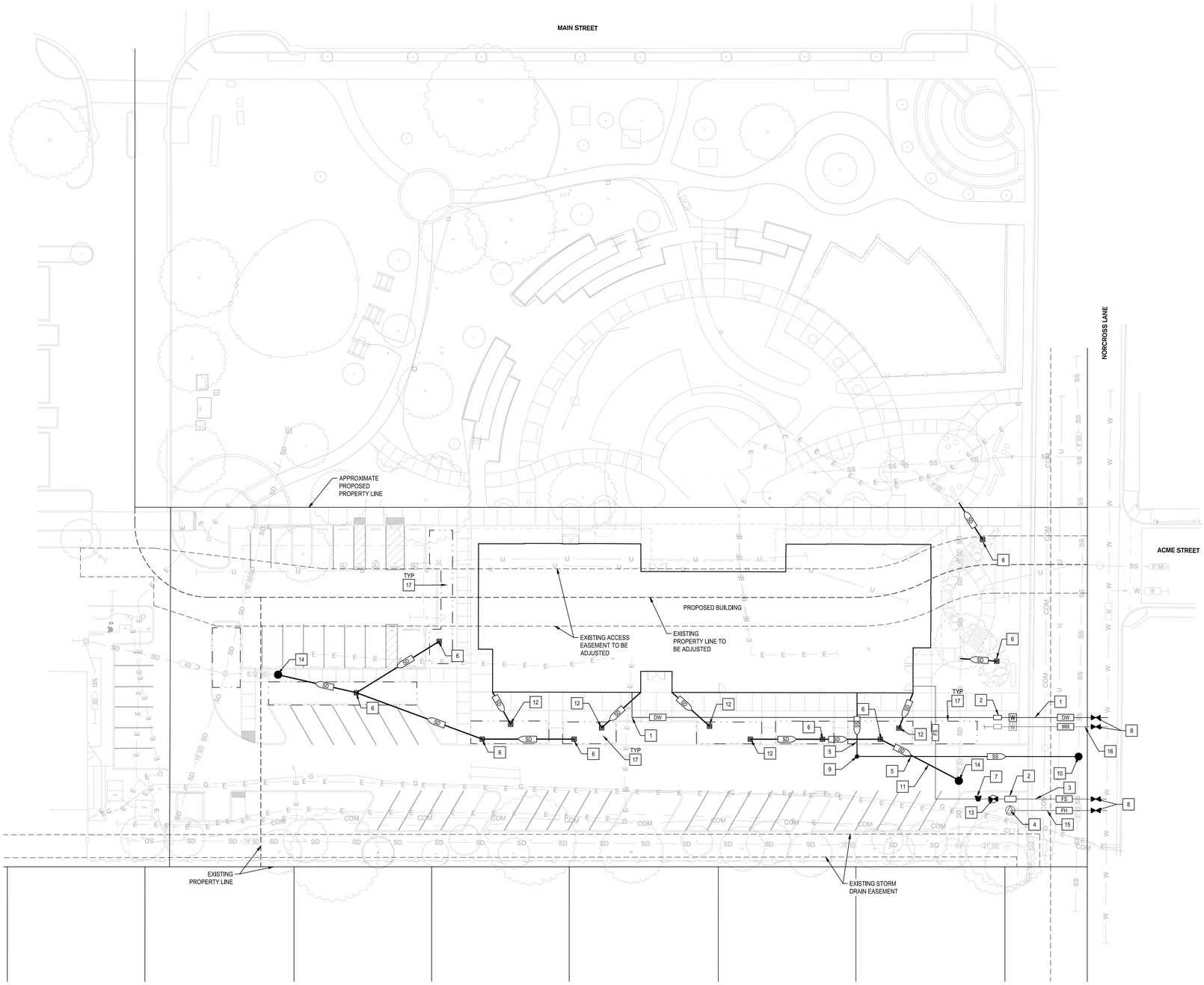
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Project Code:

Scale:

Sheet Title:
PRELIMINARY GRADING AND DRAINAGE PLAN

Sheet No.:
C0.3



UTILITY LEGEND:

- PROPOSED MANHOLE
- PROPOSED DRAIN INLET
- SHUT OFF VALVE
- WATER METER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED BACKFLOW PREVENTION DEVICE
- PROPOSED SITE LIGHT SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS BY OTHERS FOR FURTHER DETAIL
- PROPOSED ELECTRICAL BOX SHOWN FOR REFERENCE ONLY, SEE ELECTRICAL PLANS BY OTHERS FOR FURTHER DETAIL
- EXISTING MANHOLE
- EXISTING UTILITY BOX/VAULT
- EXISTING STORM DRAIN CATCH BASIN
- EXISTING STORM DRAIN INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN PIPE
- PROPOSED WATER LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED FIRE HYDRANT LINE
- PROPOSED IRRIGATION LINE
- PROPOSED GAS LINE SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS
- PROPOSED ELECTRICAL LINE SHOWN FOR REFERENCE ONLY, SEE PLANS BY OTHERS
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER LINE

UTILITY KEY NOTES:

1. INSTALL DOMESTIC WATER LINE
2. INSTALL BACK FLOW PREVENTER
3. INSTALL FIRE SPRINKLER LINE
4. INSTALL FIRE HYDRANT
5. INSTALL SANITARY SEWER LINE
6. INSTALL STORM DRAIN OVERFLOW INLET
7. INSTALL FIRE DEPARTMENT CONNECTION
8. INSTALL WATER VALVE
9. INSTALL SANITARY SEWER CLEANOUT
10. INSTALL SANITARY SEWER MANHOLE
11. INSTALL STORM DRAIN LINE
12. INSTALL STORM DRAIN BUBBLE UP STRUCTURE
13. INSTALL POST INDICATOR VALVE
14. INSTALL STORM DRAIN MAN HOLE
15. INSTALL FIRE HYDRANT LINE
16. INSTALL IRRIGATION LINE
17. INSTALL STORMWATER PLANTER

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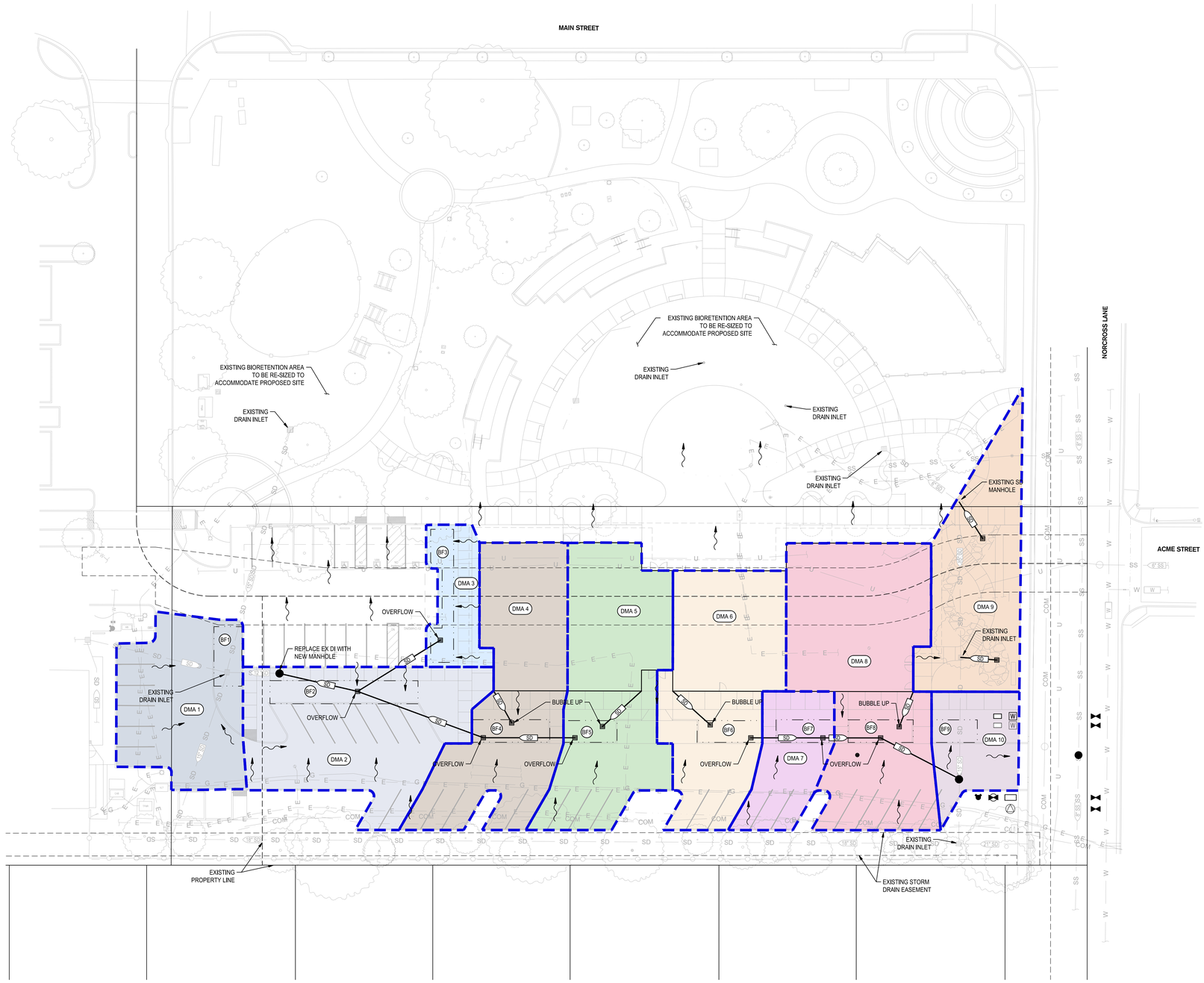
SCHEMATIC UTILITY PLAN

Sheet No.:

C1.0

DRAINAGE MANAGEMENT AREAS	
	AREA (SF)
DMA 1	3,762
DMA 2	5,499
DMA 3	1,364
DMA 4	5,193
DMA 5	5,372
DMA 6	4,968
DMA 7	1,816
DMA 8	6,775
DMA 9	4,008
DMA 10	1,727

BIORETENTION FACILITIES	
	AREA (SF)
BF1	317
BF2	653
BF3	442
BF4	337
BF5	222
BF6	270
BF7	252
BF8	282
BF9	198



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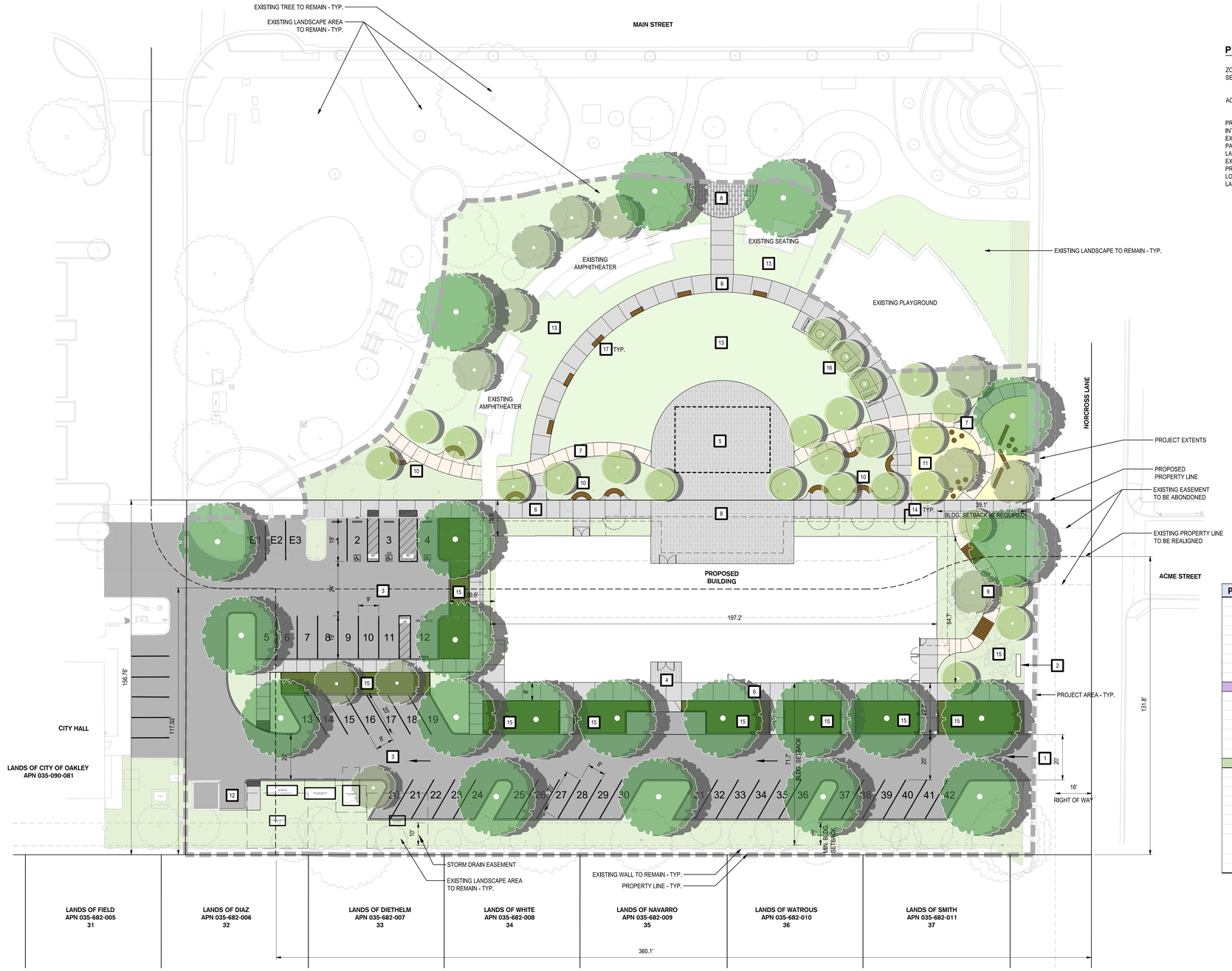
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Sheet Title:

STORMWATER CONTROL PLAN

Sheet No.:

C2.0



PROJECT INFORMATION

ZONING: DSP-DC		
SETBACKS	FRONT :	0 FT
	REAR :	10 FT
	SIDE :	0 -15 FT
ACREAGE	(035-090-075) :	2.559 ACRES
	(035-090-076) :	0.995 ACRES
		3.554 ACRES / 154,812 SF
PROJECT SITE :		84,300 SF
INTERIOR FLOOR AREA :		11,549 SF
EXTERIOR COVERED AREA :		1,846 SF
PAVILION AREA :		1,210 SF
LANDSCAPE AREA :		18,540 SF
EXISTING IMPERVIOUS AREA :		16,523 SF
PROPOSED IMPERVIOUS:		36,308 SF
LOT COVERAGE :		44%
LANDSCAPE COVERAGE		56%

KEYNOTES LEGEND

1	DRIVEWAY ENTRY
2	SIGNAGE
3	PARKING
4	LIBRARY ENTRY
5	SHADE STRUCTURE
6	SCORED CONCRETE PEDESTRIAN PATH
7	ACCENT CONCRETE PEDESTRIAN PATH
8	ENHANCED PAVING
9	NATURE EXPLORATION AREA WITH CONCRETE PATH AND BRIDGES
10	SEATING NOOK WITH CURVED BENCH, TYP.
11	DECOMPOSED GRANITE AREA WITH WOOD LOGS AND STUMPS
12	TRASH ENCLOSURE & CITY EVENT STORAGE
13	LAWN
14	POLLINATOR PLANTING, TYP.
15	STORMWATER TREATMENT AREA
16	PICNIC AREA WITH SHADE TREES
17	BENCH
	SHADE TREE - TYP.

PARKING SUMMARY

BUILDING SF:				
	INTERIOR FLOOR AREA	**11,549**	**GSF**	
	EXTERIOR COVERED AREA	**1,846**	**SF**	
	PAVILION AREA	**1,210**	**SF**	
REQUIRED PARKING BY CITY CODE:		**35**	STALLS	3.0 STALLS/1,000 SF
MINIMUM PARKING REQUESTED:		**36**	STALLS	
TOTAL PROVIDED PARKING:		**45**	STALLS	3.9 STALLS/1,000 SF
STANDARD PARKING STALLS				
PROVIDED STANDARD		**38**	STALLS	
PROVIDED COMPACT		**0**	STALLS	
PROVIDED ACCESSIBLE VAN		**1**	STALLS	REQUIRED ACCESSIBLE VAN **1** STALLS
PROVIDED ACCESSIBLE STANDARD		**2**	STALLS	REQUIRED ACCESSIBLE STANDARD **1** STALLS
ELECTRIC VEHICLE PARKING				
EXISTING ELECTRIC CHARGING STATIONS (EVCS)		**3**	STALLS	
PROVIDED ELECTRIC CHARGING STATIONS (EVCS)		**0**	STALLS	REQUIRED ELECTRIC CHARGING STATIONS **4** STALLS
PROVIDED ELECTRIC VAN ACCESSIBLE		**1**	STALLS	REQUIRED ELECTRIC VAN ACCESSIBLE **1** STALLS
PROVIDED ELECTRIC STANDARD ACCESSIBLE		**0**	STALLS	REQUIRED ELECTRIC STANDARD ACCESSIBLE **0** STALLS
PROVIDED ELECTRIC VEHICLE CAPABLE		**0**	STALLS	REQUIRED ELECTRIC VEHICLE CAPABLE **4** STALLS
PROVIDED ELECTRIC VEHICLE CAPABLE STANDARD ACCESSIBLE		**0**	STALLS	REQUIRED ELECTRIC VEHICLE CAPABLE STANDARD ACCESSIBLE **1** STALLS

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Scale: As indicated

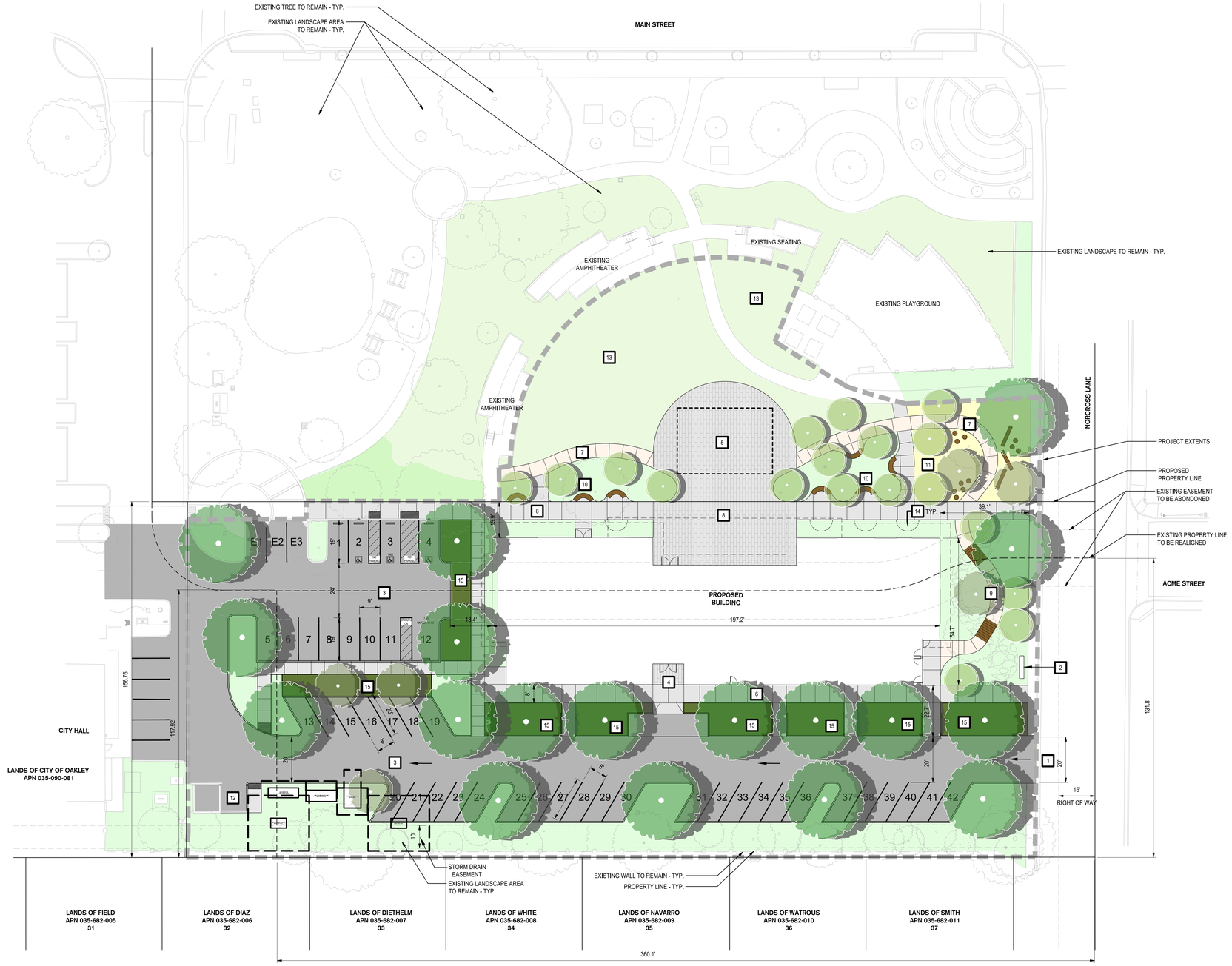
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PARK MASTER PLAN

Sheet No.:

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KEYNOTES LEGEND

1. DRIVEWAY ENTRY
2. SIGNAGE
3. PARKING
4. LIBRARY ENTRY
5. SHADE STRUCTURE
6. SCORED CONCRETE PEDESTRIAN PATH
7. ACCENT CONCRETE PEDESTRIAN PATH
8. ENHANCED PAVING
9. NATURE EXPLORATION AREA WITH CONCRETE PATH AND BRIDGES
10. SEATING NOOK WITH CURVED BENCH, TYP.
11. DECOMPOSED GRANITE AREA WITH WOOD LOGS AND STUMPS
12. TRASH ENCLOSURE & CITY EVENT STORAGE
13. LAWN
14. POLLINATOR PLANTING, TYP.
15. STORMWATER TREATMENT AREA

SHADE TREE - TYP.

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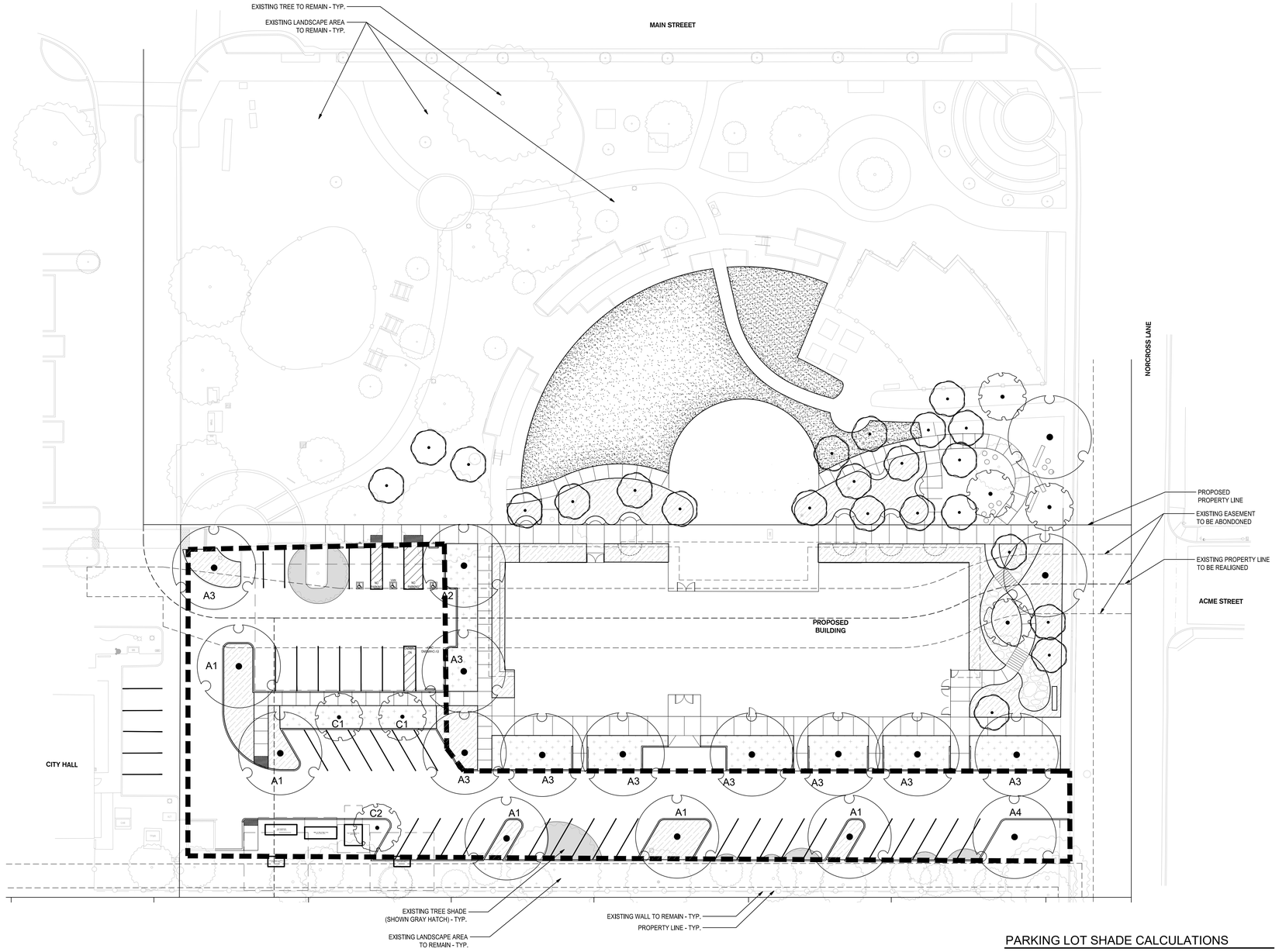
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PROPOSED SITE PLAN

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CONCEPT PLANT SCHEDULE

LARGE SHADE TREES — 18
24" box trees. Site and parking lot shade tree. Low and medium water-use trees. Canopy diameter 30'-35'. Drip bubbler irrigation.

Platanus x acerifolia 'Yarwood' / London Plane Tree	
Quercus agrifolia / Coast Live Oak	
Quercus lobata / Valley Oak	
Ulmus x 'Frontier' / Frontier Elm	
Zelkova serrata 'Village Green' / Sawleaf Zelkova	
Platanus x acerifolia 'Yarwood' / Yarwood London Plane Tree	24"box, M
Quercus agrifolia / Coast Live Oak	24"box, VL
Quercus lobata / Valley Oak	24"box, L
Ulmus x 'Frontier' / Frontier Elm	24"box, UNK
Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24"box, M

MEDIUM TREE — 7
24" box trees. Smaller planting areas. Low and medium water-use trees.Canopy diameter 20'-30'. Drip bubbler irrigation.

Acer platanoides / Norway Maple	24"box, M
Acer rubrum 'October Glory' / October Glory Red Maple	24"box, M
Laurus nobilis / Sweet Bay	24"box, L
Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box, L
Quercus rubra / Northern Red Oak	24"box, M
Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	24"box, M
Ulmus wilsoniana 'Prospector' / Prospector Elm	24"box, L

SMALL TREE — 23
15 gallon trees. Small planting areas, entries, building accent, parking drive aisle. Low and medium water-use trees. Canopy diameter 15'-20'. Drip bubbler irrigation.

Acca sellowiana / Pineapple Guava	15 gal, L
Acer palmatum / Japanese Maple	15 gal, M
Arbutus unedo 'Elfin King' / Elfin King Strawberry Tree	15 gal, L
Cercis occidentalis / Western Redbud	15 gal, L
Chilopsis linearis 'Warren Jones' / Warren Jones Desert Willow	15 gal, L
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	15 gal, M
Lagerstroemia indica x fauriei 'Muskogee' / Muskogee Crape Myrtle	15 gal, L
Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	15 gal, M
Podocarpus gracilior / Fern Pine	15 gal, L

LARGE SHRUBS
5 gallon shrubs. Drought tolerant, low and medium water-use plants. Shrubs (3' - 5' high/wide) throughout project site. Dripline irrigation.

Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal, L
Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	5 gal, VL
Ceanothus x 'Joyce Coulter' / Joyce Coulter Wild Lilac	5 gal, L
Cistus x purpureus / Orchid Rockrose	5 gal, L
Loropetalum chinense rubrum 'Fire Dance' / Fire Dance Fringe Flower	5 gal, M
Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal, L
Westringia fruticosa 'Smokey' / Smokey Coast Rosemary	5 gal, L

MEDIUM SHRUBS
Medium Shrubs
5 gallon shrubs, Drought tolerant, low and medium water-use plants. Shrubs (2' -3' high/wide) throughout project site. Dripline Irrigation.

Bulbine frutescens 'Yellow' / Yellow Bulbine	5 gal, L
Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	5 gal, L
Olea europaea 'Little Ollie' / Little Ollie Olive	5 gal, L
Phormium x 'Amazing Red' / Amazing Red New Zealand Flax	5 gal, M
Salvia leucantha 'Santa Barbara' / Santa Barbara Mexican Bush Sage	5 gal, L
Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	5 gal, L

SMALL SHRUBS
1 gallon shrubs, Drought tolerant, low and medium water-use plants. Shrubs (1'- 2' high/wide) throughout project site. Dripline Irrigation.

Epilobium canum / California Fuchsia	1 gal, L
Erigeron karvinskianus 'Profusion' / Profusion Santa Barbara Daisy	1 gal, L
Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal, M

BIORETENTION PLANTER
Native grass sod, shrubs or grasses. Plants to be water tolerant. Plants (6'- 12" high/wide) in bioretention planters. Subsurface in-line, Dripline Irrigation.

Carex pansa / Meadow Sedge	1 gal, M
Juncus patens / California Gray Rush	1 gal, L
Native Sod Native Mow Free / Native Mow Free by Delta Bluegrass	Hydroseeded, M

GROUNDCOVERS
1 gallon, small shrubs and spreading groundcover, low and medium water-use plants. Plants to be primarily evergreen with seasonal interest in flowering and/or form. Shrubs and groundcover (6"-12" high x 36"- 60" wide) throughout project site. Dripline Irrigation.

Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal, M
Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita	1 gal, M
Ceanothus thyrsiflorus var. griseus 'Yankee Point' / Yankee Point Carmel Creeper	1 gal, L
Myoporum parvifolium / Trailing Myoporum	1 gal, L
Rosa x 'Noaschnee' / Flower Carpet® White Groundcover Rose	1 gal, M
Westringia fruticosa 'WES06' / Low Horizon™ Coast Rosemary	1 gal, L
Zauschneria californica / California Fuchsia	1 gal, L

TURF
Sod turf grass. Spray irrigation.

Hydroseed Native Preservation Mix Delta Bluegrass	Hydroseeded, M

PARKING LOT SHADE CALCULATIONS

Canopy Diameter		Area (SF)	Quantity	Shade Total (SF)
30'-35'	Full (F)	962	5	4,810
	Three- Quarters (T)	721	1	721
	Half (H)	481	9	4,329
	Quarter (Q)	240	1	240
			Total	**10,100**
25'-30'	Full (F)	707		-
	Three- Quarters (T)	530		-
	Half (H)	354		-
	Quarter (Q)	177		-
			Total	**-**
20'-25'	Full (F)	491	2	982
	Three- Quarters (T)	368	1	368
	Half (H)	246		-
	Quarter (Q)	123		-
			Total	**1,350**
15'-20'	Full (F)	314		-
	Three- Quarters (T)	235		-
	Half (H)	157		-
	Quarter (Q)	79		-
			Total	**-**
Shade Provided from Existing Trees (SF)				**525**
Total Tree Shaded Area Provided (SF)				**11,975**
Total Parking Area (SF)				**23,900**
Percentage of Parking Area Shade Provided (SF)				**50%**

50% OF SURFACE PARKING AREA IS SHADED

SHADE TREES

PARKING SPACES:	45
TREES REQUIRED AT 1/4 SPACES:	11.25
TREES PROVIDED:	19

LANDSCAPE AREA CALCULATIONS

PROJECT AREA:	69,600 SF
PROJECT LANDSCAPE AREA:	18,540 SF
PARKING LOT AREA:	23,900 SF

WATER EFFICIENT LANDSCAPE ORDINANCE

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."

Applicant Signature	License Number	Date
	4836	3.18.2026

0' 10' 20' 40'
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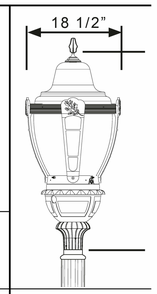
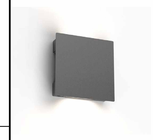
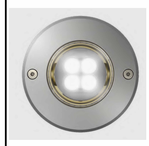
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Sheet Title:
PROPOSED LANDSCAPE PLAN

Sheet No.:
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LUMINAIRE SCHEDULE

TYPE	MOUNTING	DESCRIPTION	MANUFACTURER CATALOG #	LIGHT SOURCE	POWER SUPPLY	VOLTS	INPUT WATTS	PRODUCT IMAGE
BA4	POST TOP	CITY OF OAKLEY, CA. DECORATIVE POST TOP LUMINAIRE WITH CAST ALUMINUM HOUSING AND STAINLESS STEEL SET SCREWS. MATCH CITY STANDARD FOR DECORATIVE HOUSING ELEMENTS: 'MEDITERRANEAN' TOP, 'MONACO' CAGE, AND 'LONDON' HOUSING SYLES. IES TYPE IV FORWARD THROW OPTICAL DISTRIBUTION. 19.5" DIA. WITH 42.75" OVERALL LUMINAIRE HEAD HEIGHT. MOUNTED ON 14' ROUND STRAIGHT ALUMINUM POLE WITH 0.188" WALL THICKNESS, HANDHOLE, BASE COVER, AND MATCHING FINISH. STANDARD TGIC POLYSTER POWDER COAT FINISH AS SELECTED BY THE ARCHITECT.	BEACON VIL-T1-AF-C3-H2-18L-25-3K7-UNV-4F	3000K LED 70 CRI 3053 LM	NON-DIMMING	UNV	32W	
BA8	POST TOP	SIMILAR TO TYPE BA4 EXCEPT WITH DUAL LUMINAIRE HEAD MOUNT WITH (2) IES TYPE IV DISTRIBUTION LUMINAIRES. INCLUDE 16" 'SCROLL' MOUNTING OPTION.	BEACON (2)VIL-T1-AF-C3-H2-18L-25-3K7-UNV-4F MOUNTING ARM: AA-52 16" SCROLL	3000K LED 70 CRI 6106 LM	NON-DIMMING	UNV	64W	
BB3	SURFACE	EXTERIOR DOWNLIGHT SCONCE WITH 5052-H32 ALUMINUM ALLOY HOUSING, FLAT FASCIA FORM, STAMPED SILICONE GASKETING, STAINLESS STEEL BRACKETRY AND HARDWARE. CLEAR INJECTION MOLDED PMMA ACRLYIC OPTICS WITH IES TYPE III DISTRIBUTION. SECONDARY IMPACT RESISTANT 5/32" TEMPERED GLASS LENS. 9.5" SQUARE X 2.8" DEPTH. STANDARD TGIC POLYESTER POWDER COAT FINISH AS SELECTED BY THE ARCHITECT.	KIM LIGHTING CY1-15-3K8-1-3-UNV-(FINISH)-F-FPP	3000K LED 80 CRI 1755 LM	NON-DIMMING	UNV	17W	
BB4	SURFACE	SIMILAR TO TYPE BB3 BUT WITH IES TYPE IV OPTICAL DISTRIBUTION.	KIM LIGHTING CY1-15-3K8-1-4-UNV-(FINISH)-F-FPP	3000K LED 80 CRI 1762 LM	NON-DIMMING	UNV	17W	
BC1	GROUND	IN-GRADE MOUNTED UPLIGHT WITH DIE CAST BRASS LED MODULE HOUSING, DOUBLE SEALED WITH MOISTURE BLOCKING FITTING AND SILICONE SEALS. SEPARATE, SEALED OPTICAL AND DRIVER COMPARTMENTS; SLIP RESISTANT TEMPERED BOROSILICATE GLASS LENS. LIGHT ENGINE WITH PRECISION OPTIC AND LIGHT SHAPING FILMS DELIVERING 15 DEG. 4.4" DIA. X 8.4" HEIGHT. STANDARD DOOR MATERIAL AND FINISH AS SELECTED BY THE ARCHITECT.	HYDREL IGF4-(DOOR MATERIAL)-LED-P1-80CRI-30K-MVOLT-15DEG-0T-FLCSR-(FINISH)	3000K LED 80 CRI 392 LM 3101 CBCP	NON-DIMMING	UNV	5W	
BE1	RECESSED	RECESSED 2" APERTURE SQUARE DOWNLIGHT WITH ACRYLIC ENAMELED ALUMINUM HOUSING AND DIE CAST ALUMINUM TRIM WITH MATTE BLACK INNER CONE ABOVE. OPEN-LOOK LENS WITH WIDE FLOOD (60 DEG.) BEAM SPREAD. 12" SQ. X 5 5/8" HEIGHT HOUSING SIZE. 1 1/8" MAX CEILING THICKNESS. TRIM FINISH AS SELECTED BY THE ARCHITECT.	KIRLIN LRC-02-PND-1000L-UNV-PSR-WFL-30K-(TRIM FINISH)	3000K LED 80 CRI 875 LM	NON-DIMMING	UNV	11W	
BE2	RECESSED	SIMILAR TO TYPE BE1 EXCEPT WITH ADJUSTABLE AIMING FOR SLOPED CEILING CONDITION.	KIRLIN LRC-02-PNA-1000L-UNV-PSR-WFL-30K-(TRIM FINISH)	3000K LED 80 CRI 875 LM	NON-DIMMING	UNV	11W	
BF1	BOLLARD	BOLLARD LUMINAIRE WITH EXTRUDED ALUMINUM HOUSING AND INDEPENDENTLY ENCAPSULATED LED AND DRIVER MODULES. PRECISION ACRYLIC OPTIC WITH SHORT FORWARD, WIDE LATERAL DISTRIBUTION. IK10 RATED, IP67 RATED; FULLY SHIEDED AND DARKSKY COMPLIANT. 5" W X 5.5" D X 38" OVERALL HEIGHT. STANDARD ZINC INFUSED TGIC THERMOSET POWDER COAT FINISH AS SELECTED BY THE ARCHITECT.	HYDREL WANDER1-PM1-H38-P2-90CRI-30K-MVOLT-SW-(FINISH)	3000K LED 90 CRI 677 LM	NON-DIMMING	UNV	10W	
BF2	BOLLARD	SIMILAR TO TYPE BF1 BUT WITH LONG FORWARD, MEDIUM LATERAL DISTRIBUTION.	HYDREL WANDER1-PM1-H38-P2-90CRI-30K-MVOLT-LM-(FINISH)	3000K LED 90 CRI 679 LM	NON-DIMMING	UNV	10W	
BF3	BOLLARD	SIMILAR TO TYPE BF1 BUT WITH DOUBLE HEAD MOUNT; ONE WITH 'SW' DISTRIBUTION, AND ONE WITH 'LM' DISTRIBUTION.	HYDREL WANDER1-PM2-H38-P2-90CRI-30K-MVOLT-MOD(SW-LM)-(FINISH)	3000K LED 90 CRI 1356 LM	NON-DIMMING	UNV	20W	

END OF LUMINAIRE SCHEDULE

Project Title:

CITY OF OAKLEY
OAKLEY LIBRARY & COMMUNITY CENTER
NORCROSS LANE, OAKLEY, CA 94561
APN: 035-090-076; 035-090-075

Design Firm:
SIEGEL & STRAIN Architects
6201 Doyle Street Suite B
Emeryville, CA 94608
TEL 510 / 547-8092
info@siegelstrain.com

Consultant:
O'MAHONY & MYER
ELECTRICAL ENGINEERING & LIGHTING DESIGN
4340 REDWOOD HWY., SUITE 245
SAN RAFAEL, CALIFORNIA 94903
(415) 492-0420 FAX (415) 479-3662

Stamp:

NOT FOR CONSTRUCTION

No.	Description	Date

Issue Note:

DESIGN REVIEW 03/18/2026

Key Plan:

Project Code:

Scale:

Sheet Title:

LUMINAIRE SCHEDULE

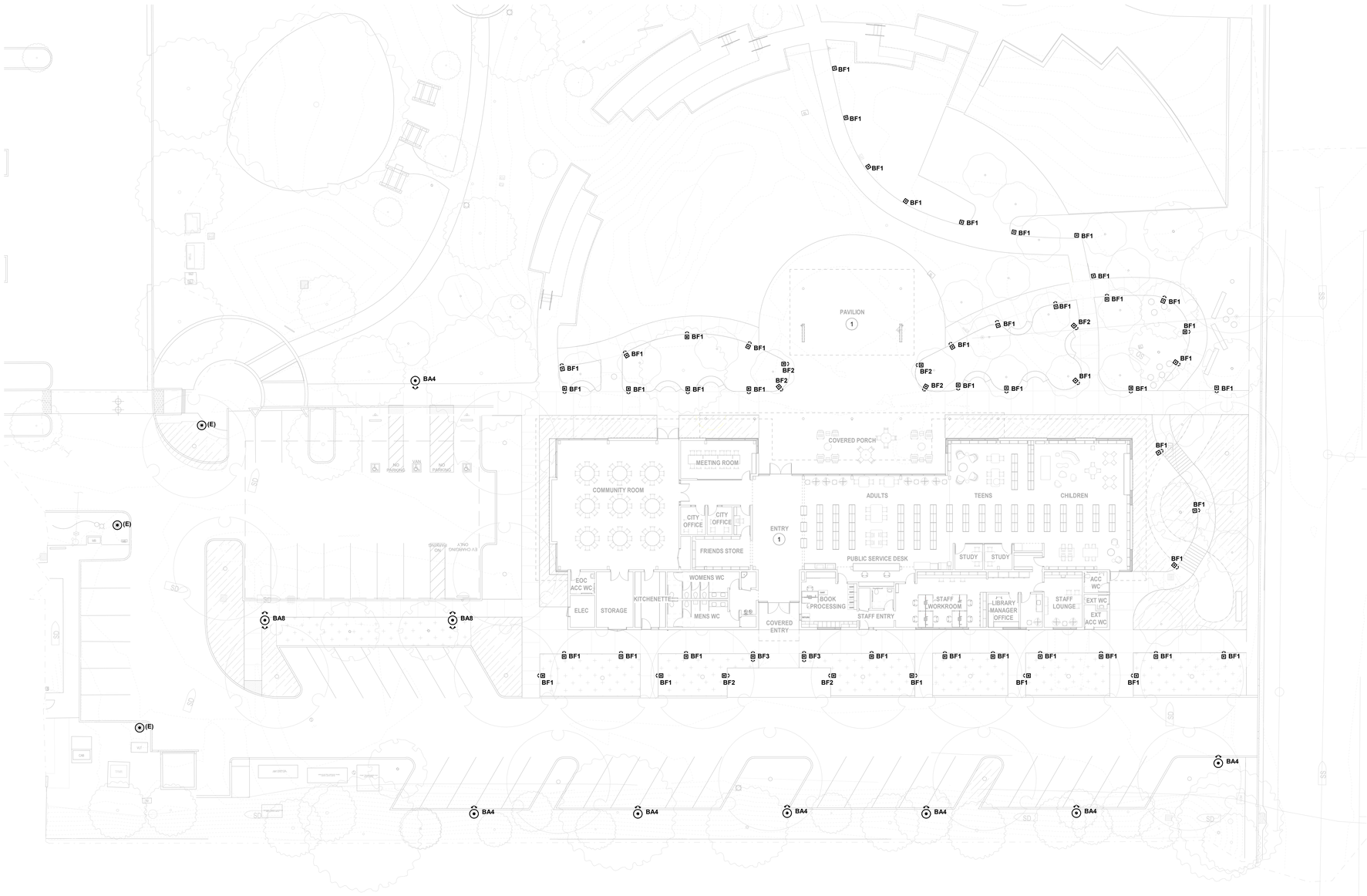
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E0.03

3/18/2026 4:42:34 PM

SHEET NUMBERED NOTES

1. SEE SHEET E2.01 FOR EXTERIOR BUILDING AND GROUND MOUNTED UPLIGHTING.



1 SITE PLAN - LIGHTING
1/16" = 1'-0"

N

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DESIGN REVIEW
03/18/2026

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Project Code:

Scale: 1/16" = 1'-0"

Sheet Title:

SITE PLAN - LIGHTING

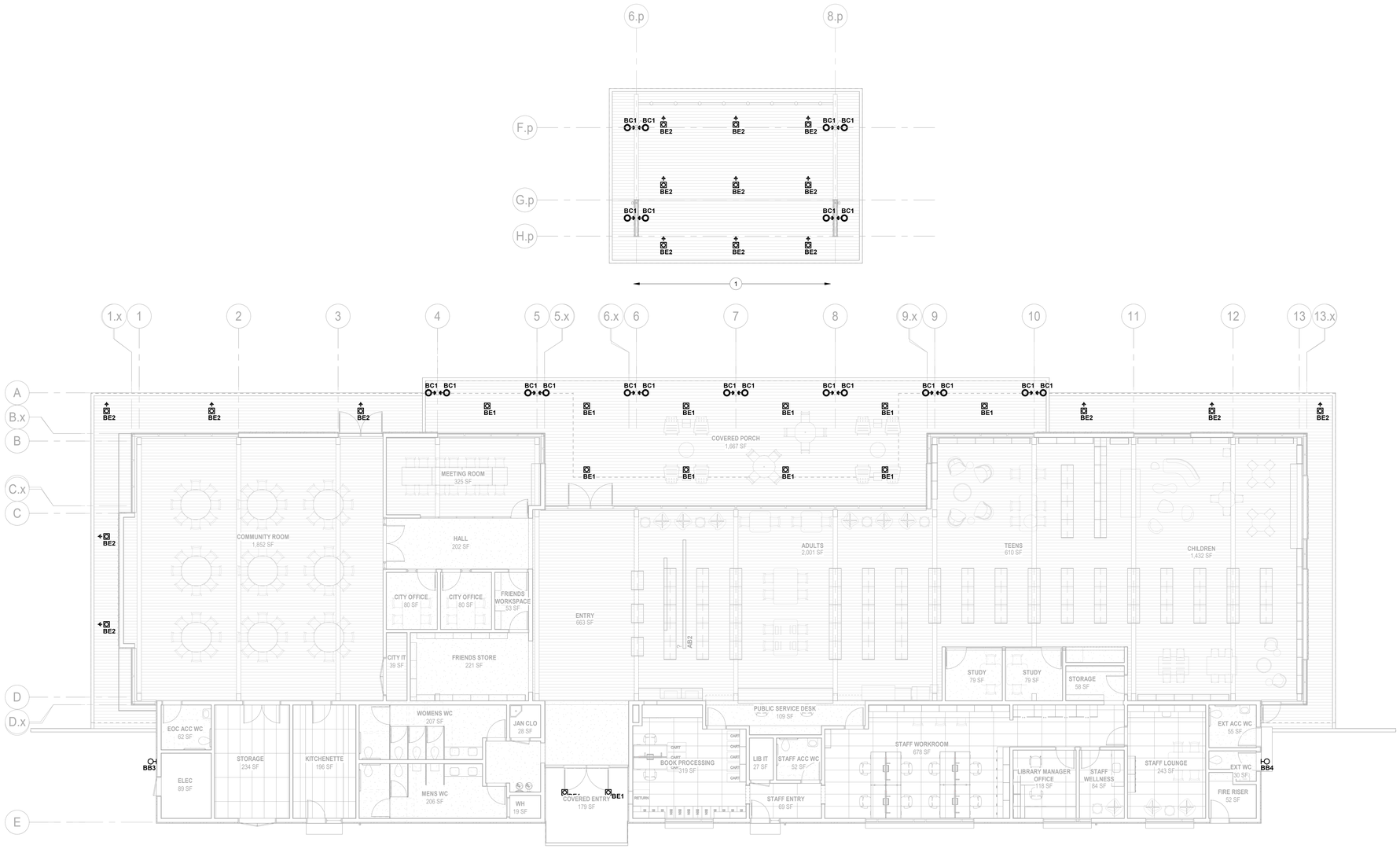
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E1.02

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SHEET NUMBERED NOTES

1. SEE SHEET E1.02 FOR SITE LIGHTING.



2 FLOOR PLAN - LIGHTING
1/8" = 1'-0"

N

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No.	Description	Date

Issue Note:
DESIGN REVIEW
03/18/2026

Key Plan:

Project Code:

Scale: 1/8" = 1'-0"

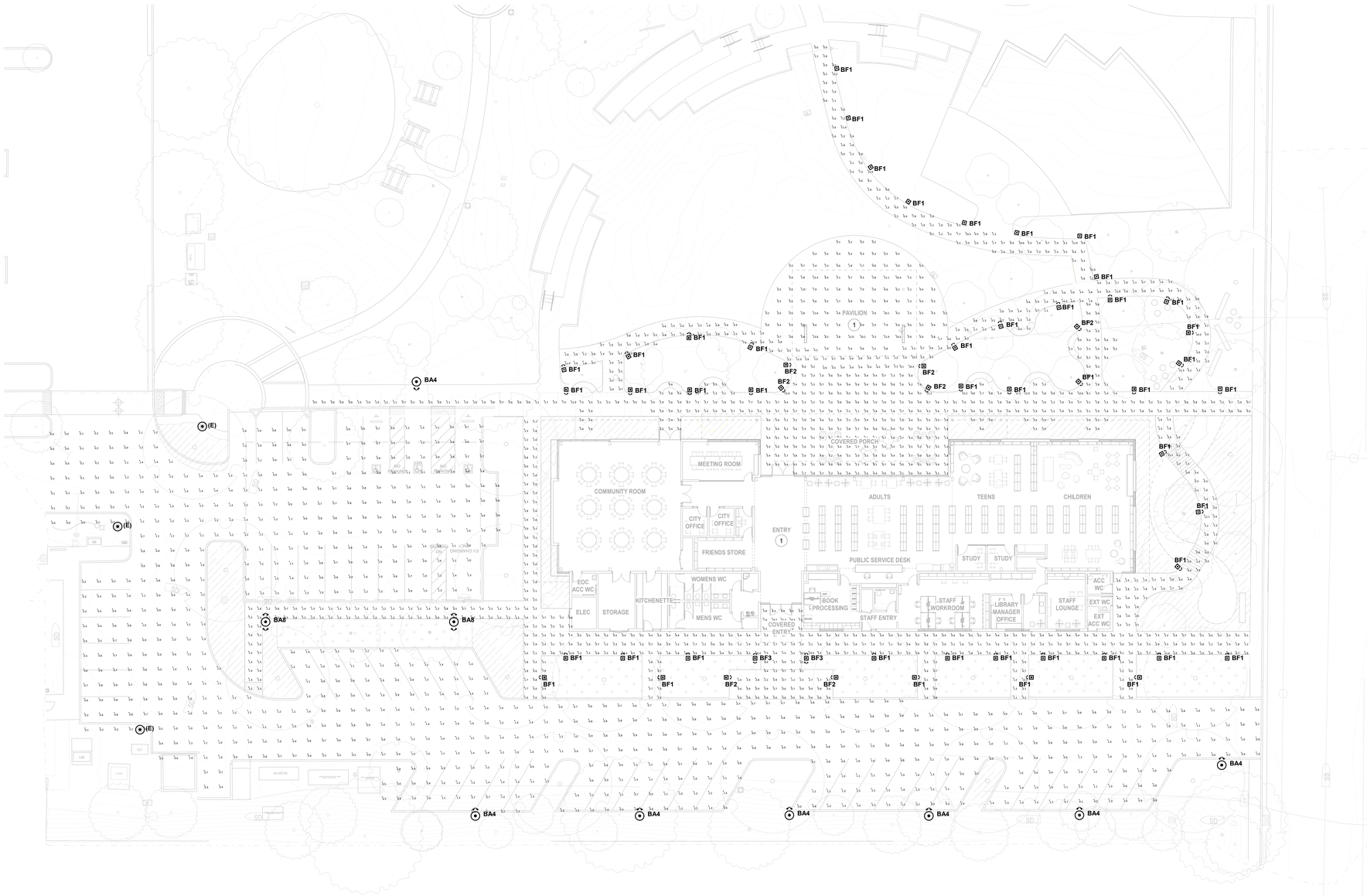
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FLOOR PLAN - LIGHTING

Sheet No.:
E2.01

3/18/2026 1:15:35 PM

SHEET NUMBERED NOTES

1. SEE SHEET E2.01 FOR EXTERIOR BUILDING AND GROUND MOUNTED UPLIGHTING.



1 SITE PLAN - LIGHTING - ILLUMINANCE
1/16" = 1'-0"

N

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No.	Description	Date

Issue Note:

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03/18/2026

Key Plan:

Project Code:

Scale: 1/16" = 1'-0"

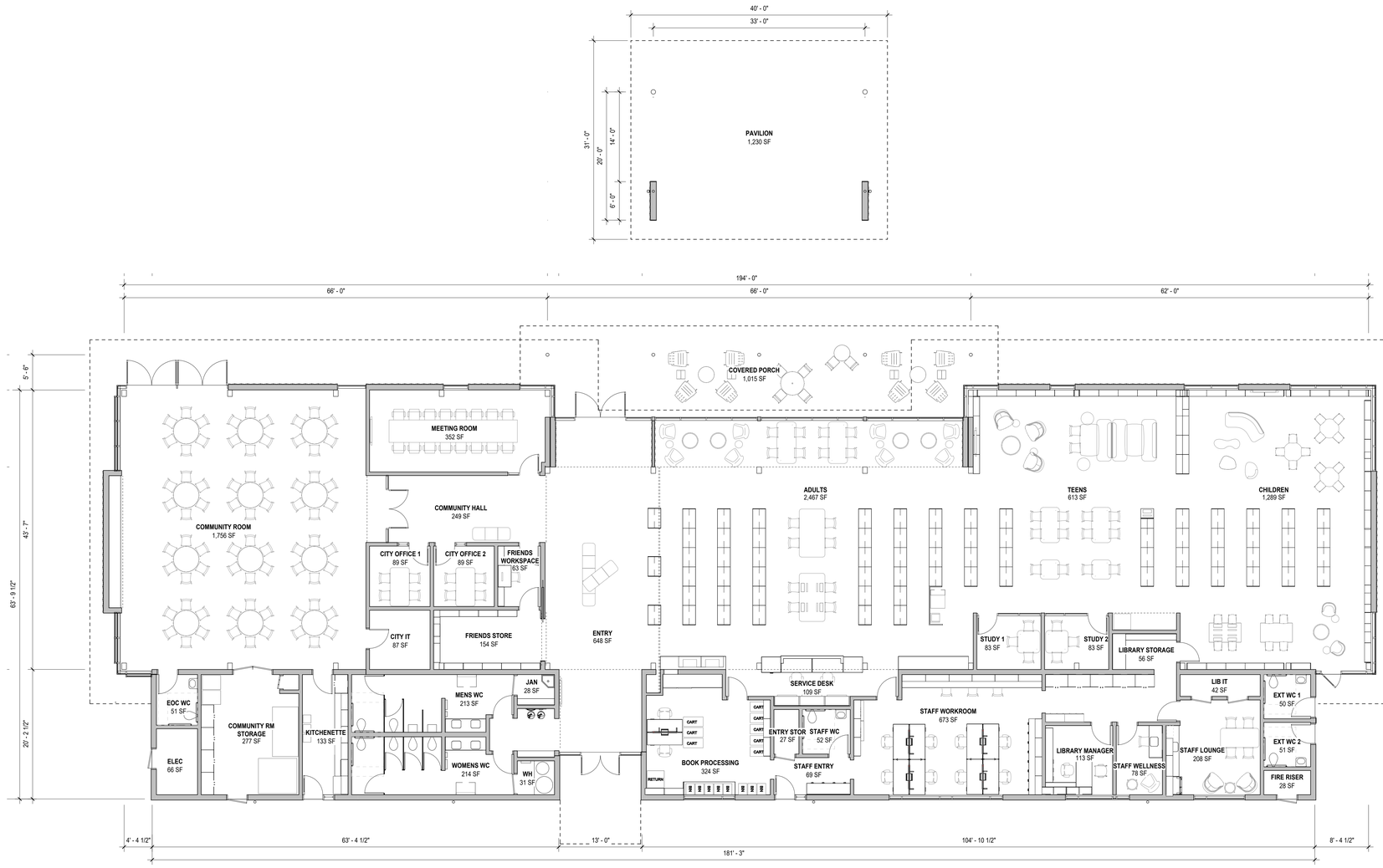
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SITE PLAN - LIGHTING - ILLUMINANCE

Sheet No.:

E9.02

3/18/2026 1:16:23 PM



1 A1.1 **FLOOR PLAN**
1/8" = 1'-0"

KEYNOTES

SHEET NOTES

BUILDING AREA: 12,015 GSF

COVERED EXTERIOR AREA 1,015 SF

PAVILION AREA: 1,230SF

0 4 8 16 ft.

N

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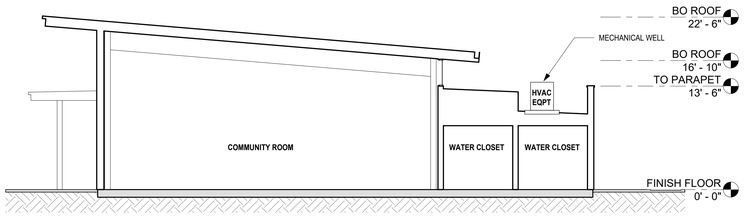
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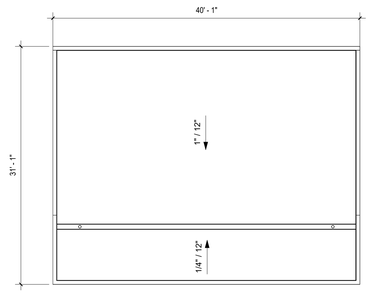
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FLOOR PLAN

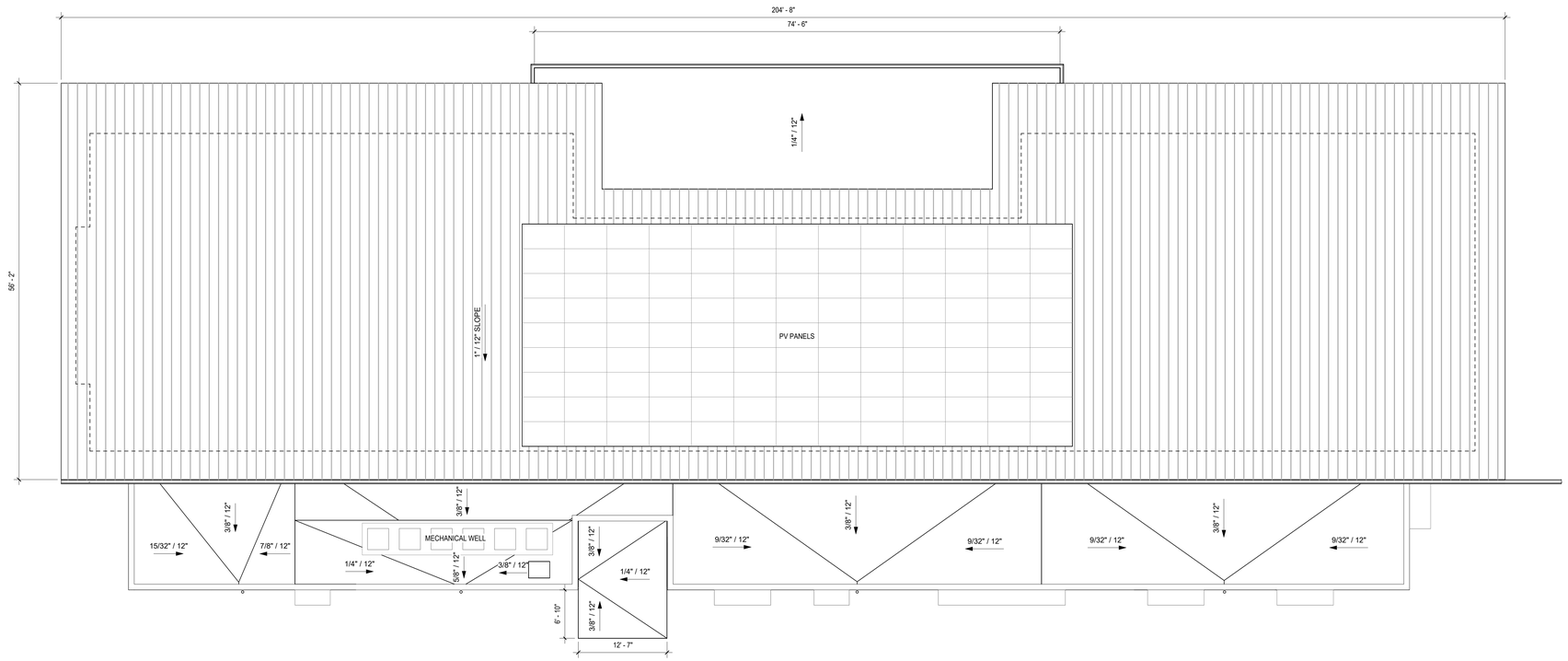
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A1.1

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2 A1.2 **BUILDING SECTION**
1/8" = 1'-0"





1 A1.2 **ROOF PLAN**
1/8" = 1'-0"

KEYNOTES

SHEET NOTES

PV ARRAY SIZE MAY VARY

0 4 8 16 ft.

N

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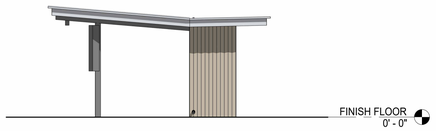
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Issue Note:
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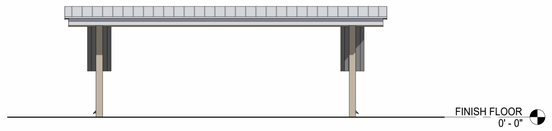
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ROOF PLAN

Sheet No.:
A1.2

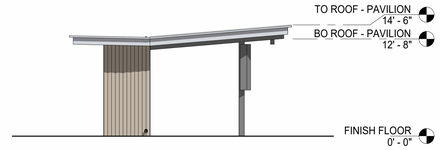
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8 A2.1 **WEST ELEVATION - PAVILION**
1/8" = 1'-0"



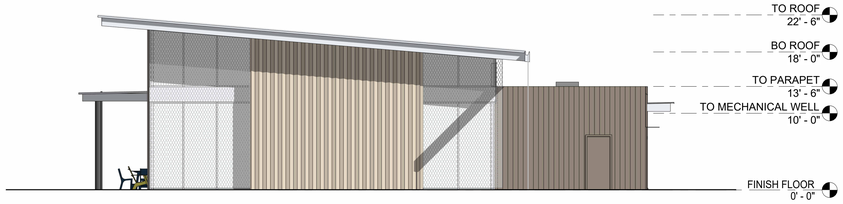
7 A2.1 **SOUTH ELEVATION - PAVILION**
1/8" = 1'-0"



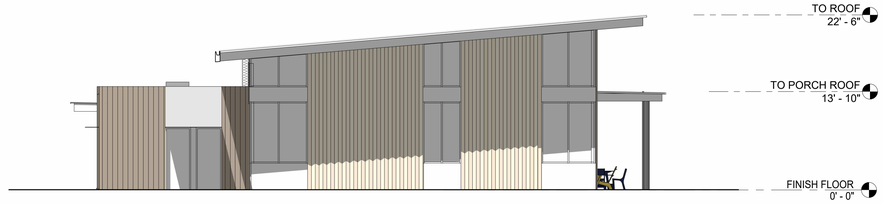
6 A2.1 **EAST ELEVATION - PAVILION**
1/8" = 1'-0"



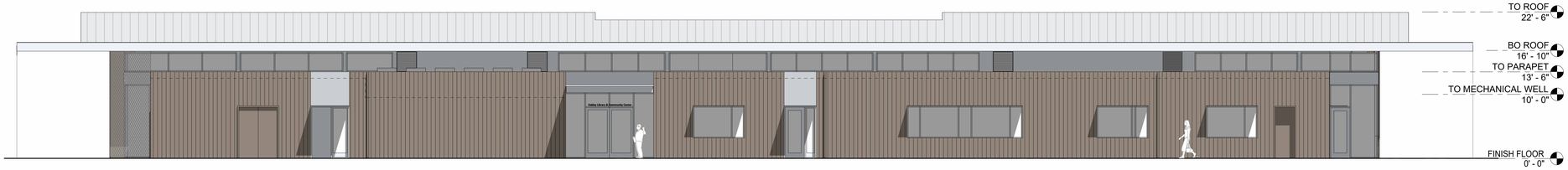
5 A2.1 **NORTH ELEVATION - PAVILION**
1/8" = 1'-0"



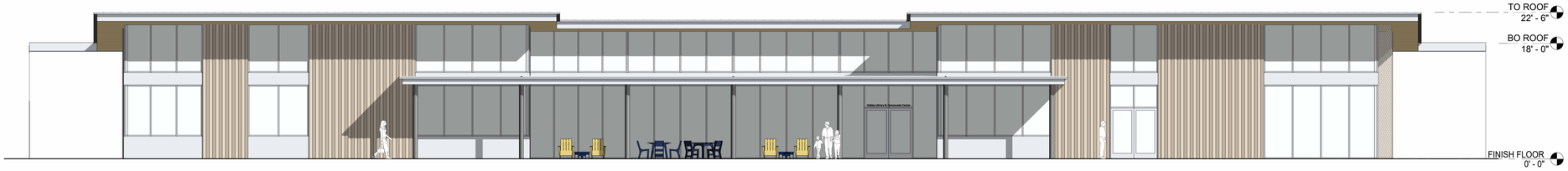
4 A2.1 **WEST ELEVATION**
1/8" = 1'-0"



3 A2.1 **EAST ELEVATION**
1/8" = 1'-0"



2 A2.1 **SOUTH ELEVATION**
1/8" = 1'-0"



1 A2.1 **NORTH ELEVATION**
1/8" = 1'-0"

KEYNOTES

SHEET NOTES

0 4 8 16 ft.

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info@siegelstrain.com

Consultant:

Stamp:
NOT FOR CONSTRUCTION

No.	Description	Date

Issue Note:
DESIGN REVIEW SUBMITTAL
03/18/2026

Key Plan:

Project Code: OLCC
Scale: As indicated

Sheet Title:
ELEVATIONS

Sheet No.:
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REDMOND LIBRARY: MILLER HULL

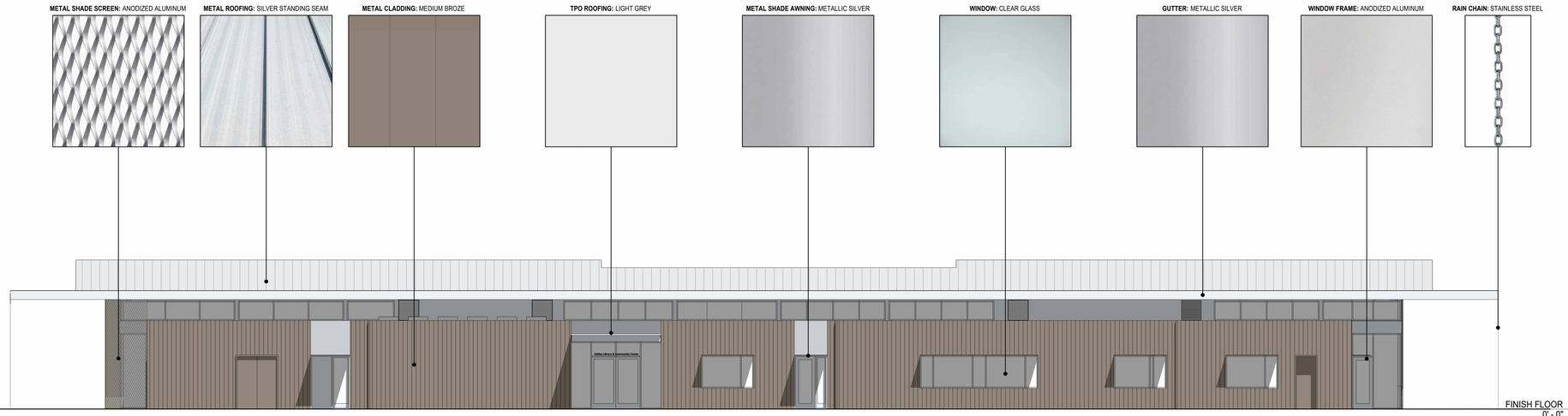


REDMOND SENIOR COMMUNITY CENTER: OPSIS ARCHTECTURE



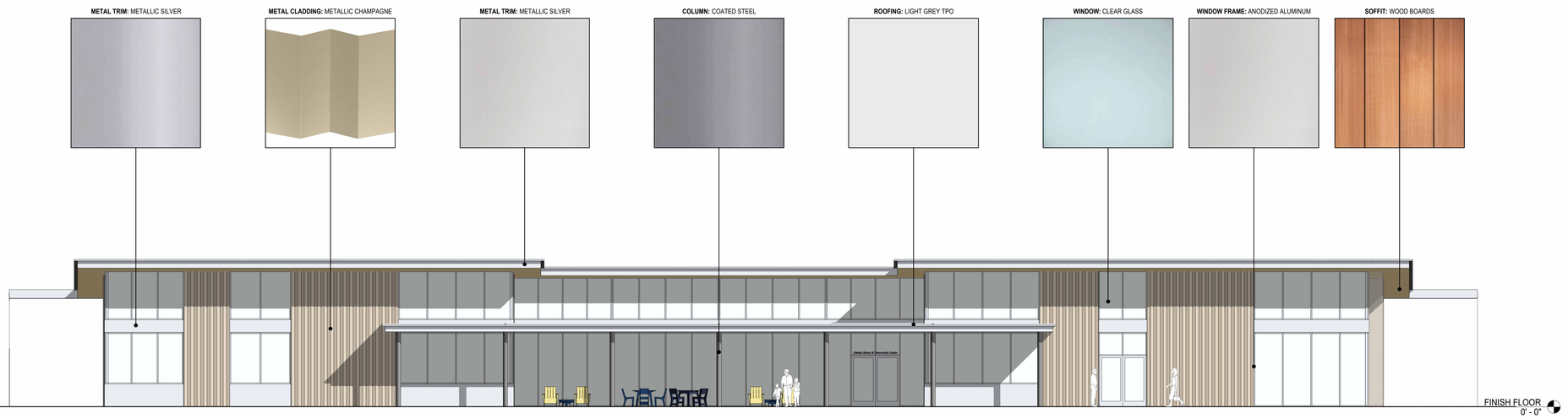
TREEHOUSE APARTMENTS: LEVER ARCHITECTURE

3 A3.1 PRECEDENT IMAGES



2 A3.1 SOUTH ELEVATION - MATERIAL PALETTE

1/8" = 1'-0"



1 A3.1 NORTH ELEVATION - MATERIAL PALETTE

1/8" = 1'-0"

KEYNOTES

SHEET NOTES

FINISHES AND COLORS MAY VARY

0 4 8 16 ft.

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03/18/2026

Key Plan:

Project Code: OLCC
Scale: As indicated

Sheet Title:

MATERIAL PALETTE

Sheet No.:

A3.1

3/18/2026 11:53:08 AM

RESOLUTION NO. XX-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDING AND APPROVING THE OAKLEY LIBRARY & COMMUNITY CENTER DESIGN REVIEW AND VARIANCE (DR 2026-002, VA 2026-001) LOCATED AT 3235 MAIN STREET (APN 035-090-076 & 035-090-075)

WHEREAS, on March 18, 2026, Curtis Basore/Michael Hayden ("Applicant") filed an application requesting approval of a Design Review, and Variance (DR 2026-002, VA 2026-001) for the proposed Oakley Library and Community Center ("Project"); and

WHEREAS, on April 17, 2026, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, on May 10, 2026, after publication of the Notice of Public Hearing the project team in conjunction with City management agreed upon a minor modification in square footage that reduced the overall square footage of the project by adding approximately 500 square feet of interior space and reducing the covered exterior space. The changes to square footage for the Oakley Library & Community Center would result in an approximately 13,030 -square-foot civic facility (approximately 12,015 SF for the building, and 1,015 SF of covered exterior space). The overall building design, massing, and layout remains unchanged.

WHEREAS, the project site is designated Commercial Downtown (CD) on the Oakley 2020 General Plan Land Use Map, and zoned SP-4 (Downtown Specific Plan) District; and

WHEREAS, on or before May 9, 2026, 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 15332, "In-Fill Development Projects"; and

WHEREAS, on May 19, 2026, 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 May 19, 2026 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 Design Review for "Oakley Library & Community Center", the Planning Commission finds that:

1. Site planning, including building siting (location), setback and orientation; entries, circulation and parking; landscape setbacks and buffers; and location of trash, loading and service areas, and mechanical equipment is appropriate and consistent with applicable standards. The building is placed in a location to adequately meet the Downtown Specific Plan requirements and is sited with primary façades facing the public street; the primary entrance faces Main Street and City Park opening directly to sidewalk, and pedestrian paths to encourage a walkable space; off-street parking meets the parking requirements of the DSP; the project further provides the open space and amenities that tie into existing facilities; and trash, service, and mechanical equipment areas are located away from the street frontage; and

2. Architecture, including massing and grouping; façades, entries and roofs; materials and colors; and screening of trash, loading and service areas, and mechanical equipment is of high quality and compatible with the surrounding context, the project's design complies with the Oakley Commercial & Industrial Design Guidelines by visual interest on pedestrian scale through use of columns, impressive windows and mix of exterior forms and texture; highlighting the entry with the prominent windows and towering roof line; and including pedestrian plazas near building entries; exterior materials (metal cladding, wood siding, and metal roofing) and varied earth-tone color schemes are consistent with City guidance; and

3. Landscaping and site elements, including general landscape areas; entry and plaza enhancements; parking lot landscaping; walls and fences; and lighting enhance the site and public realm, in that landscaping is proposed for the site that provides visual variety and would represent a marked improvement from the existing lot; and

4. (Public) Streetscapes, including major community entries; highlighted intersections; and district entries will not be impacted by this project; and

B. Regarding the application requesting approval of a setback Variance for “Oakley Library & Community Center (VA 2026-001)”, the Planning Commission finds that:

1. That any variance authorized shall not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and the respective land use district in that the requested increase in setbacks is narrowly tailored to accommodate the required code-compliant parking area, pedestrian circulation, and integration into existing City facilities including City Park, it does not create any special land uses, height, or floor area, maintains allows the siting to comply with the DSP guidelines for site placement in regards to primary entries, and keeps parking to the rear rather than at the frontage; and

2. Because of special circumstances applicable to the subject property due to its size, shape, topography, location or surroundings, the strict application of the respective zoning regulations is found to deprive the subject property of rights enjoyed by other properties in the vicinity and within the identical land use district. The Library and Community Center proposes to exceed setbacks for the front setback facing east towards Norcross Lane, the side setbacks facing north towards Main Street and City Park, and south towards the existing residential properties, and finally the rear setback to the west towards City Hall in order to allow the proposed Oakley Library and Community Center to create an enhanced library siting that allows minimal disruption to the existing City facilities. The project design serves the specific regulatory purpose of creating pedestrian circulation, vehicle circulation and parking as required by the Downtown Specific Plan, rather than providing a development advantage. The maximum setbacks are intended to maintain street wall continuity, however in the case of the Library and Community Center, existing facilities currently are not built to those maximum setbacks but are setback further from those requirements in order to incorporate the library into the existing Civic Center and locate the drive aisle at the rear of the building to increase pedestrian access and continuity with the park area along the building frontage. Exceeding the setbacks does not limit functionality, circulation, or parking design. Special circumstances exist due to the lot size, existing easements combined with the Downtown Plan’s requirements for circulation and parking requirements, where strict application would disrupt the functionality and flow of the site with the existing City facilities.

3. That an approved variance shall substantially meet the intent and purpose of the respective land use district in that the Downtown Specific Plan District’s goals—walkable spaces with street walls and high-quality design—are upheld: the building will be sited at a location that minimally impacts existing facilities including vehicular and pedestrian traffic flow, achieves the downtown height expectation, provides street-facing entries,

places parking along the rear, and ties into existing facilities including City Park that enhances the pedestrian realm; thus, the variance implements the intent of the district while resolving a site-specific constraint without undermining district standards; and

C. 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, "Oakley Library & Community Center Design Review and Variance Request (DR 2026-002, VA 2026-001)" subject to the following Conditions of Approval:

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED:

Planning Division Conditions

General:

1. This Oakley Library & Community Center is approved, as shown on the revised plans, date stamped by the Planning Division on March 18, 2026, and the revised floor plans date stamped by the Planning Division on May 10, 2026, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. This approval shall be effectuated within a period of Two (2) years from the effective date of this resolution by pulling a building permit and if not effectuated shall expire on **May 19, 2028**. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Zoning Code.

3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the Planning Commission on May 19, 2026.

4. 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.

5. 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.

6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be

stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.

7. All mitigation measures addressed in the environmental document shall be complied with and addressed as outlined in the Mitigation Monitoring Program approved for this project (incorporated as Exhibit A), per the review and approval of the Community Development Director.

8. The applicant shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project. The city shall promptly notify the applicant of any such claim, action or proceeding. The city shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the city from participating in a defense of any claim, action, or proceeding if the city bears its own attorney's fees and costs, and the city defends the action in good faith.

Site Plan:

9. All parking stall striping shall be double striped. Parking stalls shall comply with the table below and all drive aisles shall be a minimum 24 feet in width as reviewed and approved by the Community Development Director:

Standard Car Spaces – Minimum Dimensions			
Type	**Stall Width**	**Stall Depth**	**Maneuvering Width**
90 Degree	9 Feet	19 Feet	24 Feet
60 Degree	8 Feet	20 Feet	20 Feet
45 Degree	8 Feet	19 Feet	14 Feet
30 Degree	8 Feet	16 Feet	12 Feet
Parallel	9 Feet	24 Feet	12 Feet
Other	To be determined by the Planning Commission		

Compact Car Spaces – Minimum Dimensions		
Type	**Stall Width**	**Stall Depth**
90 Degree	7.5 Feet	16 Feet
60 Degree	7.5 Feet	18 Feet
45 Degree	7.5 Feet	17 Feet
30 Degree	7.5 Feet	14 Feet
Other	To be determined by the Planning Commission	

10. Light poles shall be a maximum height of 20 feet and shall provide glare shields where adjacent to existing residences per the review and approval of the Community Development Director.

11. Trash enclosures shall match Oakley Disposal and City standards and shall provide adequate space to accommodate both trash and recycling. Also, trash enclosures shall be constructed with a roof to match the building design and materials, have metal gates, and when appropriate be surrounded by landscaping with climbing vines on three sides per the review and approval of the Community Development Director.

12. Storage shall be contained inside the building. Storage containers are not allowed and pallets, boxes, cardboard etc. shall not be stored outside.

Architecture:

13. Roof-mounted equipment shall be architecturally screened from view.

14. The light fixtures on the commercial building shall be decorative fixtures per the review and approval of the Community Development Director.

Landscaping Requirements:

15. A landscaping and irrigation plan for all areas shown on the site plan shall be submitted for review and approval of the Community Development Director prior to the issuance of building permits. The landscaping plan shall include the project's frontage and side yards. Landscaping shall conform to the Oakley Water Efficient Landscape Ordinance and the Guidelines for Implementation of the City of Oakley Water Efficient Landscape Ordinance and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.

16. California native drought tolerant plant or shall be used as much as possible. All trees shall be a mix of fifteen-gallon, 24-inch box and 36-inch box, all shrubs shall be a minimum five-gallon size, except as otherwise noted.

17. Parking lot trees shall provide 50 percent shading of the parking areas at tree maturity.

18. Prior to occupancy, an on-site inspection shall be made of privately owned lands by a licensed landscape architect to determine compliance with the approved landscape plan. A signed certification of completion shall be submitted to the Community Development Director for review and approval.

19. If occupancy is requested prior to the installation of the landscape and irrigation improvements, then either a cash deposit or a letter of credit shall be delivered to the City for 125 percent of the estimated cost of the uncompleted portion of the landscape and irrigation improvements. If compliance is not achieved after six months of occupancy as determined by the Community Development Director, the City shall contract for the completion of the landscaping and irrigation improvements to be paid for by the held sum. The City shall return the unused portion within one year of receipt or at the completion of all work.

20. Landscaping shall be maintained as shown on the landscape plan in perpetuity.

Building Division Conditions

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

22. An automatic Life Safety Sprinkler System shall be required in all new construction as per the California Building Code (for commercial buildings) and as per the California Residential Code (for residential buildings). The plans for all sprinklers systems shall be submitted to the local Fire Marshal's office for review and approval. All sprinkler systems and Fire alarms system shall be inspected and approved as required by the local Fire Inspector.

23. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed.

Public Works and Engineering Conditions

THE FOLLOWING SHALL BE SATISFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES FOR THIS PROJECT:

24. GENERAL. All public improvements shall be made according to the latest adopted City Standard Drawings and Specifications. All work shall conform to the applicable City ordinances. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued.

25. GRADING. All earthwork must comply with the City's Grading Ordinance.

26. PUBLIC WORKS INSPECTIONS. The contractor shall notify the Engineering Inspector at least forty-eight (48) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all improvements in approved plans.

Failure to do so will result in rejection of work that was completed without inspection.

27. PRECONSTRUCTION MEETING. Prior to the commencement of any site work, the general contractor shall:

    a) Along with the project applicant, attend a pre-construction meeting with the City Engineer to discuss the project conditions of approval, working hours, site maintenance and other construction matters.
    b) Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them prior to commencing work and that a copy of the project conditions of approval will be posted on site at all times during construction.

28. CONSTRUCTION STREET PARKING. No vehicle having a manufacturer's rated gross vehicle weight exceeding ten thousand (10,000) pounds shall be allowed to park on the portion of a street which abuts property in a residential zone without prior approval from the City Engineer.

29. EROSION CONTROL. Interim and final erosion control plans shall be prepared and submitted to the Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the State SMARTS system for projects disturbing more than one acre and obtain a WDID number. A maximum of two weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, City standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall comply with applicable measures contained in the City of Oakley's NPDES Permit.

30. DUST CONTROL. Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soils as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the City, or a minimum of three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites to ensure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets will be cleaned by street sweepers or by hand as often as deemed necessary by the City Engineer, or at least once a day.

Watering associated with on-site construction activity shall take place between the hours of 7:30 a.m. and 5:30 p.m. and shall include at least one late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity shall be cleaned and swept daily during the workweek to the satisfaction of the City. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed 25 MPH. All trucks hauling soil, sand, or other loose debris shall be covered.

31. FIRE CONTROL. The project contractor shall keep the site free of fire hazards from the start of construction until final inspection. The plan must adhere to the satisfaction of the Contra Costa Fire District.

32. SILT AND MUD IN PUBLIC RIGHT-OF-WAY. It is the responsibility of contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up daily. Mud, silt, concrete, and other construction debris SHALL NOT be washed into the City's storm drains. Construction entrances must be in place per the Erosion Control Plan.

33. TRAFFIC CONTROL PLAN. The project sponsor will be required to work with the Public Works Department to develop a traffic control plan per the current California MUTCD. This plan will include, but not be limited to, the following measures:

    a) Construction activities shall be strategically timed and coordinated to minimize traffic disruption for schools, residents, businesses, and special events. The schools located on the haul route shall be contacted to help with the coordination of the trucking operation to minimize traffic disruption.
    b) Flag persons shall be placed at locations necessary to control one-way traffic flow, if required. All flag persons shall have the capability of communicating with each other to coordinate the operation.
    c) Prior to construction, advance notification of all affected residents and emergency services shall be made regarding one-way operation, specifying dates and hours of operation and lane closures on main arterial and collector streets, and will be permitted only between the hours of 8:30AM to 2:30PM on M, T, TH & F. 8:30AM to 12:00PM on W.
    d) The traffic control plan shall be reviewed for compliance with the project's Haul Route, approved by the City of Oakley.
    e) A full road closure will require a detour plan and a road closure permit issued by the Public Works Department.

34. CONSTRUCTION MANAGEMENT PLAN. The Applicant shall submit a construction management plan that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, construction trailer, and proposed

outhouse locations. The public street shall not be used for any construction-related activities, including parking for workers and storage of vehicles.

35. RESTORATION OF PUBLIC IMPROVEMENTS. The contractor shall repair or replace all existing improvements not designated for removal that are damaged or removed because of contractor's operations. Improvements such as, but not limited to: curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc. shall be repaired and replaced to a condition equal to or better than the original condition. Existing improvement to be repaired or replaced shall be at the direction of the Public Works & Engineering Inspector and shall comply with all Title 24 Disabled Access provisions. Contractor shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.

36. SIDEWALK REPAIR. The contractor shall repair and replace to existing City standards any sidewalk damaged now or during construction of this project. Sidewalk repair shall match existing color, texture, and design, and shall be constructed per City Standard Details. The limits of sidewalk repair will be determined by the Public Works Inspector during the construction phase of the project.

37. CURB AND GUTTER. The contractor shall repair and replace to existing City standards any curb and gutter damaged now or during construction of this project. New curb and gutter shall be constructed per City Standard Details. The limits of curb and gutter repair will be determined by the Public Works Inspector during the construction phase of the project.

38. CONSTRUCTION NOISE. Between the hours of 7:30 a.m. to 5:30 p.m., weekdays and 9:00 a.m. to 5:30 p.m. weekends and holidays, construction, alteration, or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA. Pickup and delivery of materials and equipment is restricted to the hours listed above unless prior written approval is obtained by the Public Works Department.

39. GOOD HOUSEKEEPING. Good housekeeping practices shall be observed at all times during the course of construction. Superintendence of construction shall be diligently performed by a person or persons authorized to do so at all times during working hours. The storing of goods and/or materials on the sidewalk and/or the street will not be allowed unless a special permit is issued by the Engineering Division. The adjacent public right-of-way shall be kept clear of all job-related dirt and debris at the end of the day. Dirt and debris shall not be washed into storm

drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless a special permit is issued. The contractor's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the City performing the required maintenance at the contractor's expense.

40. SITE SUPERVISION. The General Contractor shall provide qualified supervision on the job site at all times during construction.

41. TREE REMOVAL. Copies of all necessary tree removal permits shall be provided prior to commencement of construction activities.

42. EASEMENTS. Applicant shall provide copy of recorded Grant of Easements and/or land acquisitions and duly executed rights of entry for all permanent and temporary construction of improvements required for the project and shall fully comply with their requirements.

43. GEOLOGY AND SOIL MITIGATION MEASURES. A geotechnical investigation shall be conducted for the project to determine the surface and sub-surface conditions at the site and to determine the potential for surface fault rupture on the site. The geotechnical study shall provide recommendations for site grading as well as the design of foundations, retaining walls, concrete slab-on-grade construction, excavation, drainage, on-site utility trenching and pavement sections. The soils report shall include specific criteria and standards governing site grading, drainage, pavement design, retaining wall design, and erosion control. All recommendations of the investigation shall be incorporated into project plans. One copy of the geologic report shall be submitted with the grading permit and public improvement application. Prior to issuance of any permit, the applicant's soils engineer shall review the final grading and drainage plans to ensure that designs for foundations, retaining walls, site grading, and site drainage are in accordance with their recommendations. The applicant's soils engineer's approval shall then be conveyed to the City either by letter or by signing the plans.

44. GRADING.

a) Grade any slopes with a vertical height of four (4) feet or more at a slope of 3H to 1V. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.

b) Retaining wall or other suitable option acceptable by the City Engineer is required where the grade differential between property or adjacent lots are greater than 6". Retaining walls are required to be identified on the grading plans and shall have a note stating a separate building permit is required for retaining wall greater than four (4) feet in height, measured from the bottom of footing to top of wall.

c) At least one week prior to commencement of grading, the applicant shall post at the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with their name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall always be kept current and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.

d) Submit a Haul Route Plan to the City Engineer for review and approval prior to importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan, the City Engineer shall determine whether pavement condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible for repairing to their pre-construction condition any roads along the utilized routes.

e) Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent Letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.

f) The burying of any construction debris is prohibited on construction sites.

45. NPDES – NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. Comply with all rules, regulations and procedures of the NPDES for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, the Regional Water Quality Control Board (Central Valley – Region IV), including the Stormwater C.3 requirements as detailed in the Guidebook available at www.cccleanwater.org

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate, wherever feasible, the following long-term BMP's in

accordance with the Contra Costa Clean Water Program for the site's storm water drainage.

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Delineate all storm drains with "No Dumping, Drains to the Delta" permanent metal markers per City Standards.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.
- Prepare an Operations and Maintenance Manual for the project's storm water control measures.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLAN:

46. ROADWAY IMPROVEMENTS. The following improvements shall be installed by the applicant as shown on project site plan. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed, and approved by the City, to the satisfaction of the City Engineer.

    a. Safety improvements as determined by the City Engineer for all ingress and egress access from Main Street and Norcross Lane.
    b. Incorporate necessary signing and striping to accommodate proposed onsite traffic circulation.

47. DRAINAGE IMPROVEMENTS.

    a. Collect and convey all stormwater entering and /or originating on this property, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse.
    b. Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system and stormwater basins to the City Engineer for review and approval. The report shall include an analysis of the downstream storm drain facilities to confirm adequate capacity exists to convey post construction flows. The report must include a narrative that describes the project's proposed overland release for storm water runoff. In the event of a failure of the project's storm drain system, the overland release path shall convey storm water runoff to a public

street right-of-way or drainage channel. In the event of an overland release condition, ponding water depth shall not exceed 12". All structure finished floor elevations shall be designed to be a minimum of 12 inches above the 100-year storm elevation or at the overland release elevation.

c. Design and construct all storm drainage facilities in compliance with the Municipal Code and City design standards.

d. Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

e. Dedicate a public drainage easement over the drainage system that conveys storm water run-off from public streets.

f. On-site parking area and driveways shall not surface drain across public sidewalk or driveway aprons.

48. SIGHT DISTANCE EXHIBIT. For the project driveways' ingress and egress, provide an exhibit that will analyze the sight distance required for the appropriate speed limit identified with this project as required by the City Engineer.

49. DESIGN CHANGES. The Applicant's registered Engineer shall notify the City Engineer, in writing, at least 72 hours in advance of all differences between the proposed work and the design indicated on the plans. Any proposed changes shall be subject to the approval of the City before altered work is started. A plan revision must be submitted for approval by the City Engineer.

50. UTILITIES & UNDERGROUNDING.

a) Underground all new and existing utility distribution facilities per City of Oakley code section Title 6 Chapter 8 Underground Utility Districts.

b) All utility boxes shall be installed underground, and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

c) Above ground utility boxes shall be camouflaged per the review and approval of the City Engineer.

51. LANDSCAPE IMPROVEMENTS.

a) Design landscape improvements with irrigation and water connections to be connected to the existing landscape improvements.

b) Prior to the issuance of certificate of occupancy, an inspection will be performed to verify the health and location of the street trees. Trees in poor health or those without adequate clearance from utilities will require replacement or relocation.

c) Landscaping at street corners must adhere to sight distance requirements.

THE FOLLOWING SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT(S) UNLESS OTHERWISE NOTED:

52. LOT LINE ADJUSTMENT – Adjust the lot lines within the project boundary to be coordinated with the building footprint. The entire building shall be within one parcel. The lot line adjustment shall be recorded prior to the issuance of Certificate of Building Occupancy issuance.

53. DEDICATIONS. The following shall be dedicated by a separate instrument:

    a) Public Utility Easement (PUE): 5' PUE beyond public right of way as required.
    b) Ingress-egress, storm drainage easements, emergency access easements as required.

    Any necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, utility and drainage improvements shall be furnished to the City. Prior to the issuance of the first building permit, the applicant must provide the necessary documentation that any existing easements no longer necessary have been quitclaimed.

54. PRIVATE EASEMENTS. Agreements detailing rights, limitations, and responsibilities of involved parties shall accompany each private easement. The easements and associated agreements shall be recorded prior to Certificate of Building Occupancy issuance.

55. UTILITY SETBACKS. Building foundations shall be set back from utility lines a sufficient distance to allow excavation of the utility without undermining the house foundation. The City Engineer shall determine the appropriate setback based on the depth of the utility, input from the project soils engineer, and the type of foundation.

56. DRAINAGE FEES. Applicant shall comply with the drainage fee requirements for the designated Drainage Area as adopted by the County Board of Supervisors. The applicant shall pay the fee in effect at the time of issuance of the building permit. Certain improvements required by the Conditions of Approval for this development or the Code may be eligible for credit or reimbursement against the drainage area fee. The applicant should contact the City Engineer to determine the extent of any credit or reimbursement for which they might be eligible. Any credit or reimbursements shall be determined prior to the issuance of the building permit or as approved by the Flood Control District

57. ANNEXATIONS

a) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on fire protection services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to the issuance of the building permit.

b) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on police services provided in the City. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to the issuance of the building permit.

c) The applicant shall establish a funding mechanism to cover the ongoing financial impact their project has on maintenance and operation services associated with public landscaping, parks, streetlighting, and stormwater facilities. All costs associated with meeting this condition of approval shall be paid for by the applicant. Compliance with this requirement shall be to the satisfaction of the City Engineer and shall be completed prior to the issuance of the building permit.

58. PAD CERTIFICATION. A letter from a licensed land surveyor stating that the building pad was constructed in accordance with the approved plans shall be provided prior to the construction of the building foundation.

59. SOILS ENGINEER CONSTRUCTION OBSERVATION. During construction, all excavations and grading shall be inspected by the applicant's soils engineer prior to placement of concrete and/or backfill so they can verify that the actual conditions are as anticipated in the design-level geotechnical report and recommend appropriate changes in the recommendations contained in the report, if necessary. The results of the construction observation and testing should be documented in an "as-built" letter/report prepared by the applicants' soils engineer and submitted to the City before any building permit is granted.

60. ACCESS AGREEMENTS. Develop for the City's review and approval and enter into a private joint access agreement that allows the adjacent parcels within the project to utilize common drive aisles.

61. AS-BUILT PLANS. After completion of the construction of all work, the original plans shall have all changes (change orders and field changes) clearly marked. The "as-built" plans shall again be signed and "wet-stamped" by the civil engineer who prepared the plans, attesting to the changes. The original "as-built" plans shall be reviewed and approved by the Engineering Inspector. A Mylar and AutoCAD disk of the approved "as-built" plans shall be provided to the City before acceptance of improvements.

62. IMPACT FEES. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 85-00 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

    a. Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03, update Resolution No 91-21);
    b. Regional Transportation Development Impact Mitigation Fee or any future alternative regional fee adopted by the City (authorized by Ordinance No. 14-00, adopted by Resolution No. 73-05);
    c. Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03, updated Resolution No. 48-17);
    d. Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03, updated Resolution No. 48-17);
    e. Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03);
    f. Fire Facilities Impact Fee (adopted by Resolution No. 24-21);
    g. General Plan Fee (adopted by Resolution No. 53-03);
    h. East Contra Costa County Habitat Conservation Plan Fee (adopted by Ordinance 6-23).

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments.

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. The applicant shall comply with the requirements of Ironhouse Sanitary District.
D. The applicant shall comply with the requirements of the Diablo Water District.
E. The applicant shall comply with the requirements of the Contra Costa Water District.
F. The applicant shall comply with the requirements of the Contra Costa County Fire Protection District.

G. The applicant shall comply with the requirements of Contra Costa Environmental Health if subject to applicable permits.

H. The applicant shall comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.

I. This project may be subject to the requirements of the Department of Fish and Wildlife. It is the applicant's responsibility to notify the Department of Fish and Wildlife, 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.

J. The applicant shall be responsible for paying applicable CEQA filing fees for the County Clerk for the Notice of Determination as well as the State Department of Fish and Wildlife's Filing Fee.

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.

BE IT RESOLVED by the Planning Commission of the City of Oakley that the Oakley Library & Community Center Design Review and Variance (DR 2026-002, VA 2026-001) is hereby approved.

PASSED AND ADOPTED by the City Council of the City of Oakley this 19th day of May 2026 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Leonard Price, Chair

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

OAKLEY CALIFORNIA

DATE: May 19, 2026

TO: Joshua McMurray, City Manager

FROM: Jose Cortez, Senior Planner

Approved and Forwarded to the Planning Commission

SUBJECT: 2603 Main Street Liquor (CUP 2026-001) – Adopt a resolution approving liquor sales at the subject property

Summary

Application by Fathi Muflihi ("Applicant") requesting approval of a Conditional Use Permit (CUP 2026-001) to sell distilled spirits (“Project”). The City of Oakley’s municipal code requires approval of a Conditional Use Permit to operate a liquor store. The market/grocery store is permitted by right however, through this application, the company seeks to obtain a CUP to sell distilled spirits alongside their offerings. No physical changes are proposed for the site except for the change in product inventory. The project site is located at 2603 Main Street is zoned C (General Commercial) District. (APN 035-011-030)

Figure 1 – La Colmena



Background

GENERAL PLAN

The General Plan Land Use Designation for the project site is Commercial ("CO"). This designation 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

The site is zoned 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 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.

PROJECT SITE

The project site is an approximately 5.85-acre parcel consisting of a 3-story, 130-unit, age-restricted (62 and up), and affordable senior apartment complex with a 1- story 5,667 square foot commercial space that fronts Main Street. The project was originally approved in 2019 and has been fully developed since then with the commercial space yet to open. The property is located south of Main Street just east of Oakley Town Center. Main Street borders the project site on the north. Single-family residential neighborhoods are farther north beyond Main Street, and directly east of the site and south of the site beyond an existing storm water detention basin. The subject property can be accessed from a driveway along Main Street. The supermarket (permitted by right in C zoning district) would be open from 7:30 AM to 10:00 PM, seven days a week. Figure 2 (next page) shows an aerial view of the project site looking southeast with the commercial portion outlines in red.

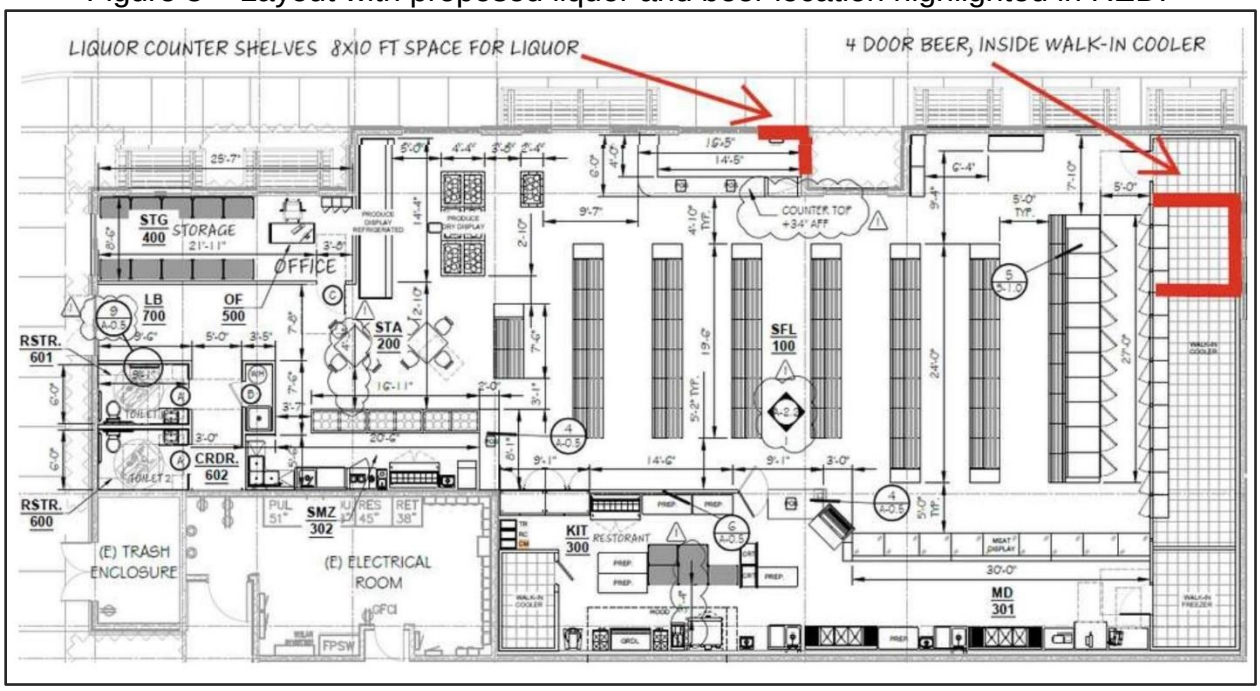
Figure 2 – La Colmena at 2603 Main Street



Project Description

The applicant is seeking approval of a Conditional Use Permit (CUP) for a liquor store in order to facilitate their request for a Type 21 License from the California Department of Alcoholic Beverage Control (ABC) for sales of distilled spirits, beer, and wine for off-site consumption. ABC will not formally review an Alcohol License Application until the applicant has gone through the local agency process. ABC considers the City's approval as part of their application review, but it is at their sole discretion to approve or deny an Alcohol License Application. The distilled spirits would be located within an approximately 8 ft. x 10 ft. shelf space behind the secured customer service counter, only accessible to an employee. The supermarket/grocery store has yet to open but will offer a variety of goods for sale including fruits, vegetables, a variety of snacks, and other food options. It will also have a meat department and counter, and potentially offer hot food options from their kitchen.

Figure 3 – Layout with proposed liquor and beer location highlighted in RED.



Conditional Use Permits are governed by section 9.1.1602, *Variance and Conditional Use Permits,* of the Oakley Municipal Code. CUPs may be granted when it can be shown the project shall comply with the following:

1. That the site for the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adapt the use with land and uses in the neighborhood;

2. That 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;

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 shall not change the essential character of the area from that intended by the general plan and the applicable zoning ordinances;

4. That the proposed use provides for the continued growth and orderly development of the community and is consistent with the various elements and objectives of the general plan; 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.

Analysis

To grant the Conditional Use Permit, the Planning Commission must find that the proposed use satisfies all the required findings for approval provided in Oakley's Municipal Code (OMC). The proposed project conforms to these required findings, primarily due to its limited scope and the permitted use of the supermarket/grocery store. The required findings for conditional use permits are mainly concerned with ensuring quality site development when a new business is constructed and that the adjacent infrastructure can accommodate the new land use. However, in this case, the small size of the shelf space dedicated to distilled spirits sales helps address the concerns expressed in the municipal code. Furthermore, the applicant has integrated the new use into a display behind the customer service counter within the store, with liquor purchases occurring at the point-of-sale counter like other items. This integration ensures that the permitted supermarket/grocery store use maintains its compatibility with the neighborhood and addresses Finding 3, which states that *"The proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the intended character of the area and shall not change the essential character of the area from that intended by the general plan and the applicable zoning ordinances."*

The limited scope of adding distilled spirit sales at this property would complement the existing use of the property and would not be detrimental to the continued growth and orderly development of Oakley. This minor expansion of the existing land use is categorically exempt from the California Environmental Quality Act (CEQA), consistent with Finding 5. The proposed use will be compatible with the intended character of the area and the proposal would not change the essential character of the area as envisioned by the General Plan and zoning ordinance. The Conditional Use Permit may be approved without conflict with State Laws governing the overconcentration of ABC Licenses because, pursuant to the details in the law, the census tract has the capacity for this additional Type 21 license.

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 negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed use would not represent a significant expansion of the use of the supermarket/grocery store.

Findings

Draft findings for the Conditional Use Permit modification 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 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 an applicant funded account. All Staff time and City of Oakley generated materials are charged to the account and paid for by the applicant.

Staff Recommendation

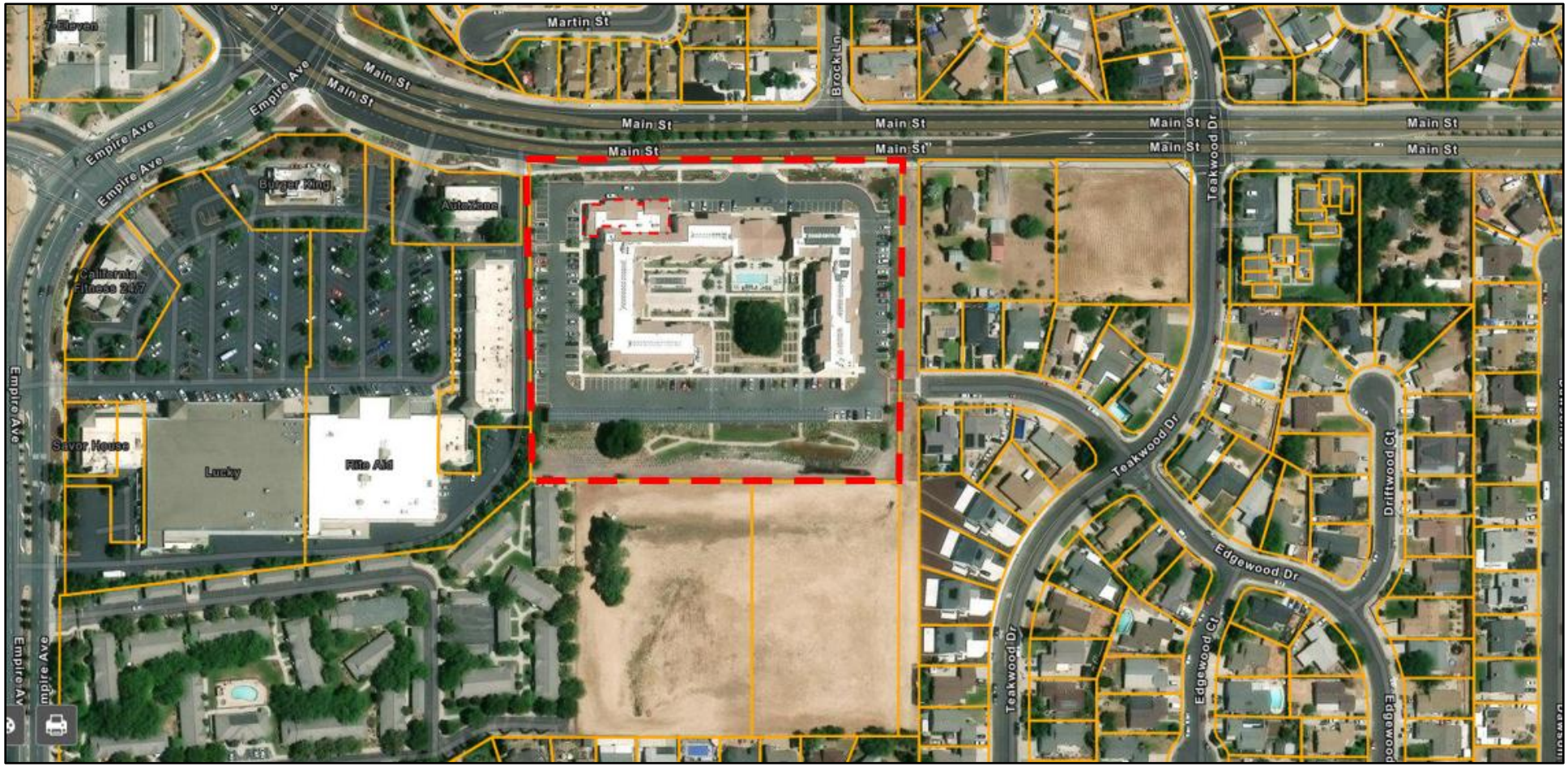
Staff recommends the Planning Commission adopt the resolution approving “2603 Main Street Liquor (CUP 2026-001)”, as conditioned.

Attachments

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

Vicinity Map

2603 Main Street Liquor (CUP 2026-001)
APN: 035-011-030



OAKLEY
CALIFORNIA

NOTICE OF PUBLIC HEARING

Notice is hereby given that on **May 19, 2026, 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: La Colmena - 2603 Main Street Liquor Use Permit (CUP 2026-001)

Project Location: 2603 Main Street, Oakley, CA 94561. APN 035-011-030.

Applicant: Fathi Muflihi, 486 Richdale Court, Brentwood, CA 94513

Request: Application by Fathi Muflihi ("Applicant") requesting approval of a Conditional Use Permit (CUP 2026-001) to sell distilled spirits ("Project"). The City of Oakley's municipal code requires approval of a Conditional Use Permit to operate a liquor store. The market/grocery store is permitted by right however, through this application, the company seeks to obtain a CUP to sell distilled spirits alongside their offerings. No physical changes are proposed for the site except for the change in product inventory. The project site is located at 2603 Main Street is zoned C (General Commercial) District. (APN 035-011-030)

How to Review: The Staff Report and its attachments will be available for public review, on or before **May 14th, 2026,** 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 **May 19th, 2026, Planning Commission** agenda and clicking the project title link. 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.

RESOLUTION NO. XX-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY MAKING FINDINGS AND APPROVING A CONDITIONAL USE PERMIT (CUP 2026-001) TO ALLOW THE SALE OF DISTILLED SPIRITS AT THE SUPERMARKET/GROCERY STORE LOCATED AT 2603 MAIN STREET (APN 035-011-030)

WHEREAS, on March 14, 2026, Fathi Muflihi ("Applicant"), submitted an application requesting approval of a Conditional Use Permit (CUP 2026-001) to sell distilled spirits ("Project"). The project site is designated Commercial (CO) in the Oakley General Plan and zoned C (General Commercial) District. The site is located at 2603 Main Street. (APN 035-011-030); and

WHEREAS, on April 14, 2026, the project application was deemed complete per Government Code section 65920 et seq.; and

WHEREAS, the project is designated as Commercial (CO) in the Oakley General Plan, and zoned C (General Commercial) District; 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 or before May 9, 2026, 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 subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on May 19, 2026, the Planning Commission opened the public hearing at which it received a report from City Staff, oral and written testimony from the public and applicant, 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

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 upon the City's General Plan, the City's Zoning Ordinance (Oakley Municipal Code Chapter 9.1), and the information submitted

to the Planning Commission at its May 19, 2026 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").

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. Regarding the application requesting approval of a Conditional Use Permit (CUP 2026-001) to establish the sale of distilled spirits at the supermarket/grocery store on a site located at 2603 Main Street. APN: 035-011-030:

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 this proposed use will result in a minor modification to the supermarket/grocery use and the C (General Commercial) District allows for the proposed use with the approval of a Conditional Use Permit; and

2. Due to the limited scope of the liquor sales and the established nature of the supermarket/grocery store, 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

3. By integrating the distilled spirits sales into the operations of the store, 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. Furthermore, the proposed use is foreseen and permitted in the C (General Commercial) District with the approval of a Conditional Use Permit with associated conditions of approval tailored to the project; 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 the limited scope of the addition of distilled spirit sales at this property would complement the existing use of the property and would not be detrimental to the aforementioned continued growth and orderly development of Oakley; 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 (CEQA) as the proposed use is categorically exempt from CEQA, as provided in Section 15301 of the State of California CEQA Guidelines.

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 a Conditional Use Permit (CUP 2026-001), 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 March 14, 2026, 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 ESTABLISHING THE USE UNLESS OTHERWISE NOTED:

Planning Division Conditions

General:

1. **Conditional Use Permit (CUP 2026-001)** is approved, as described in the application date stamped by the Planning Division on **March 14 2026**, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.

2. Any alteration of the approved plans or project description shall be requested in writing for review and approval by the Community Development Director prior to changes being made in the field.

3. This approval for **Conditional Use Permit (CUP 2026-001)** 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 **May 19, 2027**. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.

4. 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.

5. The applicant shall defend, indemnify, and hold harmless the city or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project. The city shall promptly notify the applicant of any such claim, action or proceeding. The city shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the city from participating in a defense of any claim,

action, or proceeding if the city bears its own attorney's fees and costs, and the city defends the action in good faith.

6. 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.

7. If the operation of Conditional Use Permit (CUP) 2026-001 results in adverse effects on adjacent residences, businesses, or operations, including but not limited to noise, loitering, parking impacts, or other disturbances, the Conditional Use Permit shall be subject to review by the Planning Commission and may be suspended, modified, or revoked following a duly noticed public hearing. In addition, if the Community Development Director and/or the Oakley Police Department determine that alcohol-related crime, public safety concerns, or nuisance conditions are occurring and are attributable to the use, the Applicant shall be required to implement operational modifications as directed. Such modifications may include, but are not limited to, changes in hours of operation, security measures, or sales practices, and may require approval of a Conditional Use Permit modification, as determined by the Community Development Director.

8. Failure to comply with all of the above conditions may result in the matter being set for revocation of use hearing before the Planning Commission in accordance with Section 2.4.014 of the Oakley Municipal Code.

9. Approval is granted for the use of the primary structure as a liquor store, which accommodates a Type 21 Alcoholic Beverage Control (ABC) license for the sale of beer, wine, and distilled spirits for off-site consumption.

10. The sale of alcoholic beverages shall commence only within the hours permitted by State Law and enforced by the California Department of Alcoholic Beverage Control.

11. Change of the ABC license to a different license type may require review and approval of a new Conditional Use Permit Application. To be determined by the Community Development Director.

12. The sale of beer, wine, and distilled spirits for consumption on the store premises is strictly prohibited.

13. The Applicant shall be subject to, and shall comply with, all regulations of the ABC License regarding the sale of alcoholic beverages at the facility.

14. The applicant shall comply with all regulations of the ABC Act and shall comply with all licensing conditions imposed by the state.

15. This Conditional Use Permit may be periodically monitored to ensure that it is being operated in a manner consistent with City regulations, these conditions of approval and that the use is being operated in a manner which is not detrimental to the public health, safety, or welfare.

16. The sale of distilled spirits shall be limited to a secured display area located exclusively behind the sales counter and not exceeding eight (8) feet by ten (10) feet in size. The display area shall not be accessible to customers, shall remain locked at all times, and shall be accessible only to store employees during normal business hours.

17. Approval of this request shall not waive compliance with any sections of the Municipal Code, State Fire Marshal's regulations, California Building Code, or any other City Ordinances.

18. Prior to any transfer of operator, the new operator shall submit a copy of an original signed letter to the City of Oakley Planning Division stating they have read, understand, and agree to abide by all conditions of approval contained in this resolution.

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 renewal requirements prior to requesting building or grading permits.
B. Applicant shall comply with the requirements of Ironhouse Sanitary District.
C. The Applicant shall comply with the requirements of the Diablo Water District.
D. Comply with the requirements of the East Contra Costa Fire Protection District.
E. The applicant shall comply with the requirements of Contra Costa Environmental Health if subject to applicable permits.
F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
G. This project may be subject to the requirements of the California Department of Fish and Wildlife. It is the Applicant's responsibility to notify the California Department of Fish and Wildlife, 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.

H. 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.

I. 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 this 19th day of May 2026 by the following vote:

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Leonard Price, Chair

ATTEST:

_____ _____
Kim Snodgrass, City Clerk Date

OAKLEY
CALIFORNIA

Approved and Forwarded to the Planning Commission

DATE: May 19, 2026

TO: Joshua McMurray, City Manager

FROM: Billilee Saengchalern, Public Works Director/City Engineer

SUBJECT: Adopt a Resolution Finding that the Proposed 2026-2031 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 will be brought before the Oakley City Council on June 9, 2026, 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 recommend 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

Attachment 1- Resolution

Attachment 2 – 2026-2031 Capital Improvement Program

PLANNING COMMISSION
RESOLUTION NO. XX-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OAKLEY APPROVING A RESOLUTION OF FINDING THAT THE PROPOSED 2026/27 – 2030/31 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 2026/27 – 2030/31 Capital Improvement Program (CIP) is consistent with the adopted General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Oakley this 19th day of May 2026 by the following vote.

AYES:
NOES:
ABSTENTION:
ABSENT:

APPROVED:

_____
Leonard Price, Chair

ATTEST:

_____
Kim Snodgrass, City Clerk

_____
Date

OAKLEY
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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 2026/27 through FY 2030/31 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 2026/27 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 2026/27 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.

OAKLEY
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Proposed CIP Projects for FY 2026/27

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. Staff will continue to seek grant opportunities for this project. No additional funding is requested in the FY 2026/27 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. No additional funding is requested in the FY 2026/27 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. No additional funding is requested in the FY 2026/27 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. ***The initial funding for design of this project was allocated in FY 2025/26. Total funding requested for construction for FY 2026/27 - $1,320,000 ($388,360 Traffic Impact Fee Fund, $50,000 Main Street Fund, $311,640 Measure J, $200,000 2014 Bond Benefit, and $370,000 2012 Bond Benefit.***

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, landscape 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. Developers paid the City their cost share 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. No funding is requested for FY 2026/27 budget.***

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 have 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. No additional funding is requested in the FY 2026/27 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. No funding is requested for FY 2026/27; 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, FY 2022/23, and FY 2025/26 budget. No additional funding is requested for FY 2026/27.***

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 preliminary plan for this project. Design is now completed and construction to commence once funding is secured. ***The initial funding of this project was allocated in FY 2021/22 and FY 2025/26 budget. The total budget for construction requested for FY 2026/27 is $1,045,000 ($388,360 Traffic Impact Fee Fund and $656,640 Gas Tax RMRA Fund)***

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 preliminary plan 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. No additional funding is requested in the FY 2026/27 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 begin design and work on obtaining the right-of-way acquisition for this project. Staff has prepared the Request for Proposals to bring a professional engineering firm to provide the services to complete the design of this project. In addition, staff will continue to pursue grant funding opportunities for the construction of this project which is estimated to cost over $40M. ***The initial funding of this project was allocated in the FY 2021/22, FY 2022/23, and FY 2025/26 budget. The design, environmental, and right of way phase of this project will begin in FY 2026/27. Total budget requested for FY 2026/27 - $5,600,000 ($1,100,000 Traffic Impact Fee Fund and $4,500,000 General Capital Project Fund)***

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 has completed the design and has begun construction of this park. Funding for the park utilizes 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 received a Federal grant in the amount of $850,000 for this project that would supplement the local project budget. The construction of this project is anticipated to be completed in the spring of 2027. ***The initial funding of this project was allocated in the FY 2023/24 and FY 2025/26 budget. No additional funding is requested in the FY 2026/27 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. A precise alignment for this section of Laurel Road will need to be adopted to support this project. ***The initial funding of this project was allocated in the FY 2022/23 budget. No additional funding is requested in the FY 2026/27 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. ***The funding for construction of this project was allocated in the FY 2025/26 budget. No additional funding is requested in the FY 2026/27 budget.***

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 design of this project is in progress and the construction will be funded in future years. ***The initial funding of this***

project was allocated in the FY 2023/24 budget. Funding for construction will be determined in future years as funding becomes available. No additional funding is requested in the FY 2026/27 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 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, FY 2024/25, and FY 2025/26 budget. No additional funding is requested in the FY 2026/27 budget.***

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. ***The funding of this project was allocated in the FY 2025/26 budget. No additional funding is requested in the FY 2026/27 budget.***

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 has identified the Right of Way needs for this roadway widening and the construction is planned for the upcoming fiscal year once Right of Way is obtained. ***The funding of the project design was allocated in the FY 2025/26 budget. Total construction budget requested for FY 2026/27 - $1,140,000 (General Capital Project 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. ***The funding of this project was allocated in the FY 2025/26 budget. No additional funding is requested in the FY 2026/27 budget.***

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. No additional funding is requested in the FY 2026/27 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 the project design was allocated in the FY 2024/25 budget. Total construction budget requested for FY 2026/27 - $1,925,000 (Traffic Impact Fee 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. ***The funding of this project was allocated in the FY 2025/26 budget. No additional funding is requested in the FY 2026/27 budget.***

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. ***The funding of this project was allocated in the FY 2025/26 budget. No additional funding is requested in the FY 2026/27 budget.***

Project #333 Part B, 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 was designed during FY 2025/26 and remaining neighborhoods to be constructed during FY 2026/27. ***Total budget requested for FY 2026/27 - $1,260,000 (Street Maintenance & Rehabilitation Fund – It is anticipated that there is $1,100,000 remaining from FY 2025/26 that can be rolled over for a total available budget of $2,360,000 for FY 2026/27)***

Project #337, FY 2026/27 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 2026/27 - $150,000 (Gas Tax Fund RMRA)***

Project #338, FY 2026/27 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 2026/27 - $50,000 (Gas Tax Fund HUTA)***

Project #339, FY 2026/27 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 2026/27 - $50,000 (Gas Tax Fund HUTA)***

Project #340, FY 2026/27 Traffic Signal Modernization Project – This project will rehabilitate existing traffic signal components, flashing beacons, speed feedback signs, and traffic management system. 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 2026/27 - $200,000 (Measure J Fund)***

Project #341, Accessibility Pathway at Laurel Ballfield – Construct approximately 2,000 linear feet of ADA accessible surface along existing trail loop in Laurel Ballfields Park and install accessible ramps to bleachers. Improve the park to meet current ADA standards and allow for improvements to be enjoyed by all users of the community. ***Total budget requested for FY 2026/27 - $330,000 (Lighting and Landscape District Zone 1 Fund)***

Project #342, FY 2026/27 Street Repair and Resurfacing Project – Pavement resurfacing of Laurel Road, Main Street, and Empire Avenue to extend the life cycle of our roadway assets. Project limits: Laurel Road between westerly city limits to Empire Avenue, Main Street between Laurel Road to E Cypress Road, and Empire Avenue between Laurel Road to Main Street. Preventative maintenance of our roads is needed to prevent water intrusion into the pavement section and slow down the aging process of our roadways. ***Total budget requested for FY 2026/27 - $1,350,000 ($1,100,000 Street Maintenance & Rehabilitation Fund and $250,000 Gas Tax RMRA Fund)***

Project #343, Police Department Remodel Project – This project will construct the facility improvements at the Police Department offices 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. 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. Our city continues to grow in population and our Police Department needs additional space to keep up with the demands of necessary functions of the Police Department offices. ***Total budget requested for FY 2026/27 - $1,525,000 (General Capital Project Fund). There are $660,000 remaining funds from the City Hall Remodel CIP 329 to be used towards the Police Department Remodel for a total budget of $2,185,000***

Project #345, SCADA System Upgrades Project – Upgrade the Supervisory Control and Data Acquisition (SCADA) System to enhance the operations of the Cypress Grove, Emerson Ranch, and Delaney Ranch Pump Station. Upgrades include the system's hardware and software functions to ensure efficiency, reliability, and allow staff to make informed decisions through a central management system. The Cypress Grove, Emerson Ranch, and Delaney Ranch Pump Stations are critical infrastructure that supports the overall stormwater management system in these neighborhoods. The SCADA upgrades to these pump stations will help ensure staff is notified immediately when failures occur. The SCADA system will also help ensure that these Pump Stations are running in their optimal capacity and ensure efficiency in its operations. ***No funding is requested in the FY 2026/27 budget. Funding to be allocated in future years as funds become available.***

Project #346, Main Street Improvements Gardenia Avenue to Vintage Parkway Project – Design and construct the remaining roadway improvements for Main Street between Gardenia Ave to Vintage Pkwy consistent with the Downtown Specific Plan. This segment of Main Street is a gap in our infrastructure for an ADA path, sidewalk, and bicycle facilities. Improvements will include curb, gutter, sidewalks, bike lanes, streetlights, and landscaping, and additional parking in the downtown area to support accessibility for all to our downtown events and local businesses. ***No funding is requested in the FY 2026/27 budget. Funding to be allocated in future years and staff will continue to seek grant funding for this project.***

City of Oakley
FY 2026/2027 Project Summary
Capital Improvement Program for Fiscal Years 2026/2027 to 2030/2031

	Community Parks	Gas Tax HUTA	Gas Tax RMRA	Measure J	General Capital Projects	Traffic Impact Fee	Park Impact Fee	Public Facilities Impact Fee	2012 Bond Benefit	2014 Bond	Main Street Fund	Street Maintenance & Rehab
	132	140	141	148	201	202	204	206	221	222	231	235
Estimated FY 25/26 Fund Balance	**5,223,916**	**478,487**	**392,767**	**487,718**	**77,695**	**1,865,407**	**753,923**	**1,945,888**	**485,822**	**298,401**	**54,192**	**196,882**
Proposed - FY 26/27 Revenues	2,695,035	1,380,607	1,323,869	819,500	-	1,746,752	688,168	668,168	-	-	-	
Proposed - FY 26/27 Transfers from General fund					7,165,000							2,339,717
Proposed - FY 26/27 Grant or Contributions						1,154,500						
Proposed - FY 26/27 Expenditures	(2,498,000)	(1,422,542)	(40,481)	(278,072)	(63,255)	(287,113)	(96,747)	(698,987)	(5,634)	(5,634)	(4,192)	(86,448)
Total Available for Capital Projects FY 2026/27	**5,420,951**	**436,552**	**1,676,155**	**1,029,146**	**7,179,440**	**4,479,547**	**1,345,344**	**1,915,069**	**480,188**	**292,767**	**50,000**	**2,450,151**

Project #	Project Description	Total Project Allocation	Prior Years Funding Allocation	FY 2026/27 Allocation											
176	Oakley Regional Park	200,000	200,000	0											
186	West Cypress Road Bridge Reconstruction at CC Canal	150,000	150,000	0											
189	Piper Lane Drainage Channel Trash Capture Device	0	0	0											
211	Main Street/Rose Avenue Intersection Improvement ***	1,520,000	200,000	1,320,000				311,640		388,360			370,000	200,000	50,000
231	Sellers Avenue (Riverrock Drive to CCWD Canal Crossing) Widening	0	0	0											
247	East Cypress Road Widening (Knightson Avenue to Jersey Island Road)	19,180,000	19,180,000	0											
252	Downtown Storm Drain (Area 29) Improvement	88,470	88,470	0											
263	O'Hara Avenue/Carpenter Road Intersection Improvement	450,000	450,000	0											
268	Main Street/Delta Road Intersection Improvement	1,245,000	200,000	1,045,000			656,640			388,360					
269	Main Street/Brownstone Road Intersection Improvement	200,000	200,000	0											
273	Laurel Road Extension (Teton Road To Sellers Avenue)**	6,260,000	660,000	5,600,000					4,500,000	1,100,000					
281	Enrico Cinquini Park Construction*	6,700,000	6,700,000	0											
283	Laurel Road Bridge Widening over Marsh Creek	0	0	0											
302	East Cypress Road Widening (Jersey Island Road to Bethel Island Road)	25,018,100	25,018,100	0											
306	Marsh Creek Glenn Park Renovation	500,000	500,000	0											
310	East Cypress Road Widening at CCWD Canal Crossing	11,000,000	11,000,000	0											
315	Magnolia Park Playground Resurfacing and Retrofitting	600,000	600,000	0											
316	Main Street Widening North of Laurel Road to Heartwood Subdivision	1,340,000	200,000	1,140,000					1,140,000						
317	Novarina Park Playground Expansion and Resurfacing	600,000	600,000	0											
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)	2,100,000	175,000	1,925,000						1,925,000					
321	FY 2025/26 Curb, Gutter & Sidewalk Repair & Replacement	0	0	0											
326	Main Street Phase 1 Green Infrastructure	500,000	500,000	0											
329	City Hall Remodeling	1,500,000	1,500,000	0											
331	Freedom Basin Restroom Construction	700,000	700,000	0											
333	FY 2025/26 Street Repair and Resurfacing	3,860,000	2,600,000	1,260,000											1,260,000
337	FY 2026/27 Curb, Gutter, Sidewalk Repair	150,000	0	150,000			150,000								
338	FY 2026/27 Traffic Calming	50,000	0	50,000		50,000									
339	FY 2026/27 ADA Implementation	50,000	0	50,000		50,000									
340	FY 2026/27 Traffic Signal Modernization	200,000	0	200,000		-		200,000							
341	Accessibility Pathway - Laural Ballfields	330,000	0	330,000	330,000	-									
342	FY 2026/27 Street Repair and Resurfacing	1,350,000	0	1,350,000			250,000								1,100,000
343	Police Department Remodel	1,525,000	0	1,525,000					1,525,000						
	Total Proposed Expenditures FY 2026/2027	**97,866,570**	**81,921,570**	**15,945,000**	**330,000**	**100,000**	**1,056,640**	**511,640**	**7,165,000**	**3,801,720**	**-**	**-**	**370,000**	**200,000**	**50,000**	**2,360,000**
	Projected FY 26/27 Fund Balance				**5,090,951**	**336,552**	**619,515**	**517,506**	**14,440**	**677,827**	**1,345,344**	**1,915,069**	**110,188**	**92,767**	**(0)**	**90,151**

* Anticipate Reimbursement of $850,000 in federal grant money
**Anticipated contribution from Meritage Homes of $674,000 and ECCRFFA of $480,500
***Staff will seek reimbursement from ISD and DWD for approx 25% of the cost

Remaining Unassigned Balances FY 2026/2027	**5,090,951**	**336,552**	**619,515**	**517,506**	**14,440**	**677,827**	**1,345,344**	**1,915,069**	**110,188**	**92,767**	**(0)**	**90,151**

OAKLEY
CALIFORNIA

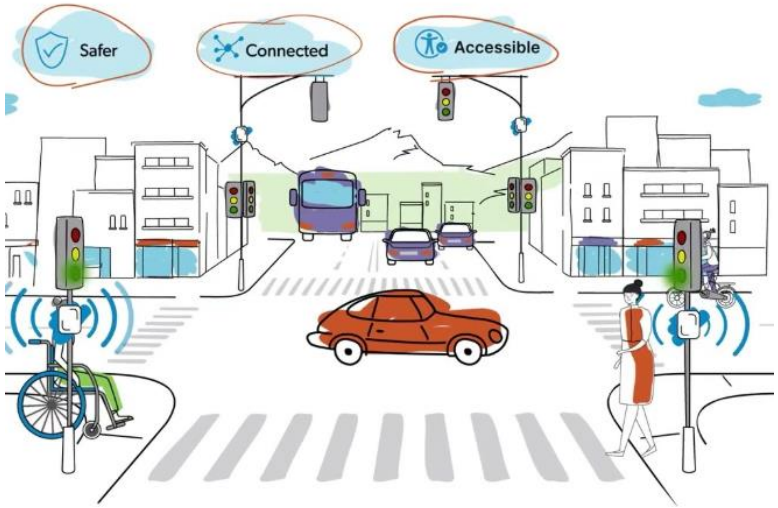
Summary of Completed Projects in FY 2025/2026

Project No.	Project Title	Location
CIP 280	**Laurel Road Widening Project (O'Hara to Cloverbrook)**	**Laurel Road and O'Hara Avenue**
CIP 321	**FY 2025/26 Curb, Gutter and Sidewalk Repair & Reconstruction Project**	**Various Locations**
CIP 322	**FY 2025/26 Traffic Calming Project**	**Various Locations**
CIP 323	**FY 2025/26 ADA Implementation Project**	**Various Locations**
CIP 324	**FY 2025/26 Traffic Signal Modernization Project**	**Various Locations**
CIP 325	**Main Street Smart Signals Project**	**Various Locations**
CIP 327	**Norcross Lane Pedestrian Safety Improvements Project**	**Norcross Lane**
CIP 328	**Recreation Center Baseball Field Renovation Project**	**1250 O'Hara Avenue**
CIP 329	**City Hall Remodeling Project (Community Development and Public Works Offices)**	**3231 Main Street**
CIP 333A	**FY 2025/26 Street Repair and Resurfacing Project**	**California Dawn and California Jamboree neighborhood**
CIP 334	**East Cypress Road Widening from 800' East of Rubens Way to Machado Lane Project**	**East Cypress and Machado Lane**
CIP 335	**Sellers Avenue Reconstruction from Railroad Tracks to Delta Road Project**	**Sellers Avenue**
CIP 336	**Sellers Avenue Reconstruction from East Cypress Road to Railroad Tracks Project**	**Sellers Avenue**

Completed Project Photos

CIP 280	**Laurel Road Widening Project (O'Hara to Cloverbrook)**	
		Laurel Road is a major arterial roadway and the City's designated truck route with a direct connection to Highway 4. The completion of this segment completes the ultimate build out of Laurel Road between Highway 4 to Main Street. The construction of this project complements the new Safeway Shopping Center and improves safety for all modes of transportation in one of the busiest intersections of our City at Laurel Road and O'Hara Avenue.
CIP 321	**FY 2025/26 Curb, Gutter and Sidewalk Repair & Reconstruction Project**	
		This project repaired and reconstructed damaged and broken concrete (170 linear feet of curb, gutter, and 3,083 square feet of sidewalks) throughout the City. The construction of this project eliminates 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.

CIP 322	**FY 2025/26 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 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 in collaboration with the residents based on priority and the order they are received. This year speed humps were installed at Burgundy Drive to reduce speeding through this neighborhood.
CIP 323	**FY 2025/26 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. The city prioritizes the locations needing upgrades based on priority and the order they are received from the public.

CIP 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 replaced some of the older internal components of the City's traffic signal systems which will improve the overall operations of the City's transportation network. Some components upgraded are traffic signal controllers, battery back up systems, replacement of loop detection systems to camera detection, pedestrian push buttons, and illuminated street name signs.
CIP 325	**Main Street Smart Signals Project**	
		City of Oakley received a grant from Contra Costa Transportation Authority as part of countywide program to enhance the traffic signals on major roadways and improve traffic operations. Traffic signals along the Main Street corridor are some of the oldest hardware and software of our signalized intersection inventory. The Smart Signals Project will improve these components and will be upgraded to accommodate future growth as technology advances in transportation. The City's share of funding was allocated through this CIP and funds have been released to CCTA per the agreement for this project. CCTA will complete the implementation of signal upgrades this summer.

CIP 327	**Norcross Lane Pedestrian Safety Improvements Project**	
		This project improved safety at Oakley Elementary School serving over 5,000 students. The improvements include the installation of a bulb-out at a crosswalk on Norcross Lane. Adding the bulb-out enhanced visibility for crosswalk users to navigate the area safely. Flashing Beacons with signage are installed to clearly state the location of the pedestrian crossing. Additional improvements included modifying the curb and sidewalk adjacent to the school parking lot to mitigate tripping hazards and unwarranted pedestrian crossings. These improvements also follow Americans with Disabilities Act (ADA) Standards for Accessible Design to support Oakley residents with visual, hearing, or manual impairments.
CIP 328	**Recreation Center Baseball Field Renovation Project**	
		The existing Baseball Field at the Recreation Center was 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 transitioned the field into a formal, reservable community baseball field that meets Little League standards. The overall field was 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.

CIP 329	**City Hall Remodeling Project (Community Development and Public Works Offices)**	
		This project constructed the facility improvements at City Hall that were deemed necessary in the Facility Assessment study performed in spring 2025. The improvements included remodeling of the office spaces in the Community Development Department and the Public Works Department. The Delta Breeze and Sandhill Crane conference room cabinetry were also remodeled to match the overall office design. This project also replaced the carpets, paint the walls and install new cubicles to match the similar work that was performed at City Hall in 2024.
CIP 333 (A)	**FY 2025/26 Street Repair and Resurfacing**	
		This project repaired the base and surface pavement 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. The California Dawn and California Jamboree neighborhoods received slurry seal and pavement overlay with new striping as part of our Pavement Management Program this year.

CIP 334	**East Cypress Road Widening from 800' East of Rubens Way to Machado Lane Project**	
		This project widened 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 constructed new curb, gutter, sidewalks, bicycle lanes, and the full widening of East Cypress Road per their project conditions of approval. Construction is completed and the City has reimbursed Maritage Homes for the City's share of this project.
CIP 335	**Sellers Avenue Reconstruction from Railroad Tracks to Delta Road Project**	
		This project reconstructed 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. 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. Construction is completed and the City has reimbursed Maritage Homes for the City's share of this project.

CIP 336	**Sellers Avenue Reconstruction from East Cypress Road to Railroad Tracks Project**	
		This project reconstructed Sellers Avenue using Full-Depth Reclamation (FDR) process similar to CIP 335. Sellers Avenue was originally constructed decades ago by the County and has needed 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 paving operation. Construction is completed and the City has reimbursed Maritage Homes for the City's share of this project.

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design				$ 160,000			***$ 160,000***
Environmental				$ 5,000			***$ 5,000***
Right of Way							***$ -***
Construction				$ 1,045,000			***$ 1,045,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ -***	***$ -***	***$ 1,210,000***	***$ -***	***$ -***	***$ 1,210,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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:	Immediate	**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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design	$ 200,000						***$ 200,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 1,320,000					***$ 1,320,000***
Operating Costs							***$ -***
TOTAL	***$ 200,000***	***$ 1,320,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,520,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee		$ 388,360					***$ 388,360***
General Capital Fund							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Main Street Fund*	$ 200,000	$ 50,000					***$ 250,000***
Measure J		$ 311,640					***$ 311,640***
Gas Tax							***$ -***
2014 Bond Benefit		$ 200,000					***$ 200,000***
2012 Bond Benefit		$ 370,000					***$ 370,000***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ 200,000***	***$ 1,320,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,520,000***

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

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***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 2026/27 to 2030/31

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:	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 to Jersey Island 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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design				$ 10,000			***$ 10,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction				$ 1,980,000			***$ 1,980,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ -***	***$ -***	***$ 1,990,000***	***$ -***	***$ -***	***$ 1,990,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							*$* -
Environmental							*$* -
Right of Way							*$* -
Construction	$ 100,000						*$ 100,000*
Operating Costs							*$* -
TOTAL	***$ 100,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 100,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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:	Immediate	**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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design	$ 200,000						***$ 200,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 1,045,000					***$ 1,045,000***
Operating Costs							***$ -***
TOTAL	***$ 200,000***	***$ 1,045,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,245,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee		$ 388,360					***$ 388,360***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA	$ 200,000	$ 656,640					***$ 856,640***
Developer							***$ -***
Grant							***$ -***
Park Impact Fee Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ 200,000***	***$ 1,045,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,245,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax							$ -
Developer							$ -
Grant							$ -
Park Impact Fee Fund							$ -
Stormwater Fund							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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:	Immediate	**In Successor Agency Area:**	No
Project Description:	Roadway Improvements to build the 4 lane arterial roadway of Laurel Road per the city's General Plan. The project will include a bridge overcrossing the railroad tracks.		
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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design	$ 300,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000		***$ 2,700,000***
Environmental			$ 100,000	$ 100,000			***$ 200,000***
Right of Way		$ 500,000					***$ 500,000***
Construction							***$ -***
Operating Costs							***$ -***
TOTAL	***$ 300,000***	***$ 1,100,000***	***$ 700,000***	***$ 700,000***	***$ 600,000***	***$ -***	***$ 3,400,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee		$ 1,100,000					***$ 1,100,000***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA	$ 300,000						***$ 300,000***
Developer							***$ -***
General Capital Proj		$ 4,500,000					***$ 4,500,000***
Park Impact Fee Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ 300,000***	***$ 5,600,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 5,900,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*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	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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 to		
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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design			$ 30,000				***$ 30,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction			$ 1,650,000				***$ 1,650,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ -***	***$ 1,680,000***	***$ -***	***$ -***	***$ -***	***$ 1,680,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee	$ 1,500,000						*$ 1,500,000*
General Capital Projects							*$ -*
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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							*$ -*
Environmental							*$ -*
Right of Way							*$ -*
Construction	$ 600,000						*$ 600,000*
Operating Costs							*$ -*
TOTAL	***$ 600,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 600,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design	$ 200,000						***$ 200,000***
Environmental							***$ -***
Right of Way		$ 150,000					***$ 150,000***
Construction		$ 990,000					***$ 990,000***
Operating Costs							***$ -***
TOTAL	***$ 200,000***	***$ 1,140,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,340,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee	$ 200,000						***$ 200,000***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax HUTA							***$ -***
Developer							***$ -***
General Capital Proj		$ 1,140,000					***$ 1,140,000***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ 200,000***	***$ 1,140,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,340,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction	$ 600,000						$ 600,000
Operating Costs							$ -
TOTAL	$ 600,000	$ -	$ -	$ -	$ -	$ -	$ 600,000

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction							$ -
Operating Costs							$ -
TOTAL	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
General Fund							$ -
L&L District							$ -
Public Facilities Fund							$ -
Park Impact Fee							$ -
Special Community Proj							$ -
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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 1,925,000					$ 1,925,000
Operating Costs							$ -
TOTAL	$ -	$ 1,925,000	$ -	$ -	$ -	$ -	$ 1,925,000

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee		$ 1,925,000					$ 1,925,000
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	$ -	$ 1,925,000	$ -	$ -	$ -	$ -	$ 1,925,000

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*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	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*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	25/26	26/27	27/28	28/29	29/30	30/31	*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 2026/27 to 2030/31

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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design	$ 300,000						***$ 300,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction	$ 2,300,000	$ 1,260,000					***$ 3,560,000***
Operating Costs							***$ -***
TOTAL	***$ 2,600,000***	***$ 1,260,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 3,860,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*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	$ 1,260,000					***$ 3,560,000***
Stormwater Fund		.					***$ -***
TOTAL	***$ 2,600,000***	***$ 1,260,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 3,860,000***

Comments: * It is anticipated that there is $1,100,000 from FY 25/26 that can be rolled over for a total available of $2,360,000 for FY 26/27.

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

Project Title:	FY 2026-27 Curb, Gutter and Sidewalk Repair & Reconstruction Proje	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Concrete Repair and Replacement	**Project Number:**	337
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	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design							$ -
Environmental							$ -
Right of Way							$ -
Construction		$ 150,000					$ 150,000
Operating Costs							$ -
TOTAL	***$ -***	***$ 150,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 150,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee							$ -
L&L District							$ -
Public Facilities							$ -
Park Impact Fee							$ -
Redevelopment							$ -
Measure J							$ -
Gas Tax RMRA		$ 150,000					$ 150,000
Developer							$ -
General Capital Proj							$ -
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 2026/27 to 2030/31

Project Title:	CIP 338 - FY 2026-27 Traffic Calming Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Traffic Calming Improvements	**Project Number:**	338
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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design							***$ -***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 50,000					***$ 50,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 50,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 50,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax HUTA		$ 50,000					***$ 50,000***
Developer							***$ -***
General Capital Proj							***$ -***
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 2026/27 to 2030/31

Project Title:	FY 2026-27 ADA Implementation Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	339
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	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design							***$ -***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 50,000					***$ 50,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 50,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 50,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax HUTA		$ 50,000					***$ 50,000***
Developer							***$ -***
General Capital Proj							***$ -***
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 2026/27 to 2030/31

Project Title:	FY 2026-27 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:**	340
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	This project will rehabilitate existing traffic signal components, flashing beacons, speed feedback signs, and traffic management system.		
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 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		

PROJECT FINANCING DETAILS

Project Expenditures	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design							***$ -***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 200,000					***$ 200,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 200,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 200,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J		$ 200,000					***$ 200,000***
Gas Tax RMRA							***$ -***
Developer							***$ -***
General Capital Proj							***$ -***
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 2026/27 to 2030/31

Project Title:	Accessibility Pathway around Laurel Ballfields Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Park	**Project Manager:**	City Engineer
Project Type:	ADA Enhancements	**Project Number:**	341
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Construct approximately 2,000 linear feet of ADA accessible surface along existing trail loop in Laurel Ballfields Park and install accessible ramps to bleachers.		
Project Justification:	Improve the park to meet current ADA standards and allow for improvements to be enjoyed by all users of the community.		

PROJECT FINANCING DETAILS

Project Expenditures	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design							***$ -***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 330,000					***$ 330,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 330,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 330,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District		$ 330,000					***$ 330,000***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA							***$ -***
Developer							***$ -***
General Capital Proj							***$ -***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ -***	***$ 330,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 330,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

Project Title:	FY 2026-27 Street Repair and Resurfacing Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Street	**Project Manager:**	City Engineer
Project Type:	Street Improvements	**Project Number:**	342
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Pavement resurfacing of Laurel Road, Main Street, and Empire Avenue to extend the life cycle of our roadway assets. Project limits: Laurel Road between westerly city limits to Empire Avenue, Main Street between Laurel Road to E Cypress Road, and Empire Avenue between Laurel Road to Main Street.		
Project Justification:	Preventative maintenance of our roads are needed to prevent water intrusion into the pavement section and slow down the aging process of our roadways.		

PROJECT FINANCING DETAILS

Project Expenditures	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design		$ 350,000					***$ 350,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 1,000,000	$ 2,000,000	$ 1,000,000			***$ 4,000,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 1,350,000***	***$ 2,000,000***	***$ 1,000,000***	***$ -***	***$ -***	***$ 4,350,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA		$ 250,000					***$ 250,000***
Developer							***$ -***
General Capital Proj							***$ -***
Street Maintenance & Rehab Fund		$ 1,100,000					***$ 1,100,000***
Stormwater Fund							***$ -***
TOTAL	***$ -***	***$ 1,350,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,350,000***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

Project Title:	Police Department Remodeling Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Facility	**Project Manager:**	City Engineer
Project Type:	Facility Remodel	**Project Number:**	343
Project Priority:	Immediate	**In Successor Agency Area:**	No
Project Description:	This project will construct the facility improvements at the Police Department offices 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. 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 Justification:	Our city continues to grow in population and our Police Department needs additional space to keep up with the demands of necessary functions of the Police Department offices.		

PROJECT FINANCING DETAILS

Project Expenditures	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design		$ 40,000					***$ 40,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction		$ 1,485,000					***$ 1,485,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ 1,525,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 1,525,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA							***$ -***
Developer							***$ -***
General Capital Proj*	$ 660,000	$ 1,525,000					***$ 2,185,000***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ 660,000***	***$ 1,525,000***	***$ -***	***$ -***	***$ -***	***$ -***	***$ 2,185,000***

Comments: * There is $660,000 remaining funds from the City Hall Remodel CIP 329 to be used towards the Police Department Remodel.

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

Project Title:	SCADA System Upgrade Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Storm Drain	**Project Manager:**	City Engineer
Project Type:	Modernization of Storm Drain Infrastructure Controls	**Project Number:**	345
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Upgrade the Supervisory Control and Data Acquisition (SCADA) System to enhance the operations of the Cypress Grove, Emerson Ranch, and Delaney Ranch Pump Station. Upgrades include the system's hardware and software functions to ensure efficiency, reliability, and allow staff to make informed decisions through a central management system.		
Project Justification:	The Cypress Grove, Emerson Ranch, and Delaney Ranch Pump Stations are critical infrastructure that supports the overall stormwater management system in these neighborhoods. The SCADA upgrades to these pump stations will help ensure staff is notified immediately when failures occur. The SCADA system will also help ensure that these Pump Stations are running in their optimal capacity and ensure efficiency in its operations.		

PROJECT FINANCING DETAILS

Project Expenditures	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Planning & Design			$ 20,000				***$ 20,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction			$ 220,000				***$ 220,000***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ -***	***$ 240,000***	***$ -***	***$ -***	***$ -***	***$ 240,000***

Project Funding	25/26	26/27	27/28	28/29	29/30	30/31	*Total*
Traffic Impact Fee							***$ -***
L&L District/CFD							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA							***$ -***
Developer							***$ -***
General Capital Proj							***$ -***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Comments:

City of Oakley
Capital Improvement Project Information Sheet
Capital Improvement Program for Fiscal Years 2026/27 to 2030/31

Project Title:	Main Street Improvements Gardenia Ave to Vintage Pkwy Project	**Project Proponent:**	Public Works and Engineering
Project Category:	Streets	**Project Manager:**	City Engineer
Project Type:	Street Improvement	**Project Number:**	346
Project Priority:	Moderate	**In Successor Agency Area:**	No
Project Description:	Design and construct the remaining roadway improvements for Main Street between Gardenia Ave to Vintage Pkwy consistent with the Downtown Specific Plan		
Project Justification:	This segment of Main Street is a gap in our infrastructure for an ADA path, sidewalk, and bicycle facilities. Improvements will include curb, gutter, sidewalks, bike lanes, streetlights, and landscaping, and additional parking in the downtown area to support accessibility for all to our downtown events and local businesses.		

PROJECT FINANCING DETAILS

Project Expenditures	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Planning & Design			$ 50,000				***$ 50,000***
Environmental							***$ -***
Right of Way							***$ -***
Construction							***$ -***
Operating Costs							***$ -***
TOTAL	***$ -***	***$ -***	***$ 50,000***	***$ -***	***$ -***	***$ -***	***$ 50,000***

Project Funding	**25/26**	**26/27**	**27/28**	**28/29**	**29/30**	**30/31**	***Total***
Traffic Impact Fee							***$ -***
L&L District							***$ -***
Public Facilities							***$ -***
Park Impact Fee							***$ -***
Redevelopment							***$ -***
Measure J							***$ -***
Gas Tax RMRA							***$ -***
Developer							***$ -***
General Capital Proj							***$ -***
Downtown Revitalization Fund							***$ -***
Stormwater Fund							***$ -***
TOTAL	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***	***$ -***

Comments:

DATE: May 19, 2026

TO: Joshua McMurray, City Manager

FROM: Evan Gorman, Associate Planner

Approved and Forwarded to the Planning Commission

SUBJECT: Objective Design Standards Work Session - Work Session to Discuss New Standards for Housing Development.

Summary

This work session is intended to present the Planning Commission with an overview of the City's effort to develop and adopt Objective Design Standards (ODS) for housing. The item is being brought forward in response to recent state legislation that requires certain housing projects to be reviewed solely against objective, measurable standards. Staff is seeking commission feedback on the overall direction and priorities before advancing a draft set of standards.

Background

Over the last decade, the California Legislature has passed a series of laws intended to streamline housing production by requiring certain housing projects to be reviewed solely against objective standards. Objective design standards are local design rules written so that a planner, applicant, commissioner, judge, or member of the public can determine whether a project complies without relying on personal taste or discretionary judgment. For example, instead of stating that "*the building should be attractive and compatible with the neighborhood*," an objective standard would identify a specific requirement that can be measured or verified on a set of plans or in a study. A porch or entry standard might state: "*Primary entries shall provide a covered area with minimum dimensions of four feet in width and four feet in depth by recessing the entry, providing an awning or canopy, or using a combination of a recess and awning/canopy*." Unlike a general statement about attractiveness or neighborhood character, this type of standard can be applied consistently because it establishes a clear requirement that is often measurable.

In Oakley, two existing illustrated manuals include residential design guidelines: the Residential Design Guidelines adopted in 2003 and the Downtown Specific Plan adopted in 2010. Many of the residential design guidelines in the Downtown Specific Plan are already objective, and for that reason, Planning Staff have not identified the Downtown Specific Plan as needing an immediate update. By contrast, while some provisions in the Residential Design Guidelines are objective, many rely on more subjective design direction. As a result, an update of these guidelines was included in the City's most recent Housing Element as a program for City Staff to complete.

As Oakley continues to grow, new housing may be proposed regardless of whether updated objective standards are in place. Objective design standards can give the City

important tools to ensure that new housing is well designed, fits appropriately within the community, is evaluated consistently and efficiently, and complies with state law. Without adopted objective standards, the City has limited ability to shape the design of housing projects that qualify for streamlined review. Updating the City's standards can help ensure that future housing construction reflects Oakley's community goals and values while continuing to welcome new residents.

Areas of Focus

City Staff have identified several areas of particular focus and are seeking Commission feedback on each.

PUBLIC SAFETY

Planning staff are coordinating with the City's emergency services providers to ensure that the proposed standards are consistent with public safety requirements. While Planning Staff already coordinate extensively with emergency service providers such as the Oakley Police Department and Contra Costa Fire Department on each housing development application that we receive, public hearings for streamlined housing projects throughout the state have seen comments from residents that public safety should be explicitly provided in Design Guideline documents.

SITE DESIGN

Another area of focus for City Staff is quality site design. For the upcoming Objective Design Standards, staff find that new housing should provide high-quality site design, pedestrian pathways, and connections to bike lanes and transit. Requirements for public open space will be included as well.

BUILDING ENVELOPES

Rather than being overly prescriptive about every aspect of design, staff are focused on ensuring that building envelopes are appropriate within the surrounding area, do not dominate the surrounding landscape where preventable, and are sensitive to nearby existing homes. For example, if a multistory building is proposed adjacent to existing homes, part of that massing should be stepped back to reduce its overall visual impact.

ACHIEVABLE, HIGH-QUALITY DESIGN

Staff would like to balance quality with feasibility by requiring articulation and facade variation without dictating every inch of each feature or glazing area. The focus is on the elements that matter most to ensuring a development fits into the community and how a building looks and feels from the street or from other common areas. Extensive prescriptive requirements can increase the cost of development and put housing out of reach for a larger group of residents or would-be residents.

COMMUNITY FEEDBACK

At a public outreach meeting held by Planning Division staff, residents shared priorities that are also shaping the City's approach. Attendees expressed a desire for standards that build communities, not just housing, with shared spaces and design that encourages interaction between neighbors. Residents also emphasized that standards should allow creative freedom for architects, setting a floor rather than a ceiling, and that overly prescriptive rules that force every project to look the same work against good design.

TECHNICAL CONSIDERATIONS

Adopting objective design standards requires making decisions about certain technical details. For example, the draft framework uses terms like "paseo" to require pedestrian-oriented walkways that connect buildings and open spaces as a defined site design element. This is a relatively new term in Californian Urban Design but Planning Staff find it can help achieve positive results when working with developers and will be consistent with what other Bay Area cities are implementing. Staff are also organizing many of the City's pre-2018 design standards into the new guidelines to maintain compliance with Senate Bill 330, which allows cities to use pre-2018 subjective standards for some projects.

Preliminary Working Drafts

City staff have included two preliminary working drafts as attachments to this report: one addressing multifamily residential development and one addressing single-family residential development. These drafts are not yet complete; however, they are intended to provide the public and decision-makers with an initial understanding of the format, scope, and potential content of the upcoming regulations. City staff have prioritized the more nuanced portions of the project, including architectural details, site design, and areas shaped by community feedback. Other chapters, such as public safety and building envelope standards, are expected to be more straightforward because they will rely more heavily on established code requirements, objective measurements, and existing agency standards. The multifamily draft covers site design, connectivity, parking, gathering spaces, building massing, roof forms, equipment screening, and entries. The single-family draft covers building form and massing, facade projections, second-floor stepbacks, materials, window and door trim, shutters, and porch design.

Consistency with the Oakley Strategic Plan 27+

Holding an advisory work session is consistent with the goals in the section of the Oakley Strategic Plan 27+ entitled, “Community and Economic Development Goal”. Developing clear objective design standards supports thoughtful growth and ensures that new development meets the community's expectations.

Fiscal Impact

There is no fiscal impact associated with this work session. Staff time and materials to prepare this report are covered by the General Fund.

Staff Recommendation

Staff recommends that the Planning Commission receive the presentation and provide feedback on the overall direction and priorities.

Attachments

1. Preliminary Working Draft - Multifamily Homes Chapter
2. Preliminary Working Draft - Single Family Homes Chapter
3. Oakley's Existing Residential Design Guidelines

Site Design

PURPOSE

The intent of these standards is to provide a quality entry experience for visitors and residents. Sites shall provide a distinct hierarchy of circulation including public streets, internal streets or drives, pedestrian walks and paseos, bicycle paths, and alleys or parking areas (see definitions in Glossary). These should be arranged so that visitors and residents use the primary circulation of public streets, internal streets and drives, pedestrian walks, paseos, and bike paths for their primary circulation. Units and buildings should be oriented and addressed along these primary circulation routes.

STREET NETWORK AND CONNECTIVITY

Align new streets within any proposed development site with existing and planned streets adjacent to the site to create a connected street system. Where street connections to adjacent neighborhoods are infeasible due to demonstrated topographic constraints, existing infrastructure, or jurisdictional restrictions, pedestrian or bicycle connections shall be provided.

At least 75 percent of internal streets and paseos shall provide connection to adjacent streets and neighboring development and be publicly accessible, unless demonstrated to be infeasible by the applicant due to topographic constraints, existing infrastructure, or other jurisdictional restrictions. Development should anticipate connections to adjacent parcels to provide future connectivity.

Connect internal pedestrian and bike pathways to existing and planned public sidewalks, bike paths, and open spaces outside the proposed development site to create safe and continuous pedestrian and bicycle access to and around the site. While connections to external streets and adjacent development are required, these connections should be located and designed to minimize external cut-through traffic.

Development located where trails are shown by the Trails Master Plan or other relevant City documents but are not yet built should provide bicycle and pedestrian connections to bridge trail gaps to the maximum extent possible. Development located adjacent to the City's public trail system should be oriented to provide unit entrances from the trail.

Meeting Fire District and waste management provider requirements shall be the predominant guide for internal street and drive aisle design. Projects shall meet the minimum clearance measurements found in the local waste management provider's specification sheets. Internal streets and drive aisles shall be lined with curb except where pedestrian access is provided.

ON-SITE PEDESTRIAN PATHWAYS

Individual buildings and primary building entries shall be connected to the public sidewalk and parking areas via on-site pedestrian pathways.

On-site pedestrian pathways shall connect to existing and proposed public sidewalks, streets, transit stops, open spaces, bike paths, bicycle parking areas, and automobile parking areas within and adjacent to the project site to improve pedestrian access and connectivity.

On-site pedestrian pathways shall meet ADA standards and shall have at least 4 feet of landscaping on either side when placed between buildings, and at least 6 feet of landscaping on the building side when placed between a building and a parking area. Meandering pathways shall maintain at least 3 feet of landscaping.
Lighting and windows along pedestrian pathways should be provided for visibility and safety.

Areas where pedestrian paths cross vehicular routes shall be demarcated with a change in material along with paint to emphasize the conflict point and improve visibility and safety. Permitted crosswalk materials include stamped concrete, brick pavers, earth-tone concrete pavers, or stone.

Any conflicting ADA regulations take precedence.

VEHICLE ACCESS AND CURB CUTS

Each development project site shall be limited to one curb cut, including driveways and private or service streets, per 400 feet of public street frontage, or two curb cuts per street frontage, whichever is less, unless otherwise required for emergency vehicle access.

SURFACE PARKING LOTS

Screening surface parking lots from view minimizes impacts on the pedestrian experience. Use landscaping, landscaped berms, and/or low fencing or walls to screen surface parking along street frontages and publicly accessible paths and open spaces to conceal parked vehicles and shield vehicle lights from the public realm.
Where a residential zone or property directly abuts a surface parking lot, install a solid fence or wall a minimum of six feet in height to provide screening and minimize impacts on the neighboring property.

STRUCTURED PARKING

Standards to be developed. See “Items Remaining to Be Completed” below.

UTILITIES, EQUIPMENT, AND SERVICE AREAS

Locate utilities and equipment (e.g., electric and gas meters, irrigation backflows), service areas, storage areas, and non-passenger loading areas inside buildings or to the interior of a site (e.g., along alleys, in parking areas) to maintain an appealing environment on-site and along the adjacent public realm.

All service and storage areas, utilities, and equipment not housed inside buildings shall meet the following screening standards:

- Screening shall be equal to or higher than the height of the equipment to be screened, unless specified otherwise.
- Screening shall be made of a primary exterior finish material used on other portions of the building(s), architectural-grade wood or masonry, metal, or landscape screening that forms an opaque barrier when planted.
- All vents, flashing, electrical conduits, and similar elements shall be painted to match the color of the adjacent surface.

Rooftop equipment shall not be visible from street level. Equipment shall be set back from the roof edge and/or screened using parapet walls, towers, or other architectural features.

GATHERING SPACES

For residential development sites of three acres or larger, the site plan shall include at least one outdoor gathering space located at or within 50 feet of an internal street intersection, paseo intersection, common open space area, or other primary pedestrian route within the development.

The gathering space shall include a minimum paved or hardscape area of 300 square feet and shall provide at least three of the following amenities:

- A bench or seating wall with seating for at least four persons;
- One table with seating;
- Short-term bicycle parking;
- Decorative paving, stamped concrete, unit pavers, or similar enhanced paving material;
- Shade tree, trellis, canopy, or other shade feature;
- Pedestrian-scale lighting;
- Landscape planter, raised planter, or landscaped edge.

The gathering space shall be directly accessible from a sidewalk, paseo, or common pedestrian path and shall not be located within a required private yard, vehicle drive aisle, parking stall, trash enclosure area, or utility/service area.

Building Design

PURPOSE

To minimize the scale, massing, and bulk of buildings to respond to the scale of people and the building's context and encourage variation and fine-grained detailing on large facades that add visual interest.

APPLICABILITY

These standards apply to multifamily residential buildings in districts outside the Downtown Specific Plan. Projects inside the Downtown Specific Plan are regulated by that plan.

BUILDING FORM AND MASSING

MAXIMUM UNINTERRUPTED FACADE LENGTH

No exterior wall plane may exceed 60 feet in length without including a facade offset per the requirements below.

FACADE OFFSETS

Provide one offset meeting any of the following:

- Wall plane change: A recess or projection of at least 18 inches in depth for at least 12 feet of wall length.
- Breezeway, courtyard, or recess: A breezeway, courtyard, or recessed balcony bay of at least 6 feet in depth for at least 10 feet of clear width.
- Stacked balcony or loggia bay: A vertically aligned recessed balcony or loggia bay provided on at least two stories, with a recess depth of at least 6 feet and a bay width of at least 10 feet. A stacked bay shall count as the required facade offset even if the primary wall plane remains continuous outside the bay.

TOP-STORY STEPBACK

For any facade facing a public street, provide either:

- A stepback of the top story by at least 3 feet for at least 30 percent of that facade length, or
- Recessed balconies or loggias on the top story for at least 30 percent of that facade length.

ROOFS

PERMITTED ROOF FORMS

Roof forms may be hip, gable, shed, or low-slope.

PROHIBITED ROOFING MATERIAL

Asphalt and composition shingles are prohibited as a primary roofing material.

REQUIRED VISIBLE ROOFING MATERIAL

All roof planes shall be finished with one of the following as the primary roofing material: clay tile, concrete tile, or concrete shingles.

LOW-SLOPE ROOF EAVE REQUIREMENT

For any low-slope roof (2:12 or less) on a principal building, provide a continuous projecting roof overhang on all street-facing facades meeting all of the following:

- Minimum overhang depth of 24 inches, measured horizontally from the exterior wall plane to the roof edge.
- Maximum overhang depth of 48 inches.
- A continuous soffit and fascia with a fascia depth of at least 6 inches (gutter may be included).
- Parapets are permitted only as a screen for low-slope roof membranes and equipment when the building also includes the required projecting overhang. Parapets shall not be used as a substitute for the required projecting overhang.

GABLE-END TREATMENT (STREET-FACING)

For any gable end visible from a public street, the gable shall include one of the following:

- Gable infill differentiation and band or trim element: The triangular gable field shall include a material change, texture change, or wall color change distinct from the primary wall color applied to at least 60 percent of the gable field area, along with a horizontal band, belt course, or trim board at the gable base or within the gable field with a minimum face height of 6 inches and a continuous length.
- Accent feature: A decorative vent, louver, or comparable accent element on the gable end of an appropriate scale for a large gable may be provided in lieu of the gable infill and band or trim element.

ROOFTOP EQUIPMENT WELLS AND SCREENING

EQUIPMENT WELLS

Rooftop mechanical equipment may be located within a recessed equipment well or cut-out that is integrated into the roof form. The equipment well opening shall not exceed 20 percent of the total roof area of the building or per roof plane, unless required by building code or structural constraints. Equipment may be placed on a roof outside of an equipment well if the equipment is not visible from the ground.

REQUIRED SCREENING

For any rooftop mechanical equipment visible from a public street or public park or open space, provide screening that meets all of the following:

- Screening shall extend to at least 6 inches above the tallest piece of equipment, including vents and ductwork.
- Screening shall be solid or opaque with no more than 10 percent open area, excluding required access doors.
- Screening shall match the primary building in material and finish, using one or more of the following: stucco, integrally colored CMU, metal panel with architectural finish, fiber cement, or tile-clad parapet or coping.

EQUIPMENT WELL LOCATION

Equipment wells shall be located away from roof edges. The edge of the well shall be a minimum of 10 feet from any roof edge facing a public street, or 5 feet if the well is fully screened and not visible.

NO EXPOSED SUPPORT FRAMING

Structural supports, platforms, and conduit shall be painted to match adjacent surfaces and shall not be visible above the screening.

SCREENING VERIFICATION

The applicant shall submit a roof plan and street-facing elevations showing equipment height and screening height.

ENTRIES AND GROUND FLOOR

PRIMARY PEDESTRIAN ENTRY REQUIRED

Each primary building shall provide one of the following:

- A primary building entry facing a public street or a primary internal pedestrian paseo, or
- Individual primary entries for at least 50 percent of ground-floor dwelling units directly oriented to and accessed from an internal pedestrian pathway or paseo.

Internal pathway standards (if individual unit entries are used):
Internal pedestrian pathways providing access to unit entries shall include a continuous walking surface with a minimum clear width of 5 feet and a direct connection to a public sidewalk or a primary on-site pedestrian route.

ENTRY FEATURES

Each required entry shall include a covered area (awning, porch, recessed entry, or canopy) with at least 30 square feet of coverage, and a walkway from the sidewalk or paseo to the entry with at least 5 feet of clear width.

BREEZEWAY OR ARCH FEATURE (OPTIONAL)

An opening of at least 10 feet wide and at least 12 feet high may count as one required facade offset under the Building Form and Massing section.

Items Remaining to Be Completed

The following sections and topics require further development before this document is ready for substantial review for approval by the decision-making bodies of the City. This list is organized as a working checklist.

Site Design, Landscape, and Public Realm Standards

1. **Comprehensive landscaping standards.** Develop a landscaping section.
2. **Stormwater management standards.** Refer applicants to Public Works Stormwater standards.
3. **Publicly accessible outdoor space standards.** Develop standards for publicly accessible outdoor spaces.
4. **Private residential outdoor space standards.** Develop standards for private common open space.
5. **General wall and fence standards.** Add wall and fence standards separate from parking lot screening.
6. **Pedestrian-scaled lighting standards.** Define specific fixture types, spacing, shielding, height, and illumination levels.

Parking, Access, Utilities, and Service Design

1. **Structured parking standards.** Research and draft requirements for structured parking facilities.
2. **Parking lot landscaping.** Develop interior parking lot landscaping standards based on our existing documents.

Building Design, Frontage, and Compatibility Standards

1. **Retail/commercial ground-floor design.** Add standards for mixed-use storefronts and commercial frontages.
2. **Materials and colors.** Develop broader material and color standards for multifamily and mixed-use buildings.
3. **Adjacency adjustment standards.** Develop specific objective standards for building massing transitions adjacent to existing lower-density residential development.

Building Form and Massing

Street-facing facades shall incorporate the massing strategies described in this section. For purposes of these standards, “street-facing facade” means any facade that faces a public street, private street, or primary internal drive. “Projection area” is measured as the horizontal footprint of the projection in plan view (the top down view), not the vertical surface area of the facade.

PROJECTION TYPES

Developments with three or fewer homes shall provide at least one single-floor or multi-floor projection on each home. Developments with more than three homes that include a two-story plan shall include at least one projection per model type, using a mix of single-floor and multi-floor projections.

Single-Floor Projection - A projection on either the lower or upper floor facade meeting all of the following:

- Must extend at least 1 foot from the main wall plane.
- Must have a minimum area of 80 square feet.
- Must be topped by a gable, eave, or other roof form with visible tiles or shingles. The roof may not be flat.

Multi-Floor Projection - Required only for housing developments that include a two-story plan and have more than three homes. A projection that extends from ground level to the upper-floor ceiling meeting all of the following:

- Must project at least 1 foot from the main wall plane.
- Must have a minimum area of 124 square feet.
- Must be topped by a gable, eave, or other roof form with visible tiles or shingles. The roof may not be flat.

SECOND-FLOOR STEPBACK

A minimum one-foot, street-facing stepback shall be applied to the second floor. The stepback shall span at least 60 percent of the total street-facing building elevation and shall be covered with an eave or roof component that matches the primary roof form of the building.

VISIBLE SEPARATION OF STORIES

On two-story homes, a clear visual delineation between the first and second stories shall be provided on all side and rear building facades. This delineation may be achieved through the use of a continuous architectural element such as a horizontal band, trim detail, or a projection of stucco-covered foam or other durable material. The design shall be integrated with the overall architectural style of the building and shall

clearly articulate the floor break to enhance visual interest and reduce perceived massing.

Facade Materials and Details

FAÇADE MATERIAL

The facade shall include a building base at least 3 feet in height, faced with stone or brick. This requirement does not apply to Spanish-style homes that use clay roof tiles.

VARIATION IN MATERIALS

At least two materials shall be used on any front facade, in addition to glazing and railings.

MATERIAL CHANGES AT CORNERS

Materials shall continue around corners to the next change in wall plane, to the fence line, or for a minimum distance of four feet.

PROHIBITED SIDING MATERIALS

The use of plain or grooved plywood (e.g., T1-11), vinyl, plastic (and plastic laminate), and fiberglass is prohibited.

BUILDING COMPONENT COLORS

All vents, flashing, and electrical conduits shall be painted the same color as the adjacent surface. Gutters and downspouts shall be painted the same color as the adjacent surface. Alternatively, gutters and downspouts may be a decorative material as approved by the Community Development Director (e.g., copper).

DOOR AND WINDOW TRIM

Doors shall include trim along all four sides.

WINDOWS

Windows shall include one of the following styles:

- Trim on all sides.
- Shutters in combination with upper and lower trim or a sill.
- Recessed installation with trim on the upper and lower edges of the opening.

TRIM REQUIREMENTS

Trim dimensions shall be a minimum of 2 inches in depth and 2 inches in width. Trim materials shall be stucco-coated materials, cement fiber board, or wood. Trim shall be painted an accent color that is different from the primary wall color.

Shutters

Shutters are required on at least one second-floor rear window when the rear facade is adjacent to a park or a roadway with a total right-of-way width greater than 56 feet. Alternatively, shutters may be provided on a second-floor side window in place of the rear window requirement if the side facade is more visible from the park or right-of-way than the rear facade.

For the purposes of this standard, a park and a property that is separated only by a street or highway shall be considered adjacent. The size and shape of shutters shall match the size and shape of the window.

Entry Porch

Primary entries shall provide a covered area with minimum dimensions of four feet in width and four feet in depth by recessing the entry, providing an awning or canopy, or using a combination of a recess and awning or canopy. Exceptions to this requirement may be approved by the Community Development Director or designee for alternative designs. Canvas, vinyl, and plastic awnings are prohibited.

Items Remaining to Be Completed

The following sections and topics require further development before this document is ready for substantial review for approval by the decision-making bodies of the City. This list is organized as a working checklist.

Building Design Standards

1. **Architectural variability standards.** Develop requirements for the number of distinct floor plans, color schemes, roof forms, and material palettes required within a subdivision to prevent excessive repetition.
2. **Gable treatment standards.** Define the percentage of the gable face that must be covered in a distinct material, color, vent, louver, trim band, or comparable accent feature. Establish a clear measurement methodology for gable face height and area.

Site Design, Access, and Connectivity

1. **Access and connectivity standards.** Develop standards for subdivision layout or convert existing standards.
2. **Pedestrian pathway standards.** Define when pedestrian pathways are required within single-family developments, including pathways connecting homes to sidewalks, parking areas, common open spaces, trails, and neighborhood amenities.

Landscaping, Walls, Fences, and Lighting

1. **Single-family landscaping standards.** Develop or convert existing landscaping standards.
2. **Screening and buffer landscaping.** Develop objective standards for landscaping used to screen utilities, parking areas, walls, fencing, sound walls, and rear or side elevations visible from public areas.
3. **Wall and fence design standards.** Determine whether to develop standards for wall/fence materials.

Parking, Utilities, Refuse, and Operational Design

1. **Guest parking and auto-court standards.** Determine whether single-family subdivisions, cluster developments, and auto-court layouts should include guest parking standards, parking location standards, or requirements for screening parking areas from public view.
2. **Services, utilities, and equipment standards.** Determine whether to regulate placement and screening of utility meters, backflow devices, transformers, mechanical equipment, irrigation equipment, and mailboxes.
3. **Stormwater Infrastructure.** Add language directing applicants to stormwater requirements.



CITY OF OAKLEY

RESIDENTIAL DESIGN GUIDELINES

DECEMBER 2003

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1 INTRODUCTION

Purpose of the Design Guidelines

The City of Oakley Design Guidelines address the characteristics of public and private places that make a community visually interesting, functional, and a source of community pride. These Guidelines are intended to aid project developers, design professionals, City staff, the Planning Commission and City Council in the design review of individual, public and private development within the City of Oakley. The intent is to ensure consistent quality while supporting flexibility and the ability to provide unique solutions which may fulfill the intended design.

Use of the Design Guidelines

This document contains both proscriptive (mandatory) and suggestive (strongly encouraged) guidelines. While setting minimum standards for a number of design issues, it is the intention of the Design Guidelines to allow as much freedom and flexibility as may be necessary to provide for creative design expression while achieving and maintaining a high level of quality and continuity as the community develops over time.

Project applicants should provide sufficient graphics and information to demonstrate that the proposed project meets the provisions of the Design Guidelines, or if not, that it achieves the intent of the Design Guidelines by other means.

Whenever there appears to be a conflict between these Design Guidelines and the City of Oakley General Plan, these Guidelines shall prevail. For items not covered by these Guidelines, the Oakley Zoning Code shall be used as a guide. For properties in the Redevelopment Area, the Oakley Redevelopment Area Planned Unit District Guidelines will be used.

Community Values

Oakley's Heritage - A place for families in the heart of the Delta

Oakley has a strong sense of place. It's location on the Delta has imbued it with a particular flavor, and its agricultural heritage is still in evidence. Its historic downtown is central to its small town feeling. An important function of these Guidelines is to reinforce and preserve Oakley's unique character.

Within the City of Oakley are several distinguishable zones, illustrated in the figure below. Each of these zones has its own aesthetic character. As land uses evolve, the sense of place and of history can be preserved through design. In interpreting these Guidelines, consideration should be given to the ways in which design choices may reinforce the qualities inherent in each zone. For example, where an arterial road passes through the Delta or Topographic Zone, the landscaping may include more informal clustering of trees, and where it passes through the Agriculture or Existing Community Zone, an orchard pattern or regular spacing of trees may be more appropriate. Water features such as riparian channels might be integrated into a



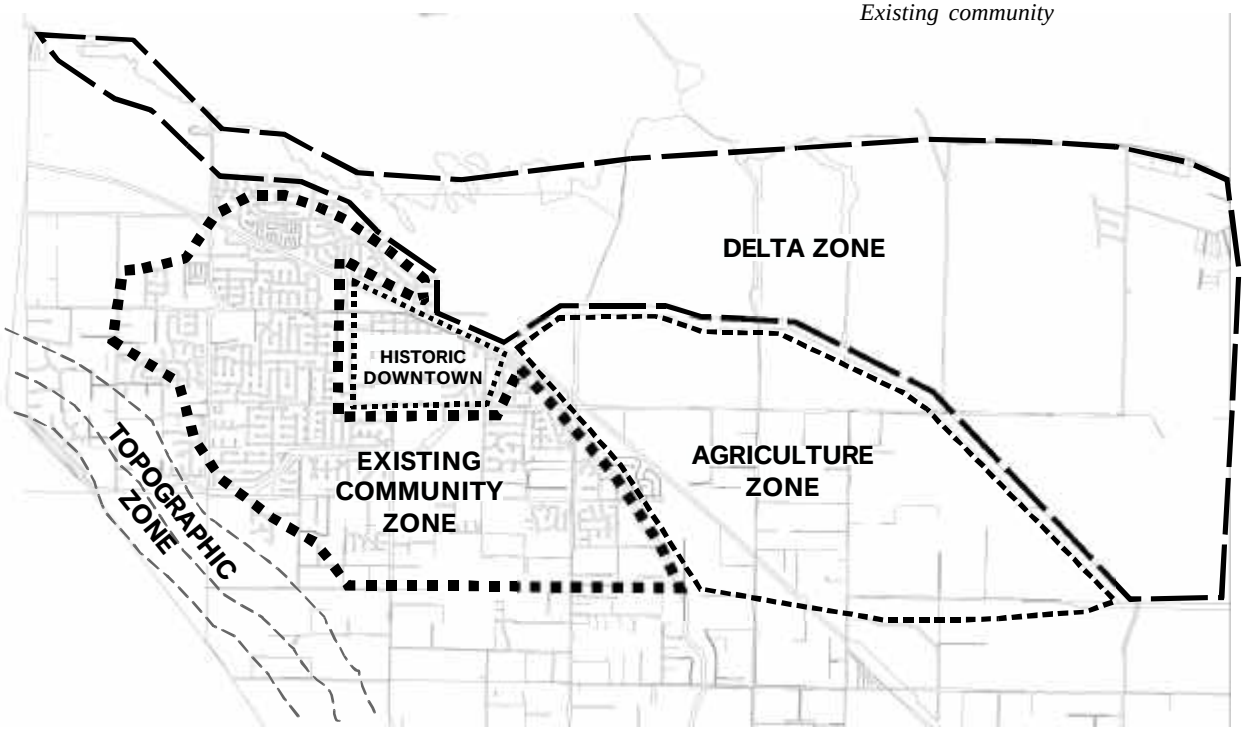
Topographic zone



Topographic zone



Existing community



subdivision in the Delta Zone. Entry materials and planting may evoke different zone characteristics. For example, rock walls and oak clusters may signify the Topographic Zone, whereas a wall with a grape arbor may bring the history of the Agriculture Zone to mind, and a stand of water loving trees may announce the Delta.

Oakley's natural heritage is also an asset to be preserved and celebrated. The Oakley community places high value on its open space and trail system, and its heritage trees. In site planning decisions, preservation of significant existing trees should be of the highest priority. Where it is possible to maintain view corridors to open space, or to maintain or establish pedestrian connections to the trail system and open space, those opportunities should be maximized. In designing streetscape, it is important to highlight creek, canal and trail crossings. By emphasizing Oakley's natural features in project design, an important layer of texture will be preserved in the Oakley landscape.



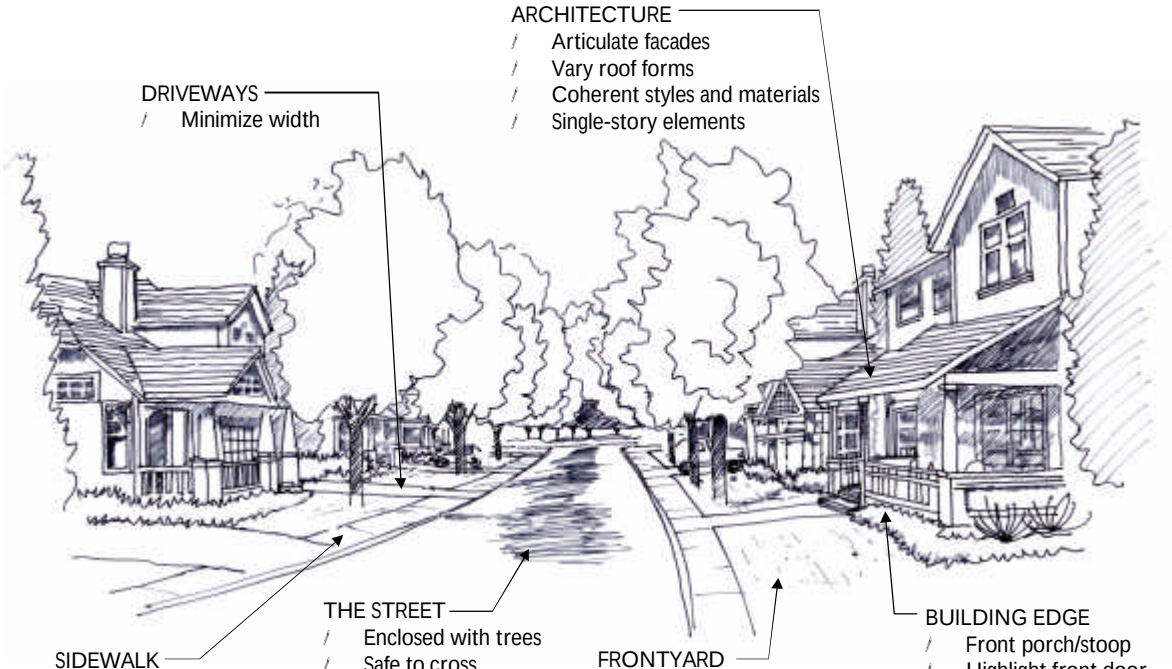
Delta zone



Agriculture zone



Agriculture zone



Livability and Sustainability

Good design can enhance a city's livability. With careful consideration, neighborhoods and streets can be designed to retain a friendly, small town feeling. To create a more livable community, attention must be paid to pedestrian and vehicular circulation patterns, visual interest, scale, rhythms, open space and physical comfort. For example, in designing a residential neighborhood or subdivision, it is necessary to evaluate the pedestrian circulation system so that neighborhood children will be able to walk or ride to the local school or park in safety (minimizing potential conflict points with vehicles, maintaining visibility along pedestrian corridors) and comfort (wide enough sidewalks, trees for shade and wind protection). It is necessary to consider the siting and architectural form to ensure harmony, variety and interest along the neighborhood street. These Guidelines address many specific elements that contribute to a comfortably scaled, visually pleasing residential environment.

It is also intended that these Guidelines encourage sustainable development and building practices. In the site planning context, this includes such elements as storm water (runoff) management, installation of well systems for irrigation, and building siting for solar exposure or to minimize grading. In the architectural context, sustainability includes not only the use of appropriate materials, but consideration of energy conserving design. In landscape and streetscape treatment, it includes such elements as tree planting to create shade in summer and allow light in winter, and use of drought tolerant and low water use plant materials. It is encouraged that LEED (Leadership in Energy and Environmental Design) criteria be used in determining siting, building materials, energy and water use, and landscaping.

Good site planning, architecture and streetscape design are all building blocks for creating good neighborhoods. These Guidelines provide criteria and direction to help in the building process.

2 NEIGHBORHOOD LAYOUT AND DESIGN

The layout and design of a residential neighborhood has a significant impact on its identity as a separate and special place, and its integration into the larger community. This section discusses overall concepts in neighborhood design, as well as specific components which impact the character and functionality of the neighborhood. This section is applicable to multi-unit subdivisions of various sizes. A section on estate neighborhoods is also included, to discuss the characteristics that differentiate estates from smaller lot neighborhoods.

Neighborhood Components

1. Develop a hierarchy of streets which are legible and functional. Circulation should be clearly defined. Local streets - smaller, with slower traffic - create a more intimate environment for residents. Collectors provide clear paths in and out of the neighborhood. Streetscape design is discussed in detail in the "Streetscape" section.

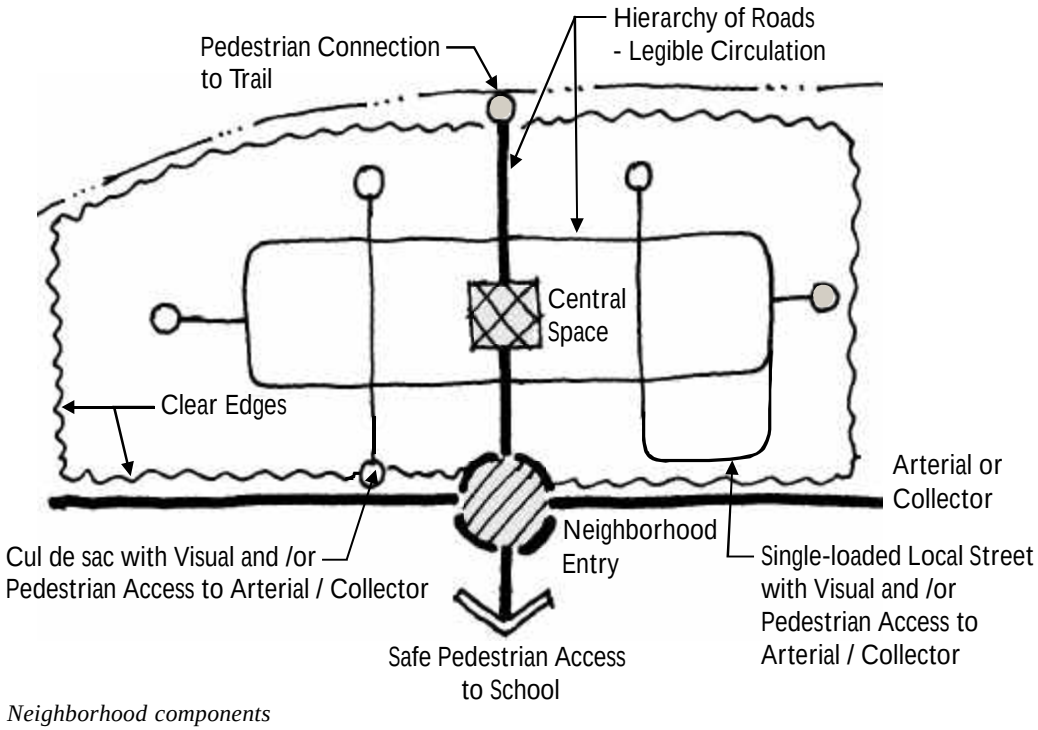


Fig. 5.1 Neighborhood components

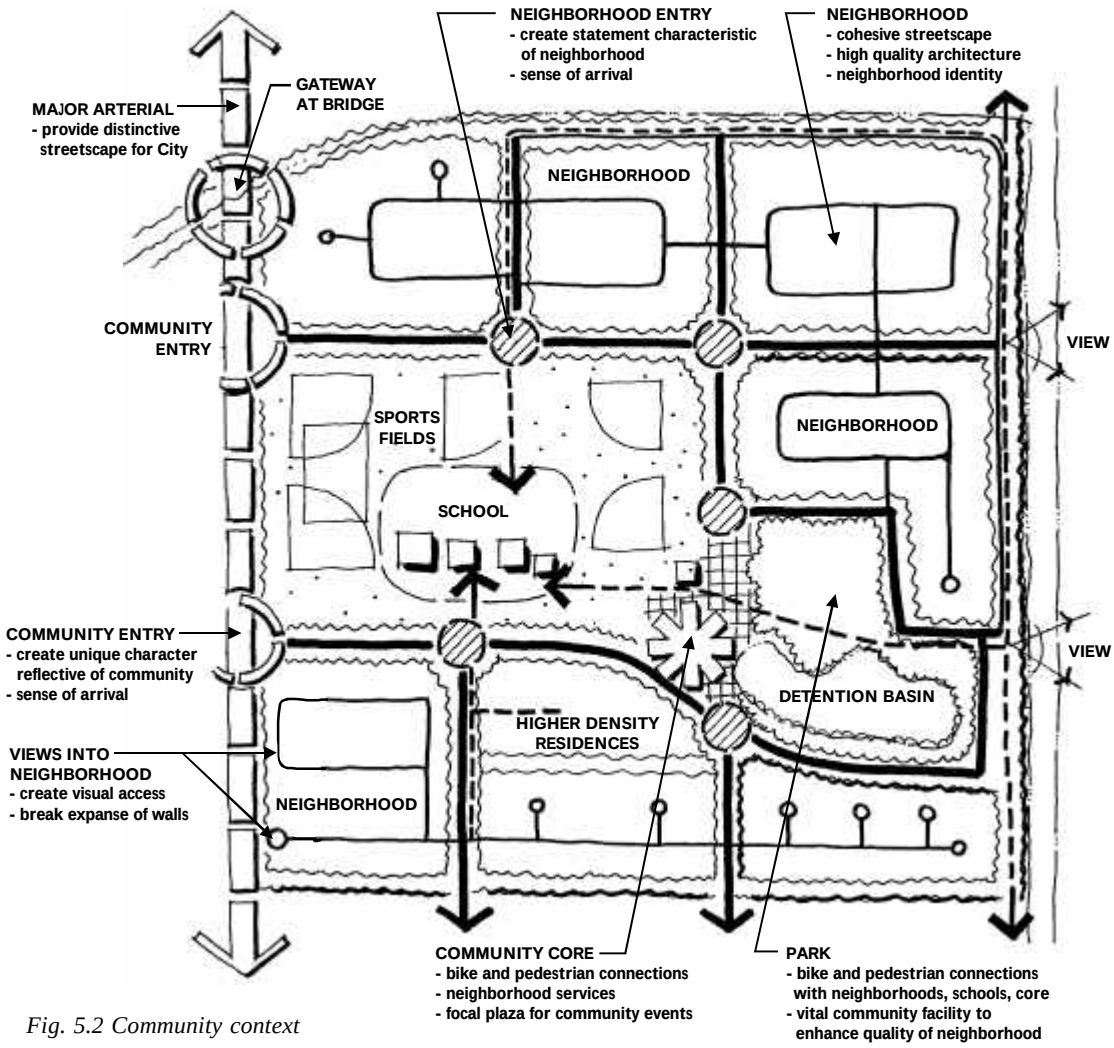


Fig. 5.2 Community context

2. Make the neighborhood entries distinct and memorable. Entries add to neighborhood identity, as well as acting as a visual amenity. Entries are discussed in detail in the "Streetscape" section.

3. Define the neighborhood with clear edges. The edge may be a natural feature such as a creek, or it may be a landscape buffer and/or attractive wall. Punctuate long stretches of soundwall with open fencing, berming and/or landscaping where cul-de-sacs abut arterials, or by locating segments of single-loaded local streets parallel to the arterial.

4. Provide open space within the neighborhood. Parks, neighborhood greens and linear trails provide recreational opportunities and visual relief. They add significantly to the neighborhood's character, and function as the community's social spaces.

5. Create a central place. Whether it is a community center, a park, or a small green space used as a commons, a central place acts as a focal point for the neighborhood.

6. Connect with the surrounding community. Safe and efficient pedestrian and bicycle connections as well as visual connections help to integrate the neighborhood with the greater community.

   · Where a neighborhood abuts a trail, park or open space, provide pedestrian and bicycle access from the neighborhood.

   · Provide safe and efficient pedestrian and bicycle circulation for children travelling to and from schools.

   · Create visual access by using open fencing, berming and/or landscaping rather than soundwalls as described above.

7. Incorporate energy and resource efficient design, and encourage sustainable practices.

   · Consider use of natural drainage swales, riparian corridors and dual use detention areas for storm water (runoff) management.

   · Install reclaimed water supply lines for future irrigation. Refer to City of Oakley Engineering Standards for reclaimed water requirements. Consider installation of well systems for irrigation of parks, parkways and open areas.

   · Lay out lots to best take advantage of sun and wind patterns and natural topography.



Connect with trails

Infill Compatibility

Whenever a builder of a single home or of multiple homes seeks a permit to build within an existing subdivision or is adjacent to an existing development, the look of the new home(s) should be such that it appears to a casual viewer that all of the homes were designed as one development.

The criteria to be considered in making that determination include but are not limited to: the size range of the homes, the design of the homes, the quality of materials used, fencing and vegetation palette, colors and setbacks.

The community development department shall assign any new development in or near any existing subdivisions to the appropriate subdivision to be used for design guidance, unless a new higher quality of development is being applied for, in which case, the developer may submit plans for a new subdivision design.

Estate Neighborhoods

Parts of Oakley will retain a more rural character. Areas containing larger lots (typically Zones R-15 to R-100) may be developed as estate neighborhoods. The look and feel of estate neighborhoods will differ from that of other residential development in a number of ways.









1. Streetscapes may be more rustic. Concrete sidewalks may be omitted on one or both sides of the street.
2. Street lighting may be omitted on local streets.
3. Circular driveways are allowed with two curb cuts per lot.
4. Fencing materials may include wood, wrought iron or masonry. Rustic styles such as split rail or three-rail fences may also be acceptable.

Estate neighborhoods will follow most of the guidelines described in this document. Because greater setbacks are required on the larger lots, and because more flexibility in building siting is possible, some of the guideline provisions may be waived, including:

1. The requirement that 20% of units shall be single story.
2. The requirement that 50% of corner lots be single story, however, 50% of corner estate lots shall have a significant one-story element.

3 RESIDENTIAL SITING AND LOT DESIGN

One of the important goals of these guidelines is to create a functional residential streetscape that provides variety in appearance, as well as individuality for each home. The following section elaborates on home siting and massing criteria which will contribute to the creation of a successful street scene. While it is not necessary that every method be used, selective and appropriate use will enhance the quality of the neighborhood.

Lot size variation

1. Provide for a less "measured" look for new subdivision design while allowing flexibility for topographic variety.

   · Explore variation in lot size and configuration to create visual interest, and to respect and preserve the natural setting (e.g. to preserve existing trees or avoid extensive grading). (Fig. 2.1).

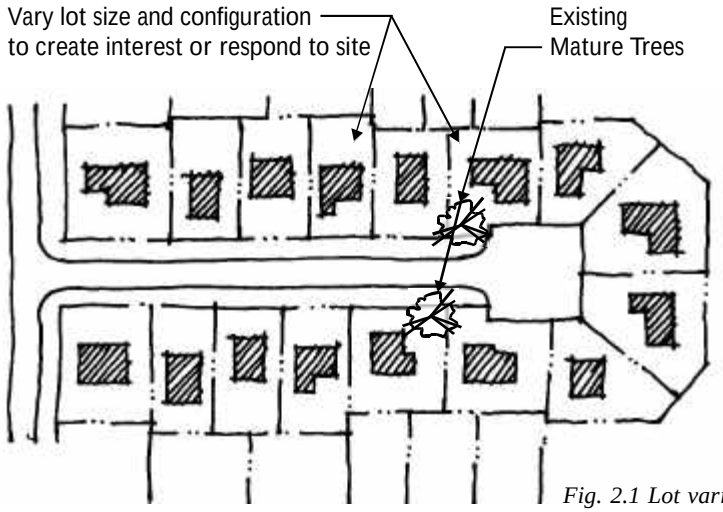


Fig. 2.1 Lot variation

Where minimum dimensions are stated, it is strongly encouraged that they be exceeded.

<u>Front setbacks:</u>

1. Vary setbacks along the street frontage to avoid long straight "walls" of buildings along the street.



Avoid long straight "walls" of buildings

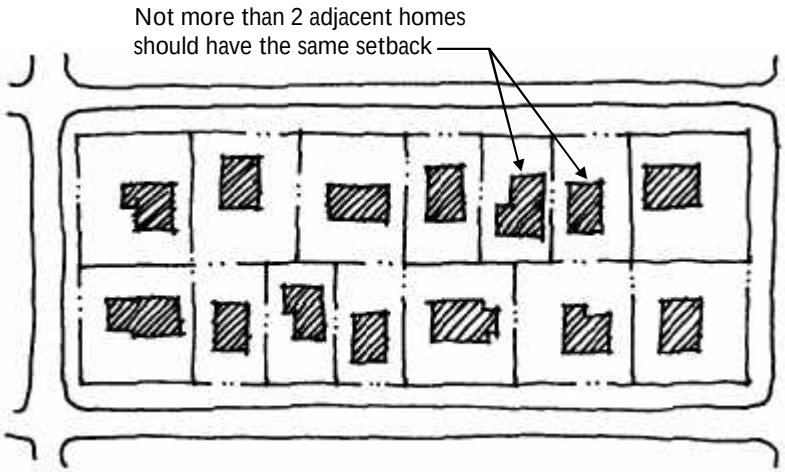


Fig. 2.2 Varied front setbacks

- Not more than two (2) adjacent homes shall have the same front setback. (Fig. 2.2)

- For each group of three adjacent homes, at least one should contain a home whose front yard setback varies from those of its neighbors by at least 5 feet. Minimum setbacks may not be reduced to accommodate this variation. (Fig. 2.3)

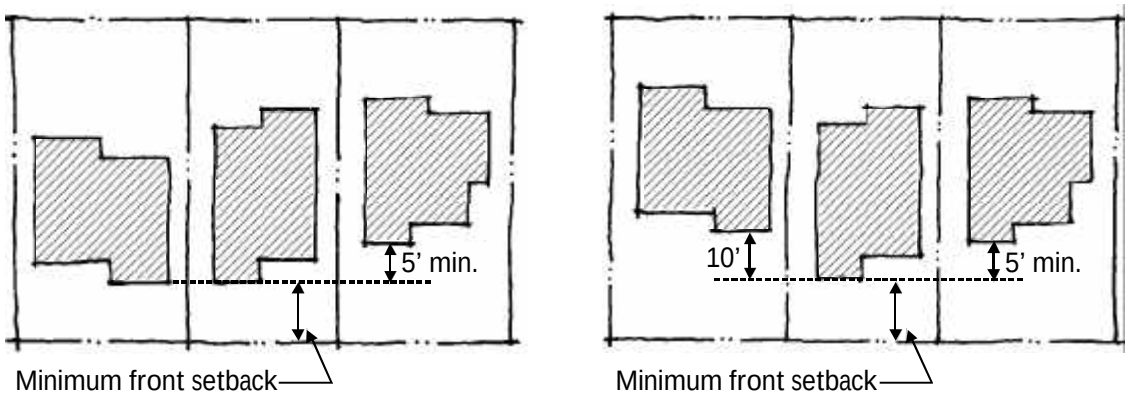
2. Create visual interest by allowing certain structures within the front setback.

   - One-story porches may protrude up to 5 feet into the front setback.

   - Entry monuments, trellises, portals, arbors, entry gates and low landscape walls or fences (maximum 36" in height) may be allowed within the front setback.



Examples of structures that may be allowed within the front setback



ACCEPTABLE **PREFERRED**

Fig. 2.3 Varied front setback in relation to adjacent homes

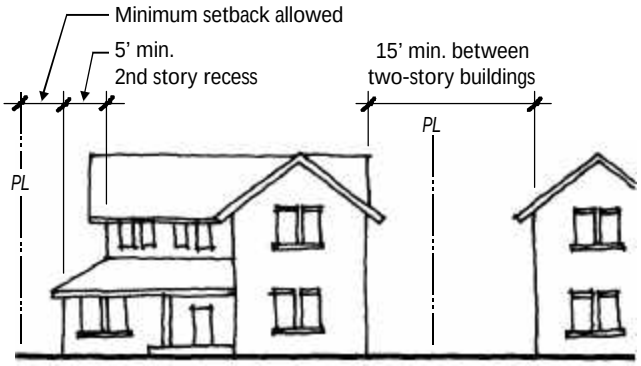


Fig. 2.4 Side yard setback

Side and rear yard setbacks:

1. Relate side yard setbacks to the massing of the residence. Provide adequate setbacks between units to protect privacy and to allow landscaping appropriate with the scale of homes. Setbacks should be varied to respond to site conditions, architectural mass and neighborhood character.

   · The minimum aggregate side yard setbacks between adjacent two-story elements shall be 15 feet. (Fig. 2.4)

   · A side elevation may be considered a single story element where the second story is recessed at least 5 feet.

   · Where minimum side yard setbacks are used, care should be taken that windows are located so as to provide privacy.

   · Where lot sizes allow, provide larger side yard setbacks adjacent the garage to provide room for R.V. parking in the side setback.

2. Use side yard setbacks for landscaping and to provide views between buildings.

   · Protrusions such as air conditioning units shall not be allowed into the minimum side yard setback. Roof overhangs which do not preclude screen planting or fireplaces that do not obstruct circulation or access may be exceptions.

3. Vary setbacks for visual interest where rear or side elevations are visible from major roadways or public areas.

   · Vary rear yard setbacks by at least 5 feet where visible from major roadways or public areas.

   · Vary side yard setbacks between units to avoid monotony as seen from major roadways or public areas.



More than minimum side setback is encouraged in cases of two story elevations



Single story setbacks with landscape



Monotonous rear setbacks along major roads are not encouraged

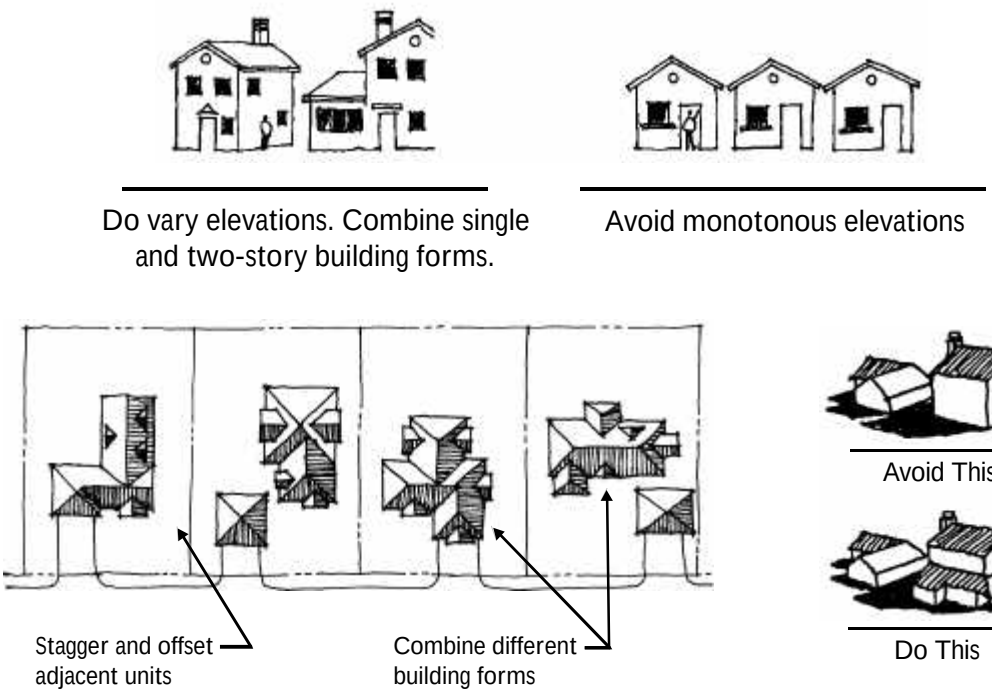


Fig. 2.5 Varied elevations and building massing.

Building mass

1. Create diversity by varying the bulk and mass of buildings. Avoid a monotonous streetscape by creating diverse house footprints with cutouts and pop-outs. (Fig. 2.5)

   · Combine single and two-story building elements and forms. Provide transitions between one and two-story buildings to ensure architectural compatibility. Second story setbacks are encouraged. A two-story building is more harmonious to a neighboring one story home if it also contains a one story element.

   · At least 20% of units within a subdivision shall be single story.

   · Not more than 25% of units within one subdivision may have the same two-story plan. Units with similar building elevations may not be located on adjacent lots or directly across the street from each other. A maximum of two such units may be allowed adjacent or opposite one another, only if they are noticeably different in colors, materials and details.

2. Corner lots are highly visible and require special treatment. Single story or stepped two-story homes are encouraged, as they create an attractive yard and streetscape. Porch entries on corners provide a welcoming scale.

   · At least 50% of corner lots in a subdivision shall be one-story units.

   · On corner lots, reduce the feeling of height and mass by placing the short side elevation on the corner. (Fig. 2.6)

   · Locate driveways away from the corner so to reduce their visual prominence and allow landscaping to wrap around.

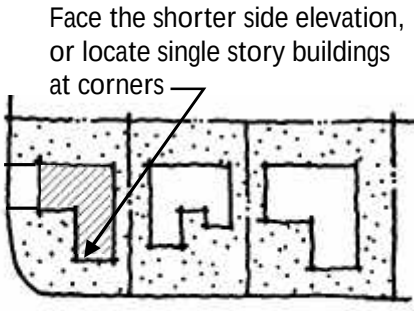


Fig. 2.6 Corner lot massing

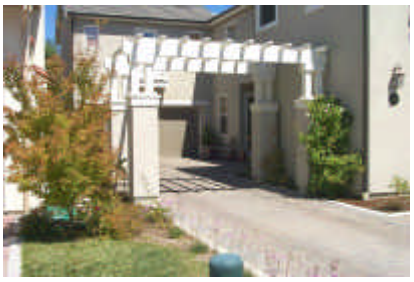
Garage/driveway configurations

1. Avoid garage-dominated streetscapes. Explore opportunities to minimize visual impacts of garage doors and driveways by locating garages to the rear of the parcel, to use side-loaded or angled garages and to provide increased setbacks for garages.

   · It is desired that at least 20% of residences in a development have garages which either do not face the street or have a minimum of 35 feet front setback to the garage door.

   · When utilizing a side-loading garage, articulate the primary garage facade facing the street with window openings and shadow relief.

   · Avoid internal streetscape dominated by a repetitive pattern of similar garage doors. Where more than three similar garage doors in a single unit are located in a row, planting areas



Recessed garage



Recessed and divided garage doors



Side-loading and separated garages

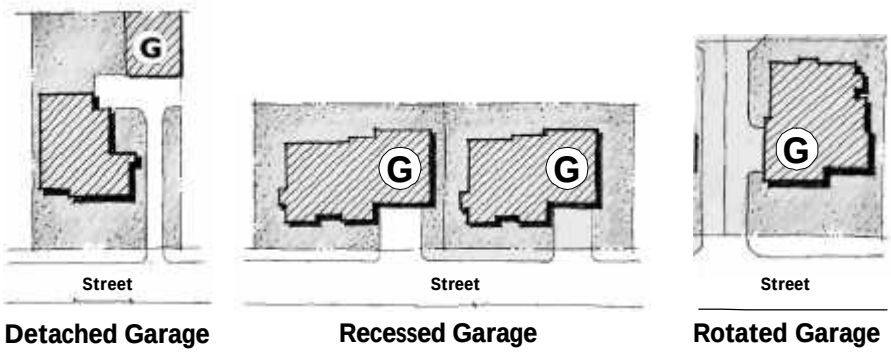


Fig. 2.7 Garage configuration

should be used to scale the visual impact. No more than two adjacent units shall use the same garage placement configuration. (Fig. 2.7)

- Front-facing garages door shall be recessed at least 3 feet behind the front elevation of the house whenever possible. Recessing front-facing garage doors behind the residential front door is encouraged.

- Front-facing garage doors should take up no more than 50% of the front building elevation. Consider use of visually divided garage doors to reduce the perceived expanse of doors. (Fig. 2.8)

- Explore opportunities to stagger setback of doors for 3-car garages. Front-facing 3-car garages shall have at least one garage door staggered a minimum of 2 feet on the front building elevation. Configuration of 3-car garages with two tandem spaces is encouraged.

2. Encourage front yard landscaping and create a more appealing streetscape.

   - Not more than 25% of a lot's frontage may be used for a driveway opening (except on cul de sacs), however an 18' driveway width is allowable for a two car drive on any lot. (Fig. 2.8)

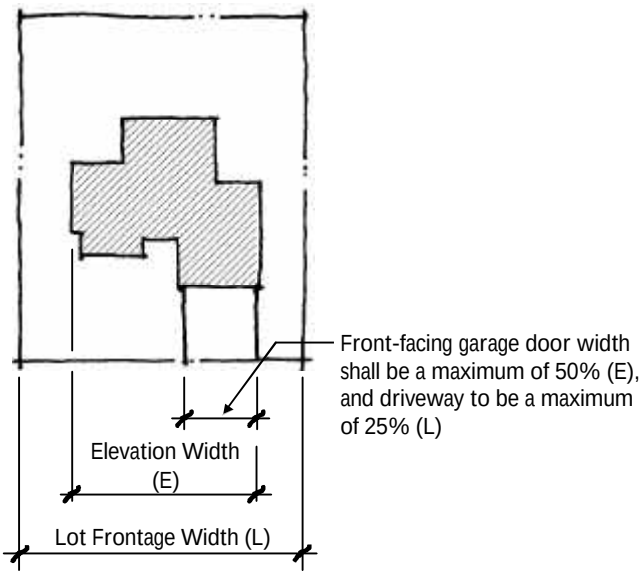


Fig. 2.8 Garage and driveway proportions

- Only one curb cut per lot is allowed.

3. Storage of recreational vehicles and boats can present a visual problem if not addressed in the development of a neighborhood site plan.

   - Where recreational vehicles or boats are to be stored on an individual homesite, storage shall be located behind the front facade of the home, behind the 6' high good neighbor privacy fencing.

Accessory structures

1. The intent of guidelines for accessory structures is to avoid creating a nuisance which may interfere with a neighbor's privacy or outdoor enjoyment, such as noise, dust, or odor.

   - Accessory structures must meet setback and height requirements set forth in the City of Oakley Zoning Code.

   - The materials and the architectural style of an accessory structures should match the materials and style of the primary unit.

   - Site and design accessory structures to minimize their visibility from adjacent residences and public areas. Avoid creating intrusive views into neighboring homes or outdoor use areas from accessory structures.

   - Design and locate air conditioning equipment, and pool and spa mechanical equipment so that noise will not adversely impact neighbors.

   - Large satellite dishes should be screened from view of adjacent property and public areas. Small satellite dishes (20" or less) may be located as required for best reception.

4 ARCHITECTURAL CHARACTER

The goal of these architectural guidelines is to provide general design criteria and guidance for the development of various neighborhoods in the City of Oakley. These guidelines have been developed to establish a high level product quality, to assure both variety and compatibility, and to enhance the community's overall value.

The architectural character of new residences in the City of Oakley should be appropriate to the region. Diversity and innovation are encouraged within the framework of high quality design and construction standards. Following are categories of issues that should be addressed to achieve an attractive, well-scaled residential environment.





Design elevations to be viewed from multiple directions

Facade Articulation

General

1. Design elevations to be viewed from multiple directions. Provide a well integrated continuity of materials, colors and detailing , with a consistent treatment that wraps around all facades. Avoid large, flat facades on the front, back and sides of the buildings. This is especially important where sides and/or back are visible from major roadways or public spaces.

   · With two-story buildings, delineate the different levels with elements like bandings or roofs that continue around the building. Two-story buildings should include a stepped back or "pop-out" element on the second floor to break up the building mass. Upper levels should be stepped back from the front facade as necessary to reduce perceived heights. All building second story elevations facing the street shall have windows or other significant architectural features.

   · A variety of elements such as front porches and balconies should be considered, to create interesting spaces and transitional outdoor areas. Balconies could occur at upper level corners to lend transparency to the mass, as well as help 'turn the corner'.



Facade articulation that does not wrap around corner





Avoid large, flat facades that are visible from major roadways

- Articulate the building mass of each house or building to create substantial shadows.



Front Elevation

1. A welcoming entry should be the dominant feature of the front elevation of each home. The building plan and roof form should highlight the entry, providing visibility and identity from the street.

   - Emphasize home entries to reinforce pedestrian orientation and country warmth of the community. Usable front porches and wide entry stairs, which are permitted to protrude into setbacks, can personalize the streetscape. Consider separating the entry walk from the driveway.

   - Integrate features like columns, porches and roof overhangs to create a protected entry area.

   - Detailing of front doors should reflect the style and quality of the home.

   - Articulate or recess doors into the wall plane.



Details and balconies that turn the corner lend transparency to the building



Entry porches create a welcoming scale to the facade and streetscape

2. De-emphasize garages to create a friendlier streetscape. (For garage setbacks and locations, refer to Chapter 2: Residential Siting and Lot Design.)

   - Use decorative garage doors with glass details and pattern moldings. Avoid monotonous, flat doors.

   - Consider designing two-car garage openings to reduce the perceived mass of the garage. Garage doors must be wide enough to accommodate large family vehicles such as S.U.V.s or pick-up trucks.

   - Detail the garage consistent with the architecture of the house. The design treatment of the door should strive to reduce the overall visual mass of the garage.

   - When using a side loading garage, articulate the primary garage facade facing the street with window openings and shadow relief.

   - Residential designs that include side or recessed access to garages are strongly encouraged.

Windows and Doors

1. Window patterns, proportions and detailing are a major component of the architectural style.

   · Use appropriate window forms (deeply recessed, arched, grouped or double-hung easement windows, etc.) to complement the architectural style of the building.

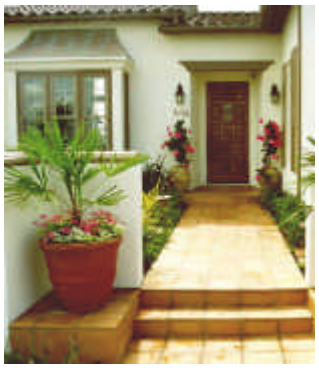
   · Include special treatments such as divided panes, window boxes, deep sills and functional shutters to highlight the windows. Avoid unpainted aluminum or large expanses of undivided pane windows.

   · All windows and doors should have raised elements to create shadow and interest on the facade.

   · Recess windows into the wall plane and align windows whenever possible.

   · Window casing materials and colors should complement the buildings materials and colors.





Intricately detailed doors and windows are encouraged

Roof Form

1. Create a varied roofscape appropriate to the architectural style, while avoiding repetitive and monotonous forms.

   · Articulate roof forms to provide varied planes and masses within the overall roof; for example, combine a variety of one and two-story roofs with eave height variations, roof offsets, dormers, vents and breaks in roof plane.

   · Avoid monotonous simple pitched roofs. Vary roof orientations, slopes and heights to create interesting planes and ridges, and to break up large expanses. Flat or almost flat roofs are strongly discouraged.

   · Punctuate large expanses of roof by allowing the roof form to reflect the functional spaces within each building.

   · Combine one and two-story roofs with eave height variations. Include overhanging eaves and detailed gutters to create shadows on the building.

   · Create a more intricate scale by including appropriate roof elements like dormers and gables.





Avoid monotonous simple pitched roofs



Porch roofs emphasizes horizontality and de-emphasizes vertical scale



Combine one and two story roofs to help 'step down' building mass



A strong roof punctuated by a row of dormers with windows



Combining roof elements create interest and a high quality appearance

Materials, Finishes, Colors and Detailing

1. Materials and colors should promote harmony, as well as interest within a neighborhood. Architectural styles should utilize a limited palette of compatible materials, avoiding excessive different materials and colors that detract more than enhance the overall appearance.

   · Compatible (not duplicate) color schemes should be used on adjacent homes. Use warm, natural colors instead of stark white to reduce glare and perceived mass of the building.

   · Transitioning of materials on the building should be subtle and occur with a change of plane on the facade. Use of a masonry or brick curtain around the base of the house is encouraged.

   · Vary roof materials and colors from one house to the next, in a compatible manner. Roof materials should always complement the architectural style. Suggested colors include wood and earth tones. Materials and colors of gutters and downspouts should be integral with the architecture.

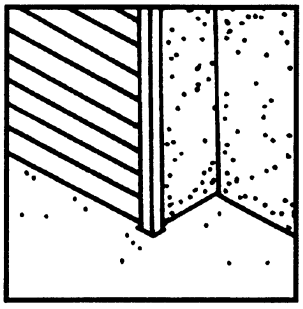
2. The materials and forms used should be appropriate to the character of the Oakley community. Diversity and innovation is encouraged within the framework of high quality design and construction standards. Natural, classic, rustic and residential-scale forms and materials should be the focus of the design palette.

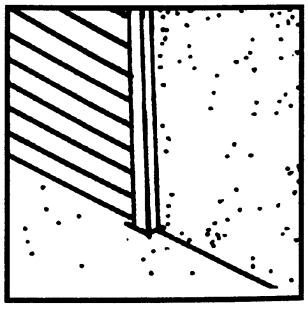
   · Exterior wall materials should be appropriate to the architectural style. Refer to 'Architectural Styles,' below.



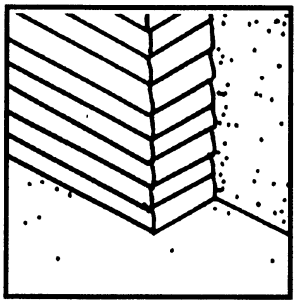


Abrupt and illogical change in materials result in an incoherent and superficial appearance





DO NOT: Change materials and colors without turning the corner or on the same wall plane



DO: Transition materials with a change in the wall plane

- The use of the following building materials is encouraged:

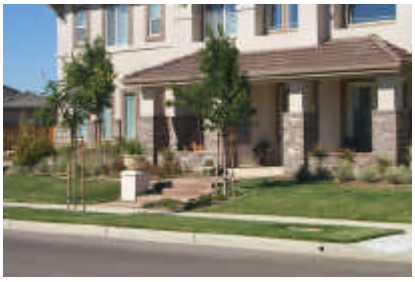
  Roofs: Tile, or concrete or steel tile (composition or wood shake roofs are not allowed)

  Walls: Horizontal and vertical siding, stucco, plaster, masonry

  Windows: Small divisions of large glazed areas are preferred over large panes of glass

  Chimney: Stone, brick, stucco, plaster

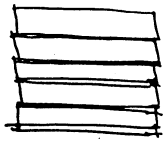
- The use of stone and brick is encouraged on front elevations.
- Preferred colors include contemporary colors, soft pastels, grays, beiges, and other earth tones. Other color palettes may be acceptable upon review by Staff and Planning Commission.
- Modern interpretations of rustic, agrarian details and materials are especially appropriate to Oakley. Examples include white-trimmed wood siding, exposed rafters, vertical double-hung windows, and front porches.
- Provide all residential units with a clearly visible house number and pedestrian level security lighting.
- Integrate metal vents and flashing, gutters and downspouts into the building design in a manner that enhances the visual image. New homes shall be constructed with interior wiring connections. Where they are added to existing structures, wires for additional cable, satellite or phone service should be secured to the house, and screened when possible.
- Ground-mounted mechanical equipment shall be screened from view with landscaping or fencing.
- Fences should have a finished, trimmed look, of good design, and constructed with quality materials compatible with the house design. Wooden fencing shall have steel posts, or a similar alternative.



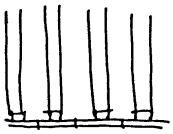
Utilize a limited palette of complementary materials



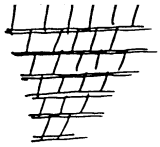
Stark white color emphasizes building mass



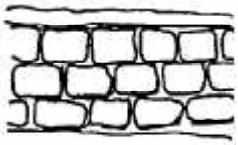
Horizontal Siding



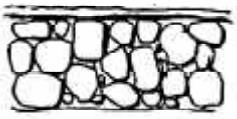
Board & Batten



Shingle



Masonry



Rock

Energy and Resource Efficiency

1. Design and site units so as to take full advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.
2. Use of sustainable and recyclable materials is encouraged.
3. The use of solar energy alternatives allowing for electrical and/or heat generation is desired but not required in all new construction.
4. Greywater systems are encouraged in all new construction. Refer to City of Oakley engineering standards for reclaimed water requirements.
5. Well systems for irrigation of common landscape areas are desired but not required.

Architectural Style

1. Design individual units with one consistent style. Design the style of fixtures, fences, and accessory structures to match the building's architectural style.

2. Building architecture should incorporate a variety of units, building sizes and heights, and color accents. Avoid duplicating the architectural character on the closely adjacent or opposite units without altering the details, materials and colors to create a varied appearance.

3. Details and fixtures should be aesthetically complete, functional and integral with the building and not appear superficial.

A thorough understanding of an architectural style is needed to create a harmonious design with appropriate architectural elements, details and fixtures. The following is a brief description of different architectural style categories that may be adopted in the residential designs.



Identical strong architectural element repeated every two lots

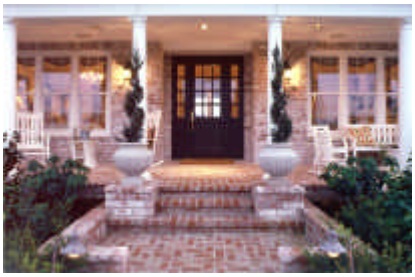


In spite of material change, the architectural character appears duplicated on adjacent lots



Elements that detract from the architecture quality









Distinctive, imageable architecture styles complete with appropriate elements, details and fixtures



Incoherent architecture style with arched and rectangular windows, occasional decorative shutters, highlighted garage door detail not repeated elsewhere, etc.

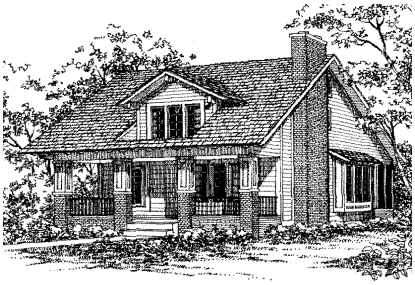
Arts and Crafts, Craftsman, Bungalow style

Form:

One or two story home with a predominant horizontal appearance. A full or partial width elevated front porch or stoop is an integral element. Typically, short and square columns rest upon more massive piers, or a low porch wall. Commonly, the piers or columns have sloping (battered) sides. Stone, shingle, brick and stucco are common materials.

Roof:

Low pitched gable roof with eave overhangs and elaborate exposed rafters. The porch is typically a covered extension of the front gabled roof. Materials include shingle-looking tiles.



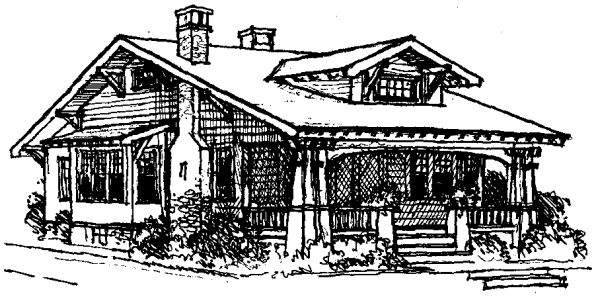
Materials and Colors:

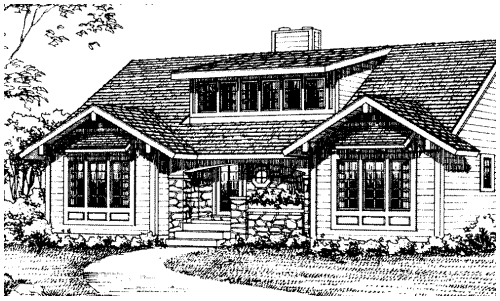
Horizontal wood siding, shingles and stucco are the primary materials. Stone or brick is frequently used for the porch base, lower half of columns and chimneys. Colors range from earth tones to pastels, with low contrasts between colors and materials.



Details:

Horizontal groups of three or more windows typically found on the second floor.





Images from: 'The Essential Guide to Traditional Homes', Home Planners, inc., and 'American House Styles', John Milnes Baker, A.I.A.

California Traditional, Ranch, Prairie style

Form:

Low, horizontal profile arranged linearly and relating to outdoor spaces like gardens and patios.

Roofs:

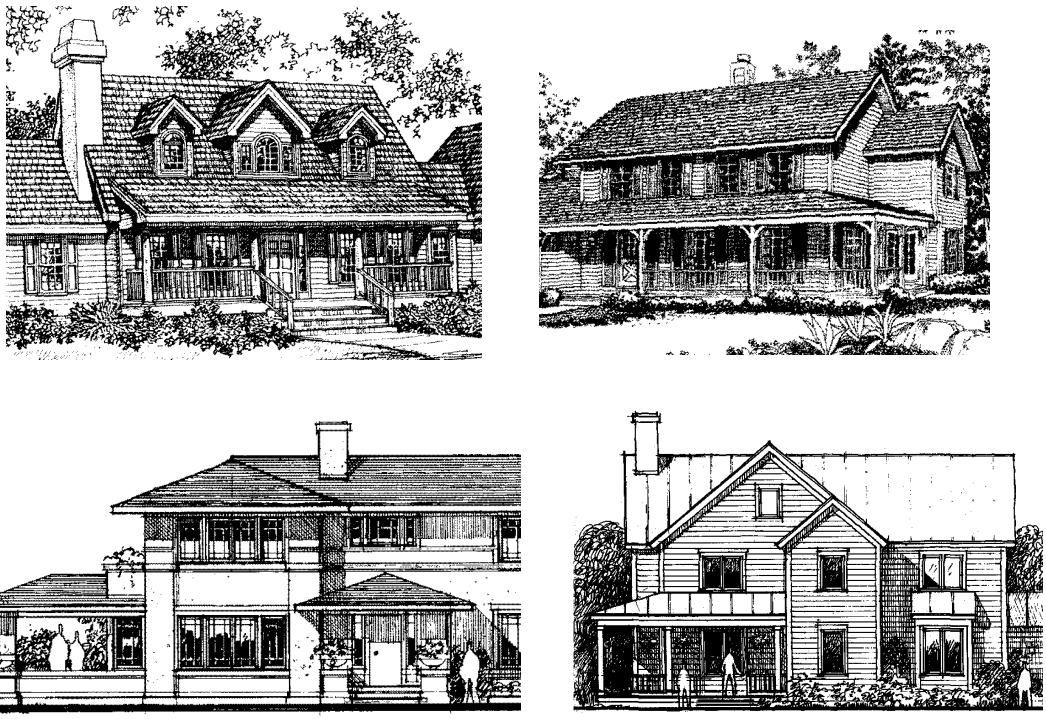
Low pitch, hip and gable with shake-like tiles. Wide projecting eaves with exposed rafters and fascia boards.

Materials:

Plaster, horizontal siding (board and batten, clapboards) and occasionally stone or masonry.

Details:

Multi-paned windows in varying sizes and types, sometimes configured in horizontal bands. Sliding glass or french doors to connect with outdoor spaces like porches, verandas and decks.



Images from: 'The Essential Guide to Traditional Homes', Home Planners, inc., and 'American House Styles', John Milnes Baker, A.I.A.

Spanish Eclectic, Mission, Monterey style

Form:

One or two story volumes incorporating courtyards, patios, colonnades, archways and balconies. The wall predominates over window openings and appear thick and massive. This style is frequently asymmetric in form.

Roof:

The roof is often asymmetrically broken up into elements of different heights. Typically with a near flush eave, exposed rafter ends, and barrel or s-tiles.

Materials:

Troweled plaster or stucco walls with little or no texture. Frequent use of wrought iron ornamental rails and grilles.

Details:

Deep inset windows at irregular placements. The focal element is usually an elaborate main wooden door.



Images from: 'The Essential Guide to Traditional Homes', Home Planners, inc., and 'American House Styles', John Milnes Baker, A.I.A.

5 STREETSCAPE

The streetscape is one of the primary visual systems in a community, and as such, constitutes a major source of community identity. This section addresses Oakley's streetscape – entries, roadway edges and landscaping, that establish a tone for City.

Entries

As the first points of impression of the community or neighborhood, the entries are important elements in establishing a community image. An entry should feel like an "outdoor room" that creates a sense of entry and enclosure, creatively blending planting, paving, lighting, signage, site furniture and landmark elements into a composition that expresses a sense of welcome, entry, and identity. Landmark elements might include: fountains, pylons, low decorative walls, colorful bedding plants, or other memorable elements that draw the eye.

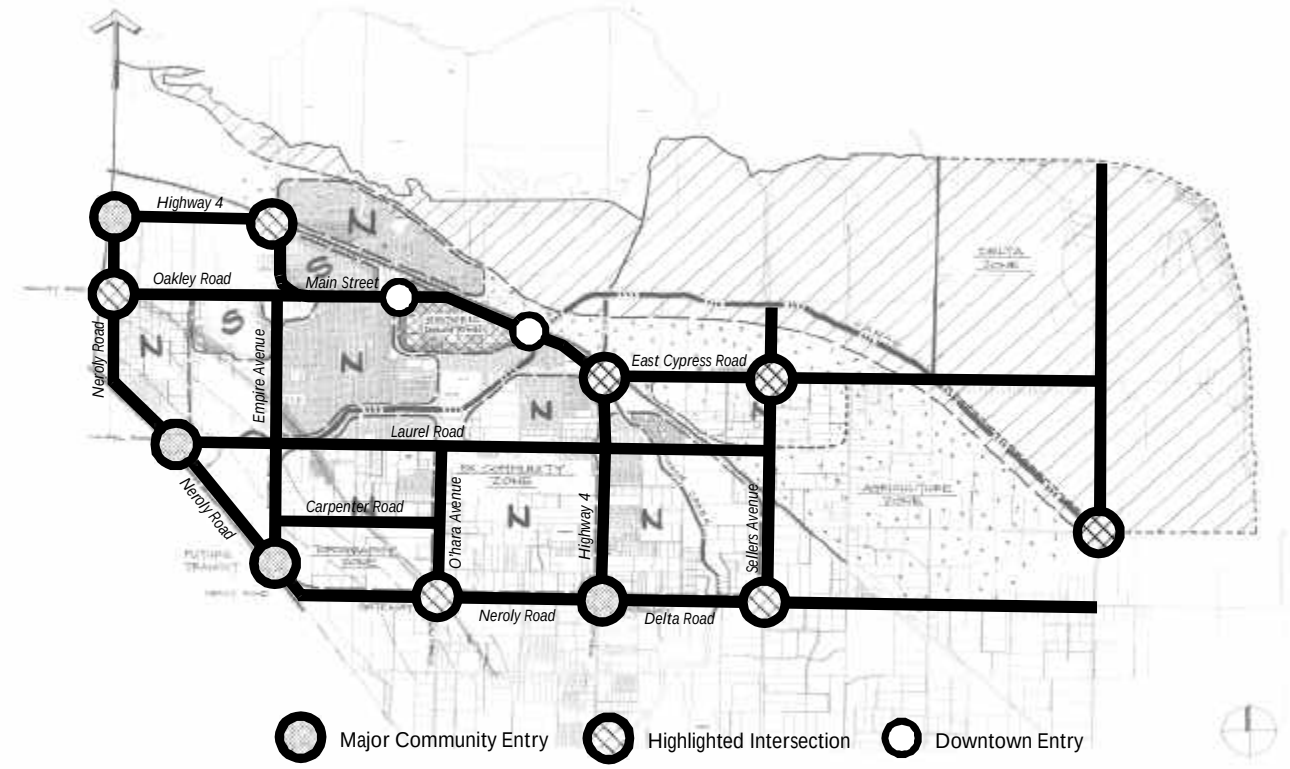


Fig. 4.1 Entries and Identity Streets

The entries should harmonize with the adjacent streetscape treatment and be appropriate to the scale and character of the neighborhood or area it represents.

Entries may share similar elements, but the combination and scale of elements will vary depending on the importance of the entry in the overall City hierarchy. The hierarchy of entries is expressed in Fig. 4.1 Entries and Identity Streets. In this plan, Community Entries are the largest and most significant, and Highlighted Intersections are somewhat smaller in scale, representing transitions through different areas of Oakley. Neighborhood Entries, not shown on the graphic, occur at the entries to neighborhood developments or subdivisions. Certain locations may warrant specialized treatment, such as a banner announcement system at the soccer complex corner of Neroly Road and O'Hara Avenue.

Community Entries

Community entries should be provided at the following access points to the Oakley community:

- Main Street, Neroly Road and Bridgehead Road
- Main Street, Neroly Road and Delta Road
- Future Laurel Road and Highway 4 Bypass
- Empire Avenue and Neroly Road

The intent is to create an awareness of entering the community by creating a portal effect. Community entries should be designed for maximum impact when viewed from a car traveling at arterial speeds (Fig. 4.2).

1. Provide visually strong landmark elements flanking the road. Components of a community entry could include:
    - orchard-type tree plantings of flowering trees,
    - hedgerow-type plantings of tall, columnar trees,
    - a water feature,
    - special pavement as a welcome mat,
    - specimen or accent trees and flowering perennials,

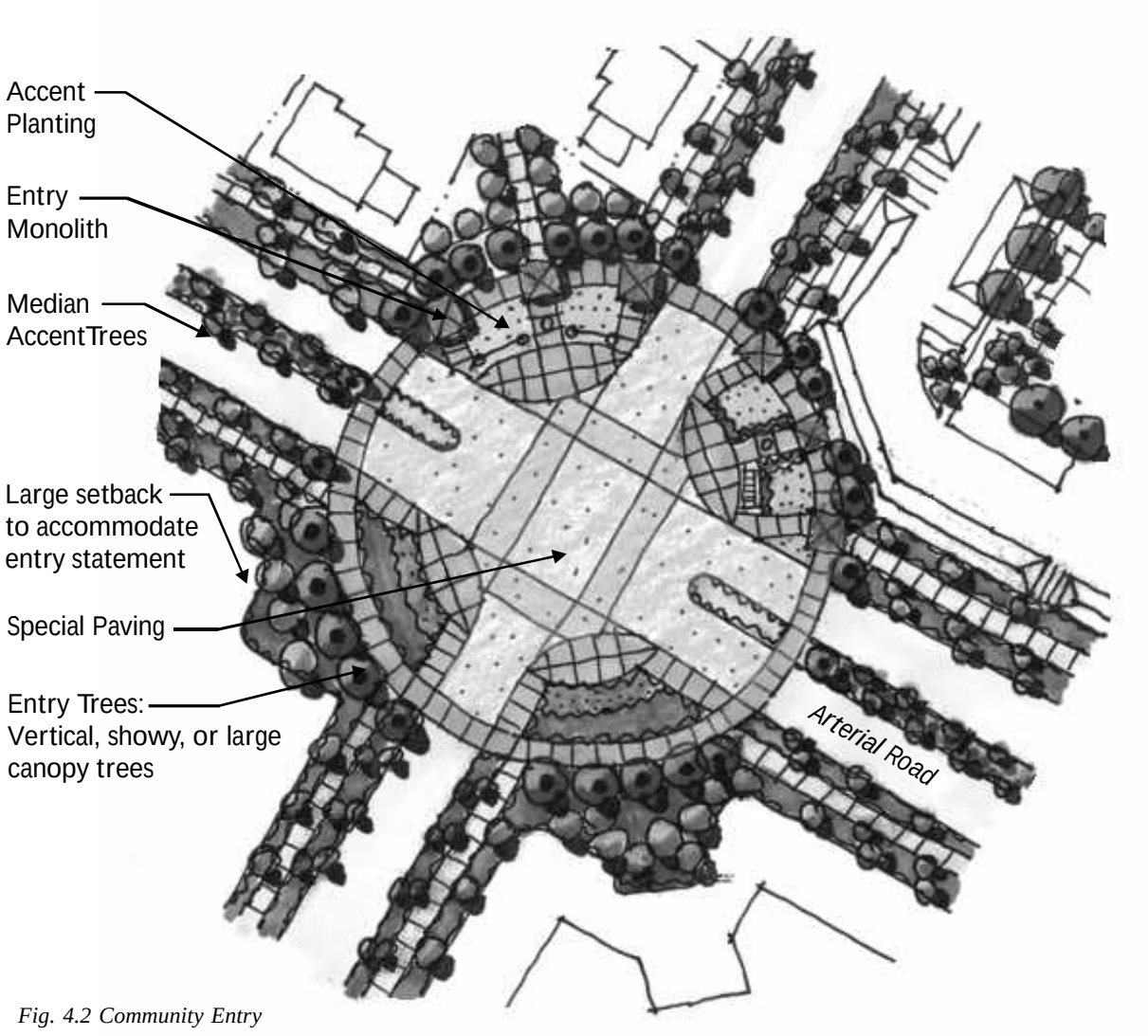


Fig. 4.2 Community Entry

- a system of diagonal or curvilinear walls, with vertical monuments in key locations,
- landmarks, planting, signage, lighting and site furniture that are reflective of the character of the area.

2. Design each entry to be integral with its surrounding terrain.
3. Provide designated setback areas at each community entry. Extend entry treatment to include adjacent medians.
4. Community entry signage should be clearly visible to motorists. Entry signage should be high enough to allow for significant planting in the foreground.

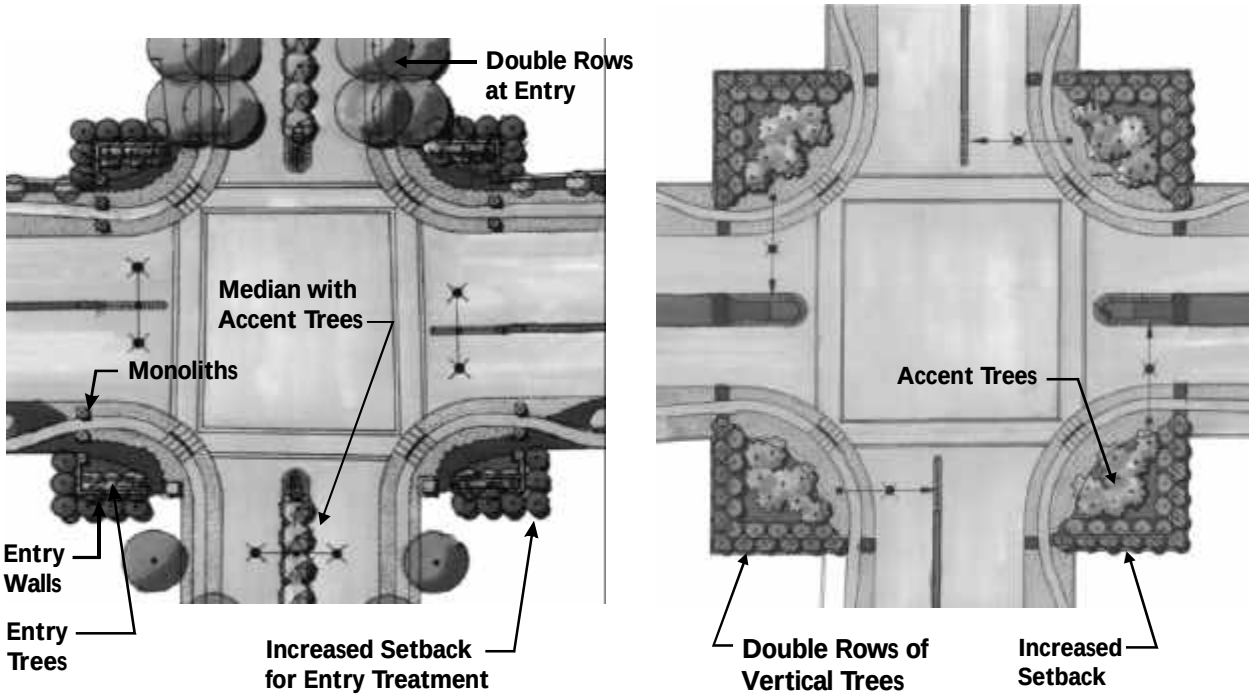


Fig. 4.3 Highlighted Intersections

Highlighted Intersections

Highlighted intersections occur at important crossroads in the City, or at points of transition between different zones of the City. They receive enhanced treatment which may take the form of greater setbacks, enhanced planting or other visual landmarks (Fig. 4.3). While these intersections typically occur on arterial roads and should be designed to be easily perceived from a traveling vehicle, the elements should also be appropriate to the pedestrian scale. The "gateways" to the historic downtown center of Oakley would be included in this category.

1. Components of a highlighted intersection could include:

   · increased setbacks for planting,

   · specimen or accent trees, or other vertical elements,

   · architectural monumentation,

   · special pavement at crosswalks,

   · colorful flowering perennials,

   · a system of diagonal or curvilinear walls, with vertical monuments in key locations,

   · landmarks, planting, signage, lighting and site furniture that are

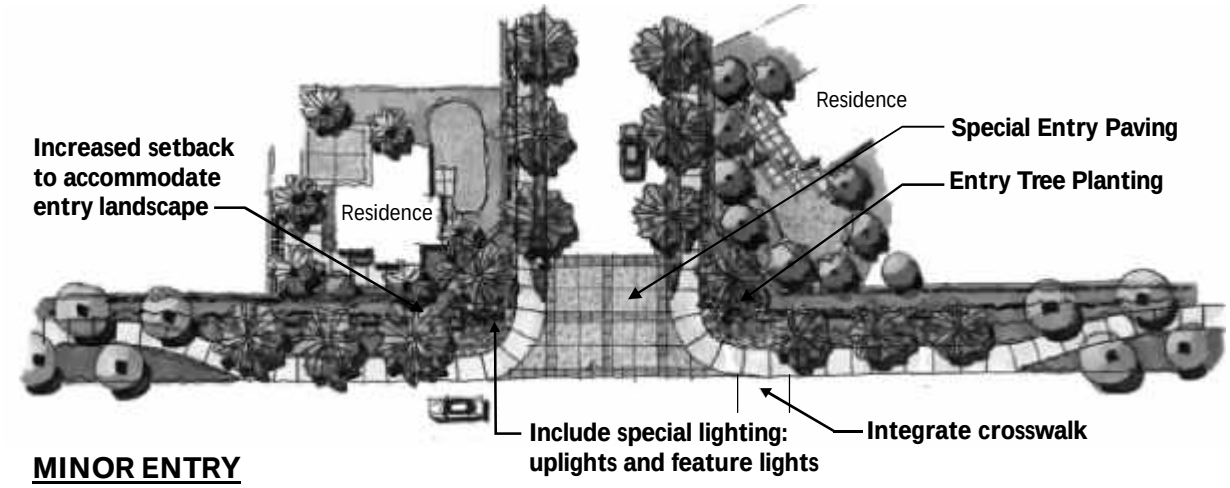
reflective of the character of the area.

2. Maintain clear sight lines at all intersections.

3. Extend special accent treatment to include adjacent medians.

Neighborhood Entries

Neighborhood entries should create a special identity for each neighborhood using flowering trees, accent plantings and building materials that reflect the unique character of the neighborhood (Fig. 4.4). Neighborhood entries should be smaller in size and scale than the community entries, or highlighted intersections, and typically occur on neighborhood collector streets. Scale each neighborhood entry to the size of the overall neighborhood it represents.



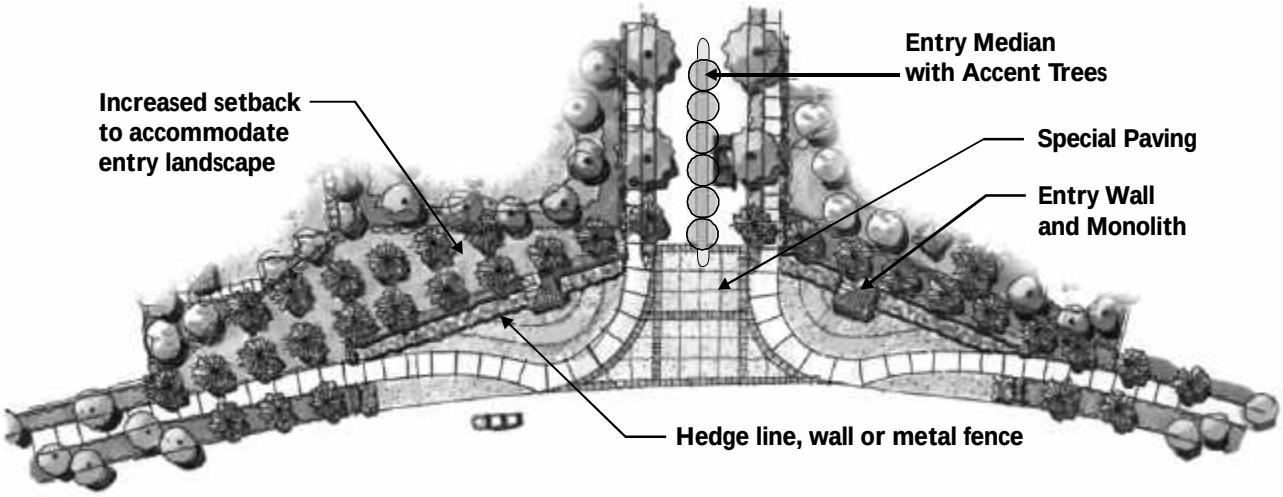


Fig. 4.4 Neighborhood Entries

1. Provide a minimum of one entry feature for each residential neighborhood. Extend entry treatment to nearby medians. Neighborhood entry signage should not be located on arterial medians.

2. Narrow the roadway or "throat" to emphasize the entry. Use a planted median or bulb out the sidewalk and planting areas along the roadway at the entry to create this effect.

3. Direct views from the project entry to neighborhood amenities such as a recreation center, park, or open space, to enhance the social ambience.

4. Develop transit nodes at neighborhood entries.

5. Components of a neighborhood entry may include:

   · a widened sidewalk at the intersection,

   · special pavement to announce entry into the neighborhood,

   · flowering perennials,

   · a system of walls and/or entry monuments,

   · signage for project name identification.

   · Imaginative, high-quality, wall and sign designs are encouraged.

   · Well systems are encouraged for streetscape landscaping.

6. Trees and shrubs shall be located so as not to interfere with clear sight lines, for vehicle safety.

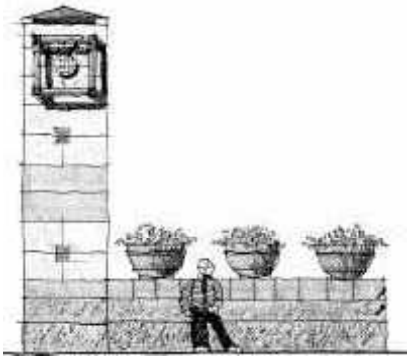
7. Entry graphics should be simple and clearly legible to motorists.



Gateway



Memorable elements







Defining components



Roads & Streets

General

1. The streetscape should support the hierarchy of streets to help establish a sense of orientation and organization within the City of Oakley. The landscape treatment of each street should be different and generally commensurate in scale with its importance, with larger trees along arterials and smaller trees on collectors, industrial and residential streets. Landscape setbacks should be wider on arterials than on collectors. Lighting should be most intense on arterials, and least intense on residential streets.

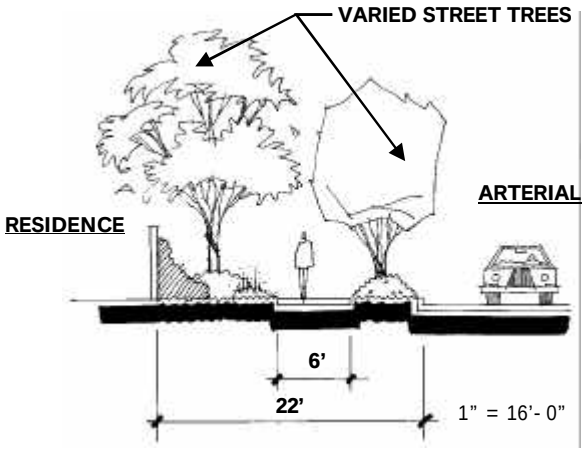
2. All landscaping should employ a mix of evergreen and deciduous trees, shrubs, groundcovers and turf where appropriate. The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turf is encouraged.

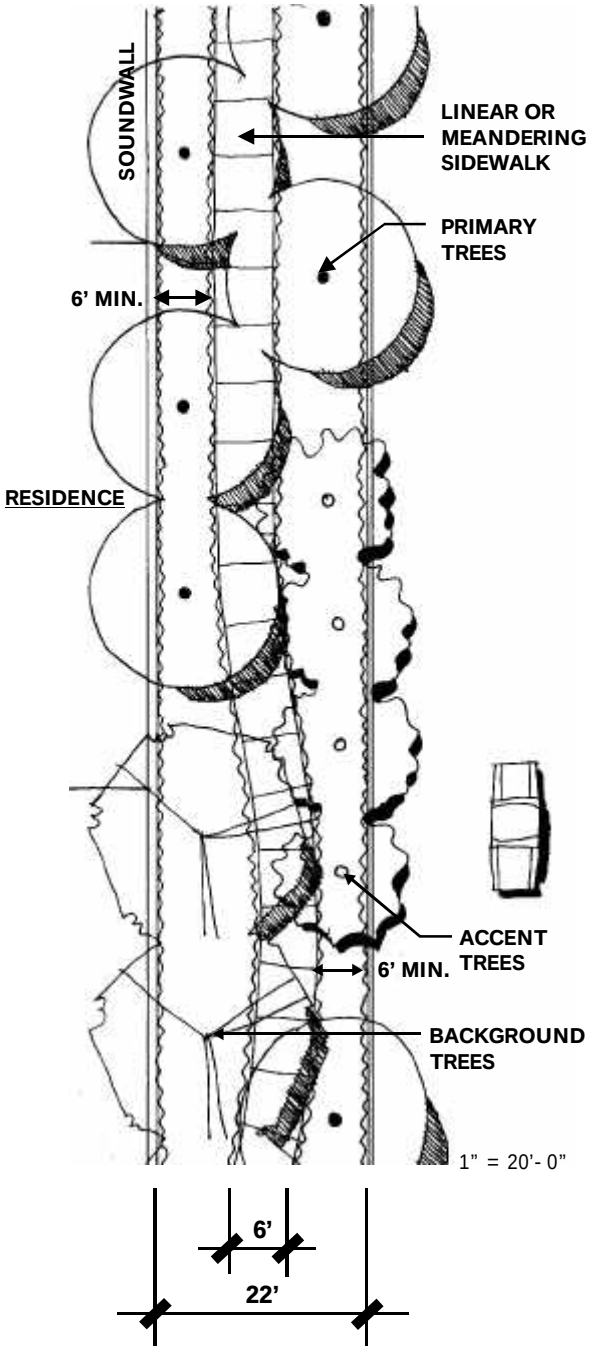
3. Adequate sight lines shall be maintained at all intersections. Different tree species shall be planted at intersections to highlight these areas.

4. Street and median trees should be of a minimum 24" box container size on arterial streets, and a minimum 15 gallon container size on collector and local streets. Trees should be properly staked at the time of planting. Shrubs not used as groundcover should be a minimum of 5 gallon container size. Perennials used on streets should be a minimum of 1 gallon container size.

5. Automatic irrigation is required for all landscape areas. Plants should be watered and maintained on a regular basis. The use of water conserving systems such as drip irrigation for shrub and tree planting is encouraged. New subdivisions are encouraged to provide wells for irrigation of streetscapes and parks. Irrigation shall conform with the water efficient landscape ordinance.

6. Landscape berms should be designed to a maximum 3:1 slope.





Arterial Streets

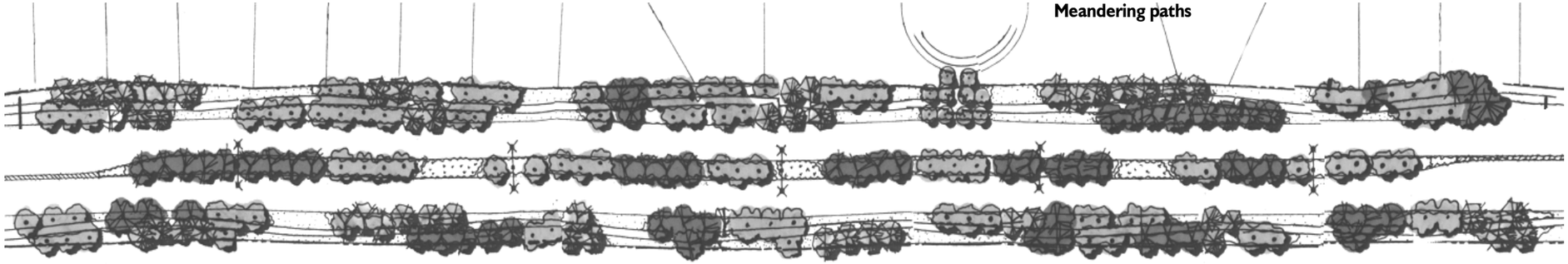
1. The major and minor arterials link residential neighborhoods, commercial centers, the Historic Downtown and the future Highway 4. The landscaping on these streets should be appropriate for vehicles traveling at relatively high speeds, and should also provide interest and pedestrian amenities along the pedestrian pathways.

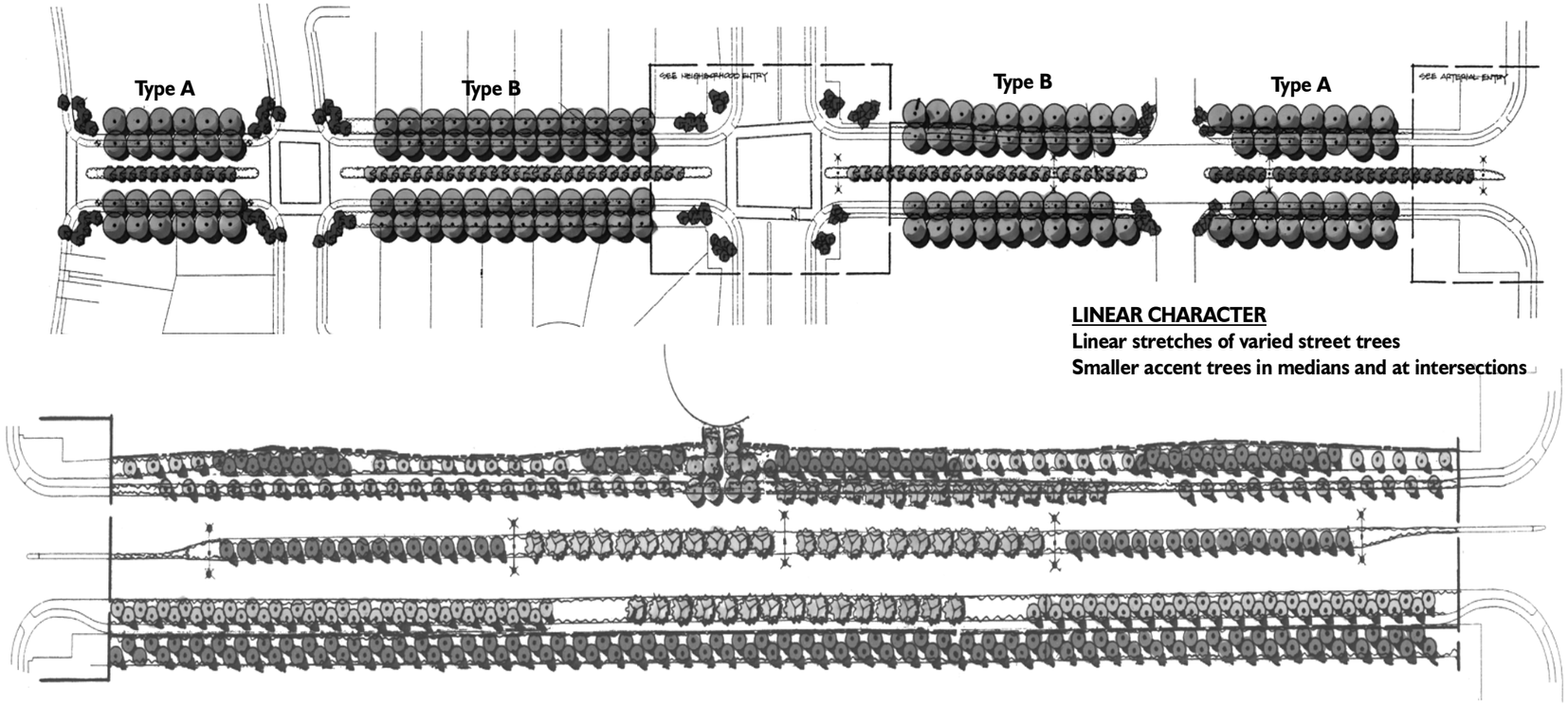
2. Landscape setbacks on arterial streets should be a minimum of 22 feet, to allow for a 6-8' parkway planting strip, a 6' sidewalk, and 6-8' of planting between sidewalk and sound wall. Where a wider multi-use trail is proposed, the setback should be increased to maintain significant planting areas.

3. Major Oakley streets are considered to be "identity streets." These streets include: Highway 4/Main Street, Oakley Road, Laurel Road, Neroly Road, Delta Road, East Cypress Road, Empire Avenue, Carpenter Road, O'Hara Avenue, Sellers Avenue, and Bethel Island Road (See Fig. 4.1). Recommended plant palettes for these streets are listed in the Table below.

4. The street tree and path configuration (grid or cluster, linear or meandering) should reflect the character of the area through which it is passing through. Fig. 4.5 Tree Planting Pattern Diagram suggests ways of varying street tree planting through the different areas of Oakley.

INFORMAL CHARACTER
Informal clusters of varied street trees
Meandering paths





LINEAR CHARACTER
Linear stretches of varied street trees
Smaller accent trees in medians and at intersections

Fig. 4.5 Tree Planting Pattern Diagram

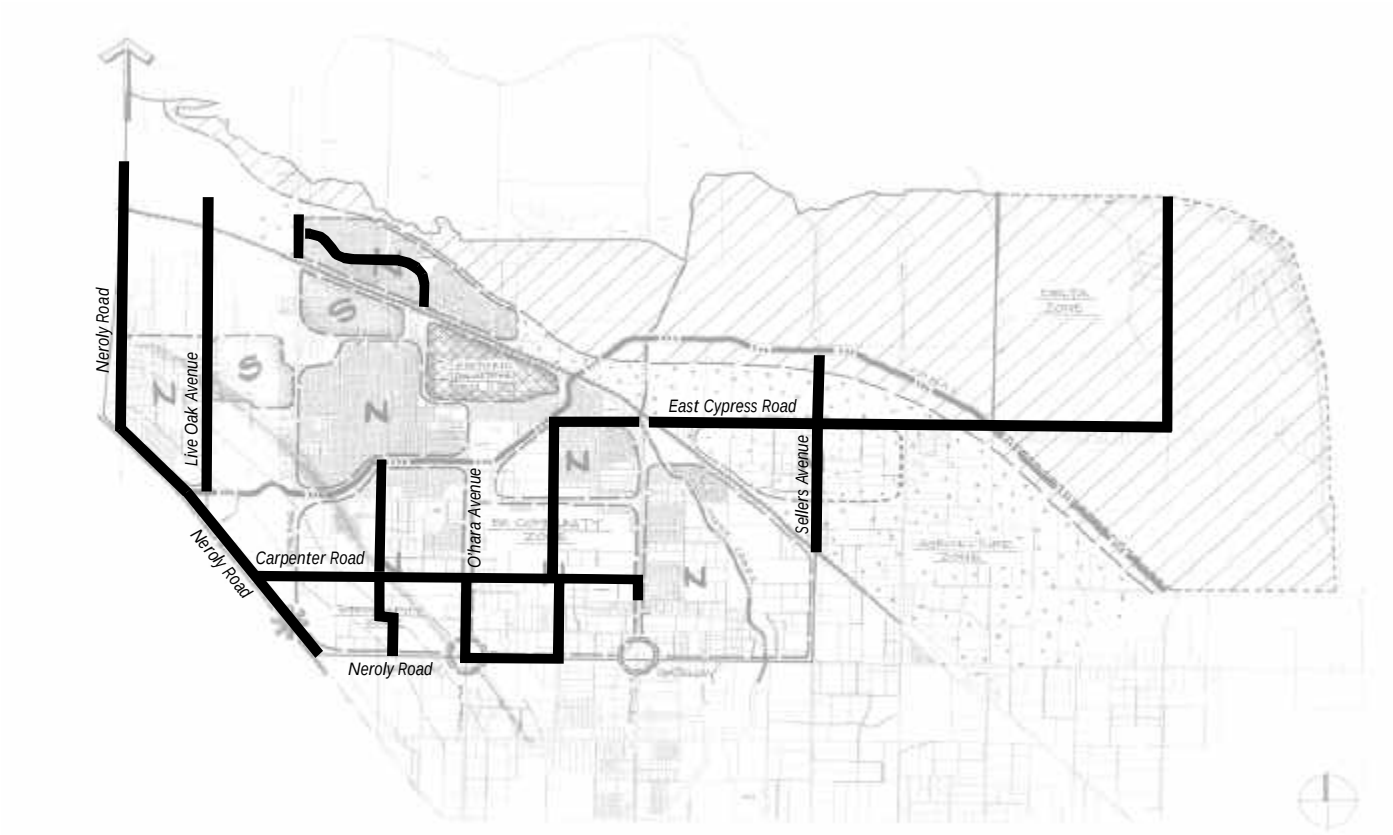


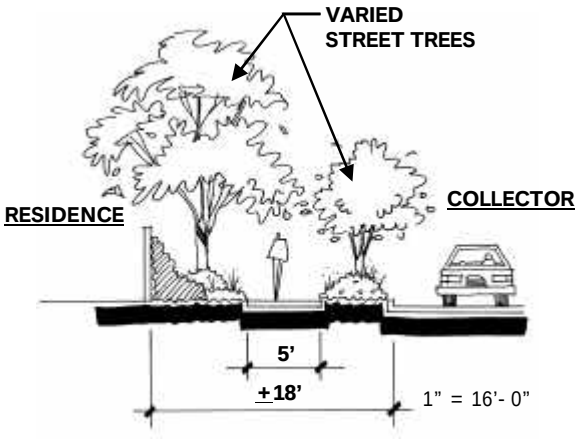
Fig. 4.6 Existing and proposed trails along roads

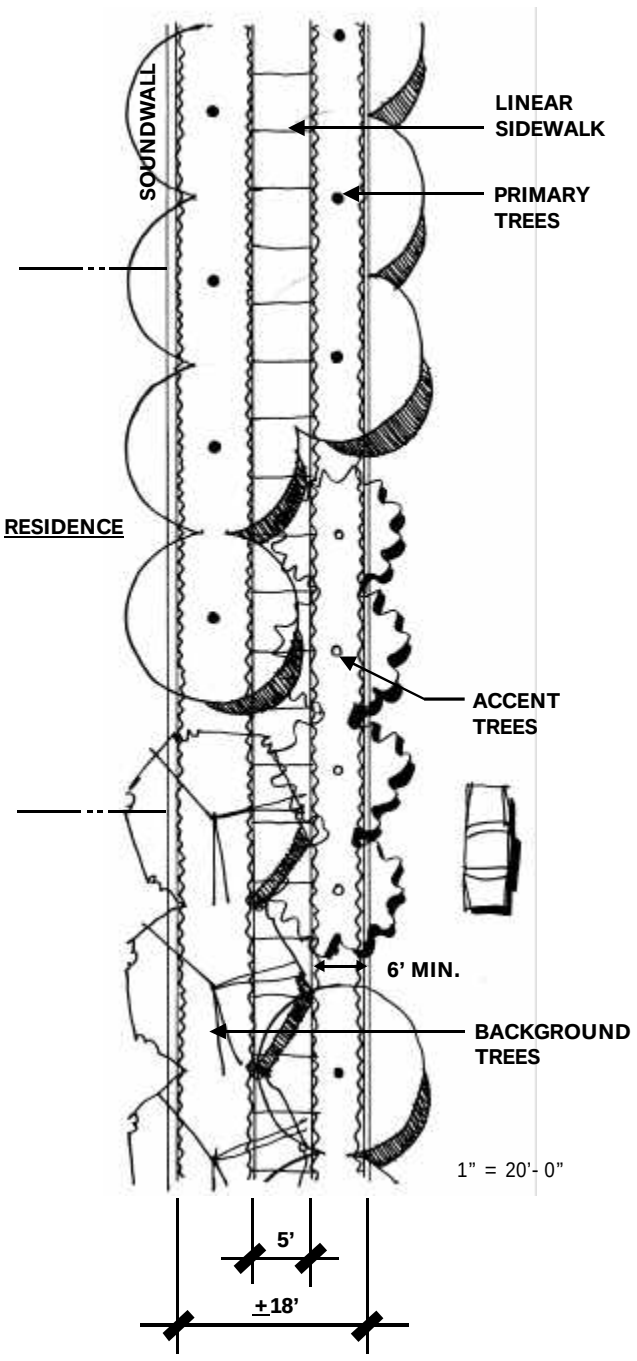
5. Use a layered planting effect within the landscape setback to create a lush, high quality image.

6. Trees should be closely spaced to provide shade for pedestrians, as well as screening for adjacent residences. Provide tree plantings at a minimum density of one tree per four hundred (400) square feet of landscape easement.

7. Soundwalls should be softened with informal tall shrub masses with vines. Shrub and groundcover masses should be informally clustered to reflect 'drifts' instead of rigid straight rows.

8. The use of lawn substitutes is encouraged in all medians and for parkways. Accent areas with seasonal color are encouraged, especially at intersections or entries. Where parking is allowed adjacent the parkway, the lawn substitute must be suitable for foot traffic entering and exiting parked vehicles.





Neighborhood collectors and local streets

Neighborhood collectors and local streets provide internal neighborhood circulation and are the predominant street type in the community. Their layout and landscape treatment can creatively contribute to the character for each neighborhood. The streetscape treatment will reflect a more personal scale.

1. Landscape design of neighborhood collector and local streets should use a palette of trees to establish coherent patterns which unify each neighborhood. Opportunities for varying trees on neighborhood streets, while creating legible patterns are illustrated in Fig. 4.7 Neighborhood Tree Pattern.

2. Provide a road layout and design that discourages high speed travel. Employ traffic calming devices where appropriate. Design the internal neighborhood streets to discourage through neighborhood travel by non-residents.

3. Where possible, provide a dominant street within each neighborhood that leads to the neighborhood entry (or entries). Locate a pedestrian node which could include a transit shelter, seating, and special amenities (such as a gate house or recreation center) along the dominant road, near the entry.

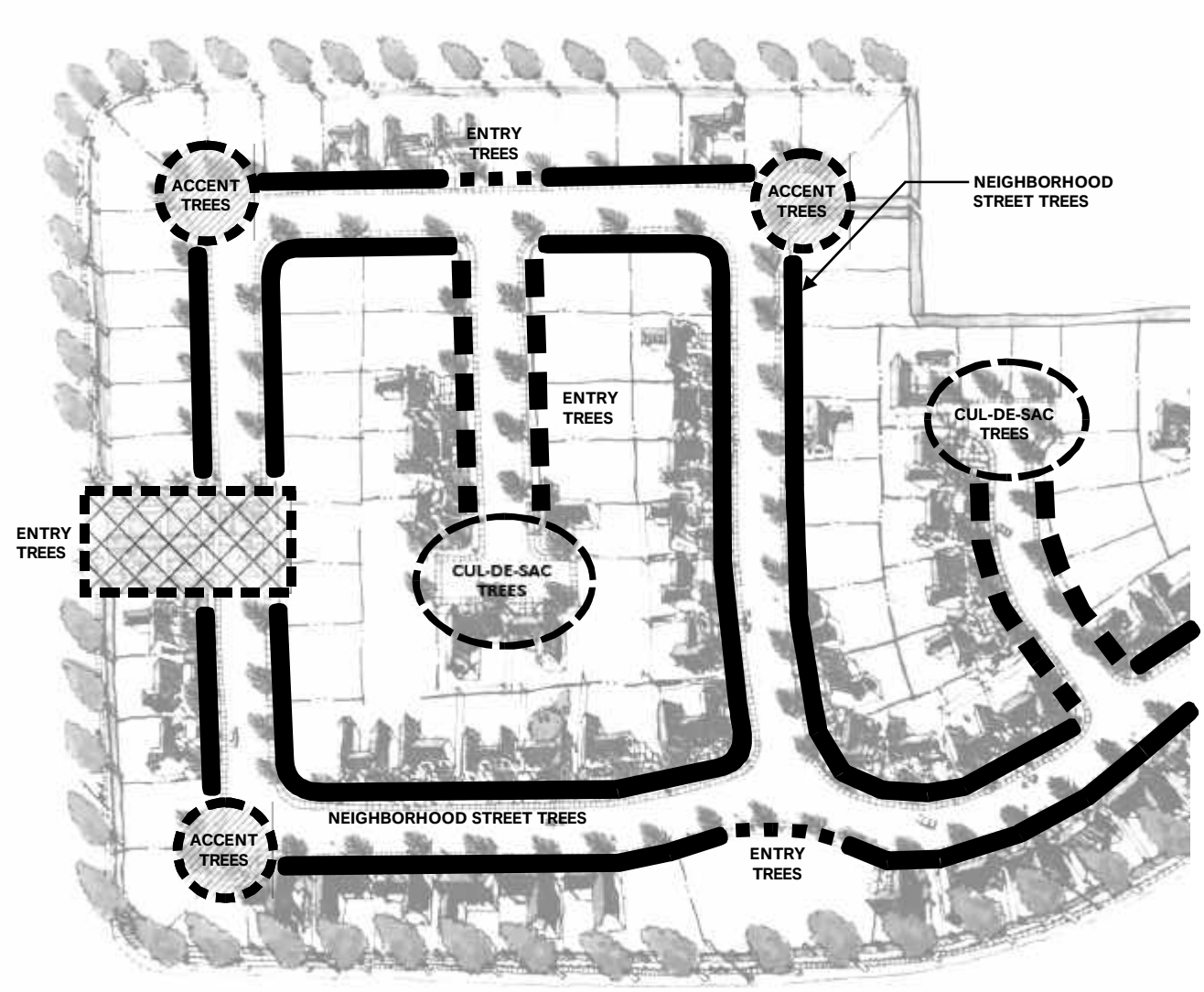
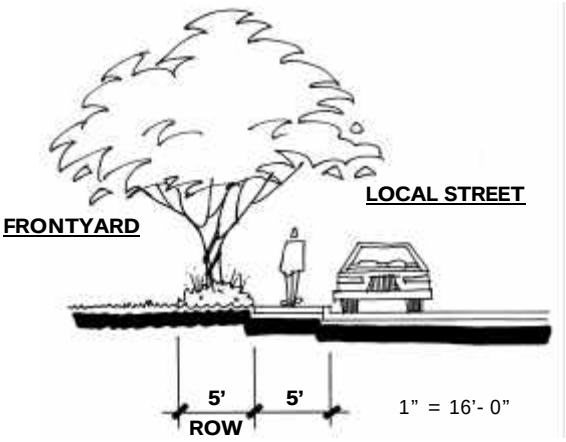
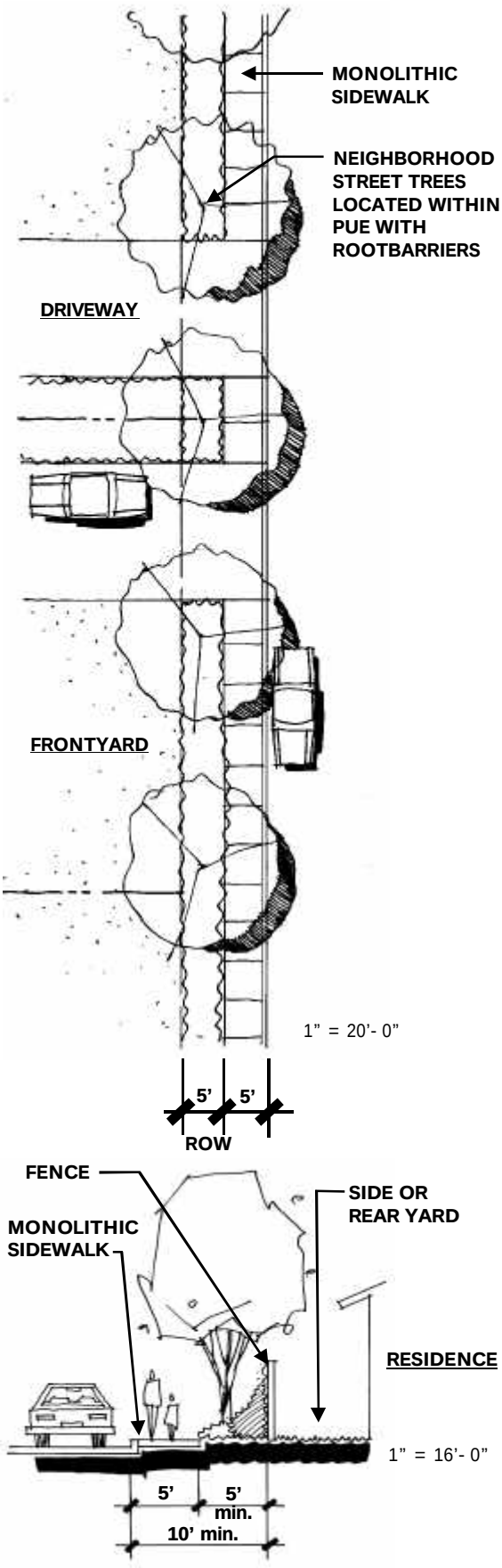


Fig. 4.7 Neighborhood Tree Pattern

The streetscape of neighborhood collectors should be characterized by an informal neighborhood image with an emphasis on providing shade, and adapting the streetscape to accommodate the character of the area through which it is passing. This section applies where residences do not front onto the residential collector. Where residences front on the collector, the streetscape shall be treated as in the section on local streets, which follows.

1. Landscape setbacks on collector streets should be wide enough to allow for a minimum of 6' planted parkway area, a 5' sidewalk, and a minimum of 6' of planting area between the sidewalk and soundwall. For landscape setbacks less than 20 feet wide, locate the sidewalk 6 feet behind and parallel to the curb. Where the street setback is wider than 20 feet, meander the sidewalk in a continuous, flowing manner.





Residences will generally front onto local streets. These local streets will have a friendly, pedestrian scale, and act as extensions of the residential front yards. Street tree placement emphasizes shade and enclosure.

- Create shaded, pedestrian-oriented streets with parking and sidewalk located on both sides of the street. Such streets should recall a small town ambience.
- On local streets, sidewalks should typically be 5' wide, and constructed monolithically with the curb.
- Where houses front onto a local street, plant a minimum of one street tree per lot within 5 feet of the sidewalk. These street trees will be included within the City's landscape and lighting districts and will be maintained and owned by the City. These trees shall be installed with an automatic irrigation system, and with root barriers to protect the sidewalks from root damage. At least one additional front yard accent tree shall be planted on each lot. For corner lots, a total of three street trees are required within 5 feet of the sidewalk, plus the additional accent tree.
- Where side or rear yards abut a local street, there shall be a minimum 5' wide landscape setback between the sidewalk and the side or rear yard fence. At least two trees per lot shall be planted within this setback. Additional planting in this setback area shall emphasize shrub masses for screening and ease of maintenance.
- Use a tree palette with both deciduous and evergreen trees.

Soundwalls, walls and fences

1. Provide masonry or concrete walls along street sections adjacent to residential development, around each subdivision, to define the neighborhood. Limit top of wall to minimum elevation required for acoustic and privacy goals. Diminish the visual impact of walls with vines or vineyard-type plantings that climb onto the wall. Soundwalls should be located in the public right of way.

2. Sound walls should be of masonry block construction. Other materials may be considered if it is demonstrated that they are of comparable quality and durability, which will not settle, shift, separate or crack, and that they have a permanent appearance. Walls should be treated with graffiti-resistant surfacing.

3. Sound walls should be perceived as background to the landscaping in the setback areas. The design of the sound wall should be of high visual quality, but subtle, so as not to draw attention to itself. Provide a combination of complementary materials, textures, jogs, berms, pilasters, earth tones and landscaping to break up the continuous plane where long stretches of wall occur. The resulting wall or fence should incorporate detailing that is aesthetically pleasing.

4. Use earth berms to reduce perceived wall or fence height where feasible.

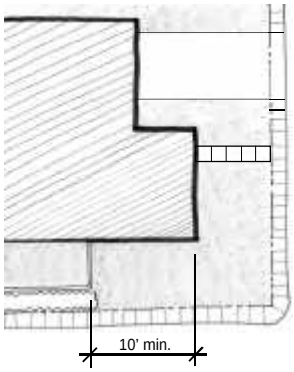
5. Where appropriate, use landscape buffers, low walls or view fences to demarcate property boundaries. This will result in a more comfortable and higher quality neighborhood compared to using high and alienating walls and fences. Visually open fencing is preferred where cul-de-sacs abut collectors or arterials.

6. Privacy fences for residential side or rear yards should be of solid, high quality construction. On corner lots, a side/rear yard privacy fence should be set back a minimum of 10 feet behind the building face. Wood fencing should have metal posts, concrete pillars or a similar alternative.

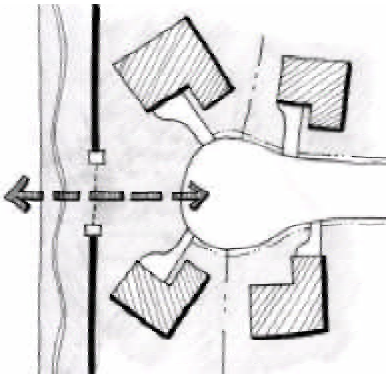
7. See City of Oakley's fence ordinance for further requirements.



Sound wall examples



Corner lot fencing setback



Visual connection at cul-de-sac

Street Furniture and Lighting

1. Benches, bollards, trash receptacles and other furnishings should be provided at appropriate locations in the open space and streetscape network.

2. All furnishings should be resistant to weather and vandalism, and shall be approved by the City's Maintenance Department.

3. Oakley standard street lights shall be used. Along the arterial streets, where possible, dual head street lights will be located in the median. However, at entries and intersections, a more thematic 'family of lights' is recommended. This palette includes a hierarchy of lights ranging from tall poles with double fixtures, to shorter poles with single light fixture. Where appropriate, banner attachments should be included as an option. The Oakley standard for residential street lights on local and collector streets is the Hadco R51BCBA light, on pole model P2555, as shown.

4. Illumination levels for expressways, arterials, collector and residential streets should reflect the different right-of-way widths and functions. Electroliers should be scaled in size to match the size of areas to be lit and should relate to human scale, especially in pedestrian areas. Street lights should provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.

5. Pedestrian walkways, plazas or other activity points should be illuminated. Such lighting should illuminate changes in grade, path intersections, seating areas, and any other areas along a path which, left unlit, would cause the user to feel insecure. As a rule of thumb, one foot candle per square foot is adequate.



Residential street light standard

TREE PALETTES for IDENTITY STREETS

The following list indicates the trees to be used on the major "Identity Streets" of Oakley. The intent is to use a consistent tree palette on each of these streets in order to create a recognizable identity for the street and to reinforce the hierarchy and continuity of the street pattern. Although the number of trees listed for each street is limited, variations may occur in the planting pattern, depending on the context through which the street is passing (see Figure 4.5 – Tree Planting Pattern Diagram). Additional species may be planted on the "Identity Streets" to highlight special nodes such as neighborhood entries, parks, or creek, canal or trail crossings. Further, preservation of existing trees of significance, such as heritage trees or established groupings, is strongly encouraged. Final tree selection will depend on specific site conditions.

Highway 4 / Main Street			
Neroly to Vintage Parkway	Primary Tree:	Platanus acerifolia	Sycamore
	Alternate Tree:	Quercus agrifolia	Coast Live Oak
	Accent Tree:	Prunus species	Flowering Cherry
Vintage Parkway to Rose	See Downtown Redevelopment Plan		
Rose to Neroly/Delta	Primary Tree:	Platanus acerifolia	Sycamore
	Alternate Tree:	Celtis sinensis	Chinese Hackberry
	Accent Tree:	Pyrus kawakami	Evergreen Pear
Oakley Road	Primary Tree:	Pistacia chinensis	Chinese Pistache
	Alternate Tree:	Quercus agrifolia	Coast Live Oak
	Accent Tree:	Prunus species	Flowering Cherry
Laurel Road			
Neroly to Empire	Primary Tree:	Robinia 'Purple Robe'	Purple Robe Locust
	Alternate Tree:	Sequoia sempervirens	Coast Redwood
	Accent Tree:	Geijera parvifolia	Australian Willow
Empire to Main	Primary Tree:	Pistacia chinensis	Chinese Pistache
	Alternate Tree:	Quercus agrifolia	Coast Live Oak
	Accent Tree:	Lagerstroemia indica	Crape Myrtle
East of Main	Primary Tree:	Platanus acerifolia	Sycamore
	Alternate Tree:	Pinus muricata	Bishop Pine
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn
Neroly Road / Delta Road			
Main to Railroad	Primary Tree:	Fraxinus udheii	Evergreen Ash
	Alternate Tree:	Pinus halepensis	Aleppo Pine
	Accent Tree:	Lagerstroemia indica	Crape Myrtle
Railroad to Empire	Primary Tree:	Sequoia sempervirons	Coast Redwood
	Alternate Tree:	Robinia ambigua idahoensis	Idaho Locust
	Accent Tree:	Cercis canadensis	Canadian Redbud

Empire to Main	Primary Tree:	Pyrus calleryana	Flowering Pear
	Alternate Tree:	Quercus schumardii	Schumard Oak
	Accent Tree:	Chitalpa tashkentensis	Pink Dawn
East of Main	Primary Tree:	Robinia 'Purple Robe'	Purple Robe Locust
	Alternate Tree:	Koelreuteria paniculata	Goldenrain Tree
	Accent Tree:	Geijera parvifolia	Australian Willow
East Cypress Road			
Highway 4 to Knightson	Primary Tree:	Fraxinus uhdei	Evergreen Ash
	Alternate Tree:	Celtis sinensis	Chinese Hackberry
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn
Knightson to Bethel Island	Primary Tree:	Quercus ilex	Holly Oak
	Alternate Tree:	Fraxinus oxycarpa 'Raywood'	Raywood Ash
	Accent Tree:	Melaleuca linarifolia	Flaxleaf Paperbark
Empire Avenue	Primary Tree:	Fraxinus holotricha 'Moraine'	Moraine Ash
	Alternate Trees:	Pyrus calleryana	Bradford Pear
		Pistacia chinensis	Chinese Pistache
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn
Carpenter Road	Primary Tree:	Cinnamomun camphora	Camphor
	Alternate Tree:	Aesculus carnea	Red Horsechestnut
	Accent Tree:	Malus species	Crabapple
O'Hara Avenue	Primary Tree:	Platanus acerifolia 'Yarwood'	Sycamore
	Alternate Tree:	Cinnamomun camphora	Camphor
	Accent Tree:	Crataegus phaenopyrum	Washington Thorn
Sellers Avenue	Primary Tree:	Quercus virginiana	Southern Live Oak
	Alternate Tree:	Pistacia chinensis	Chinese Pistache
	Accent Tree:	Lagerstroemia indica	Crape Myrtle

STREET TREE LIST

The following trees are suitable for use as street trees in Oakley.

CANOPY TREES

Botanical Name	Common Name	Remarks
Acer rubrum 'Red Sunset'	Red Maple	Prefers acidic soils, moist conditions, leaf scorch occurs in warm climates.
Aesculus carnea	Red Horsechestnut	
Celtis australis	European Hackberry	
Celtis sinensis	Chinese Hackberry	
Cinnamomun camphora	Camphor Tree	Use root barriers if near paving.
Fraxinus America 'Autumn Purple'	Autumn Purple White Ash	Sensitive to drought, prefers moist, well drained soils.
Fraxinus holotricha 'Moraine'	Moraine Ash	Use root barriers if near paving.
Fraxinus oxycarpa 'Raywood'	Raywood Ash	
Fraxinus uhdei	Evergreen Ash	Use root barriers if near paving.
Koelreuteria bipinnata	Chinese Flame Tree	
Koelreuteria paniculata	Goldenrain Tree	
Magnolia grandiflora	Southern Magnolia	Suitable for planting under power lines. Slow growing. Does not do well in windy areas.
Maytenus boaria 'Green Showers'	Green Showers Chilean Mayten	
Melaleuca linarifolia	Flaxleaf Paperbark	
Pistacia chinensis	Chinese Pistache	
Platanus acerifolia	Sycamore Cultivars 'Yarwood', 'Bloodgood', and 'Columbia'.	Bloodgood: suited to city conditions where there is ample space, tolerates compacted soils, drought, and seacoast environments, may cause litter problem, use root barriers if near paving.
Prunus sargentii	Sargent Cherry	
Pyrus calleryana	Flowering Pear	Suitable for planting under power lines, some cultivars are susceptible to fireblight, adaptable to many soils, tolerant of pollution and drought. Can be damaged in wind
Quercus ilex	Holly Oak	Do not plant in lawn areas. Evergreen.
Quercus lobata	Valley Oak	Do not plant in lawn areas.
Quercus palustris	Pin Oak	Plant away from walkways; prune limbs up.
Quercus schumardii	Schumard Oak	Tolerates urban conditions incl. heavy traffic, pollution, salt, compacted soil, and drought; resistant to iron deficiency in alkaline soils. Acorn litter can be problem. Do not plant in lawn areas.
Quercus suber	Cork Oak	Do not plant in lawn areas. Evergreen
Quercus virginiana	Southern Live Oak	Do not plant in lawn areas. Evergreen.
Quercus wislezenii	Interior Live Oak	Do not plant in lawn areas.
Robinia ambigua idahoensis	Idaho Locust	Use root barriers if near paving.
Robinia 'Purple Robe'	Purple Robe Locust	Use root barriers if near paving.
Sapium sebiferum	Chinese Tallow Tree	
Schinus molle	California Pepper	Avoid planting near paving where tree litter could be a problem. Use root barriers if near paving.

Sophora japonica	Chinese Scholar Tree	Flowers late summer, tolerates urban stresses, flowers may cause litter problem and stain sidewalks. Needs drained soil and full sun.
Tristania conferta	Brisbane Box	
Ulmus parvifolia	Chinese Elm	As street tree, requires careful pruning.
Ulmus 'Frontier'	Frontier Elm	Grows vigorously, relatively resistant to disease, tolerates urban stresses and wide range of soils.
Ulmus 'Pioneer'	Pioneer Elm	Adaptable to wide range of urban environments, high resistance to disease.

SMALL ACCENT TREES

Botanical Name	**Common Name**	**Remarks**
Arbutus 'Marina'	Hybrid Strawberry Tree	
Arbutus unedo	Strawberry Tree	Avoid planting near paving where tree litter may be a problem.
Carpinus betulus fastigiata	Fastigate Hornbeam	Columnar tree, suitable for wide range of conditions, relatively maintenance-free, suitable for containers and screening.
Cercis canadensis	Canadian Redbud	Suitable for planting under power lines. Little water needed after establishment.
Cercis occidentalis	Western Redbud	Suitable for planting under power lines. Little water needed after establishment.
Chionanthus retusus	Chinese Fringe Tree	
Chitalpa tashkentensis	Pink Dawn	
Crataegus phaenopyrum	Washington Hawthorne	Tolerates severe urban stresses, thorns a problem in pedestrian areas.
Eriobotrya deflexa	Bronze Loquat	Good street tree, suitable for planting under utility lines.
Geijera parviflora	Australian Willow	
Lagerstroemia indica	Crape Myrtle	Suitable for planting under power lines, Use mildew resistant hybrids.
Malus species	Crabapple	Avoid planting near paving where tree litter may be a problem.
Olea europa	Olive	Use fruitless cultivar.
Prunus cerasifera	Purple Leaf Plum	Avoid planting in windy areas.
Prunus yedoensis 'Akebono'	Flowering Cherry	
Pyrus calleryana	Flowering Pear	
Pyrus kawakami	Evergreen Pear	Suitable for planting under utility lines.
Rhus lancea	African Sumac	Suitable for planting under power lines, drought tolerant.

TALL ACCENT TREES

Botanical Name	**Common Name**	**Remarks**
Betula jacquemontii	Jacquemontii Birch	Rapid growing. Avoid planting in windy areas.
Phoenix dactylifera	Date Palm	
Washingtonia species	Palm	
Cedrus deodara	Deodar Cedar	Rapid growing. Low branching – use as backdrop tree, not near pavement.
Eucalyptus camaldulensis	Red Gum	Use root barriers if near paving.
Eucalyptus nichollii	Peppermint Willow	

SCREEN TREES

Botanical Name	Common Name	Remarks
Grevillea robusta	Silk Oak	Fast growing
Laurus nobilis	Grecian Laurel	
Pinus canariensis	Canary Island Pine	Not as residential street tree
Pinus eldarica	Afghan Pine	Not as residential street tree
Pinus halepensis	Aleppo Pine	Not as residential street tree
Pinus muricata	Bishop Pine	Not as residential street tree
Prunus caroliniana	Carolina Laurel Cherry	Not recommended where litter is a concern.
Sequoia sempervirens	Coast Redwood ('Aptos Blue,' Soquel')	Rapid growing, needs summer watering for at least first 5 years.