

PARKS AND RECREATION COMMISSION AGENDA

**Thursday, September 11, 2014
7:00 P.M.**

City Council Chamber, 200 Old Bernal Avenue

CALL TO ORDER

- Pledge of Allegiance
- Roll Call

AGENDA AMENDMENTS

MINUTES

1. Approve regular meeting minutes of July 31, 2014

MEETING OPEN TO THE PUBLIC

2. Introductions/Awards/Recognitions/Presentations
 - Pleasanton Community Farm Project – Bob Brown (4H Club)
3. Public Comment from the audience regarding items not listed on the agenda. *Speakers are encouraged to limit comments to 3 minutes.*

MATTERS BEFORE THE COMMISSION

If necessary to assure completion of the following items, the Chairperson may establish time limits for the presentations by individual speakers.

4. Approve the Lions Wayside and Delucchi Parks Master Plan

COMMUNICATIONS

COMMISSION REPORTS

5. Committee Meetings
 - Alviso Adobe Task Force
 - Bicycle, Pedestrian and Trails Committee
 - City/East Bay Regional Park District Liaison Committee
 - Community of Character
 - East Pleasanton Specific Plan Task force
 - Heritage Tree Review Board
 - Lions Wayside & Delucchi Parks Master Plan
 - Pioneer Cemetery Master Plan Oversight Committee
 - Public Art Selection Sub-Committee
 - Sports Council

6. Other brief reports on any meetings, conferences, and/or seminars attended by the Commission members.

COMMISSION COMMENTS

STAFF COMMENTS

7. Schedule of Upcoming Meetings and Events of Interest

ADJOURNMENT

NEXT MEETING: October 9, 2014

FUTURE AGENDA TOPICS

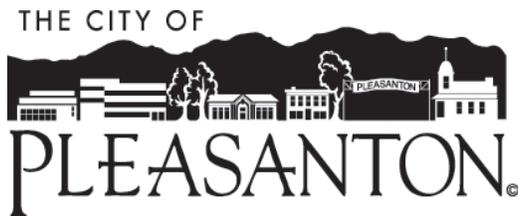
- A.
- B.
- C.

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Community Services Department, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon advance notice. If you need an auxiliary hearing aid or sign language assistance at least two working days advanced notice is necessary. Please contact the Community Services Department, PO Box 520, Pleasanton, CA 94566 or (925) 931-5340.



Parks and Recreation Commission Minutes

City Council Chamber – 200 Old Bernal Avenue, Pleasanton, CA
July 31, 2014 – 7:00 p.m.

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Chairperson Kinzer called the meeting to order at 7:02 p.m. The Pledge of Allegiance to the flag was recited.

Roll Call

Commissioners Present: Brad Hottle, David Lambert, Joe Streng, Deborah Wahl, and Chairperson Ted Kinzer

Commissioners Absent: Sophia Brown

Staff Present: Susan Andrade-Wax Director of Community Services; Kathleen Yurchak, Assistant Director of Operations Services; Michael Patrick, Management Analyst; Terry Snyder, Administrative Assistant; and Edith Caponigro, Recording Secretary.

AGENDA AMENDMENTS

None.

MINUTES

1. Approve regular meeting minutes of June 12, 2014

A motion was made by Commissioner Streng, seconded by Commissioner Lambert, to approve the minutes from the June 12, 2014 meeting. **The motion was approved unanimously.**

MEETING OPEN TO THE PUBLIC

2. Introductions/Awards/Recognitions/Presentations

- Annual Review of Callippe Preserve Golf Course

Ms. Yurchak provided background information about the Callippe Golf Course and the selection of CourseCo as the Operators. She introduced CourseCo staff members, Tom

Isaac, Tom Bugby, and Tom Doyle, and advised that CourseCo has now been operating the golf course for 10-years.

Mr. Bugby discussed environmental aspects of the golf course advising that the course had become Audubon certified in 2006, and provided the following highlights:

- The 10-year mitigation project will be completed at the end of the current year.
- Mitigation has been conducted by two independent companies with no problems detected.
- The golf course has maintained fast and firm conditions.
- Irrigation system challenges discussed.
- Water reductions due to the current drought conditions and recycled water being brought in by truck.
- Use of native fescue has been increased to help reduce overall irrigation.
- The golf course has received several awards including Best Value in the East Bay Area Award.
- Golf Week Magazine voted Callippe the 47th best course in the nation.
- The golf course is a local drop-off site for SPCA donations.
- Annual Pro Am event is held that benefits Amador Valley High Special Needs students.
- A Blue Star Mom's Event is held at the course.
- Financial history for 2013/14 was provided.
- Recent decline in golf course use has been due to construction issues.
- Information about water use and water expenses provided.

Ms. Yurchak commended the CourseCo staff for focusing on directing water use to the most appropriate places at the golf course and keeping the important portions of the course in good playable condition.

Commissioner Streng asked about the expense for water use at Callippe, and Commissioner Hottle discussed the trucking-in of water and the reductions that had been made by CourseCo.

Ms. Yurchak provided information about the renovation projects at Greens #11 and #14, and the Fairway Bunker at #10. She discussed with Commissioner Hottle the irrigation mat that was put in place in the area of Green #14 with the addition of a sub-service drain system.

Commissioner Lambert was informed that the name Callippe refers to an endangered butterfly species in the local area.

Commissioner Streng strongly encouraged CourseCo to continue shipping in recycled water. He also discussed the difficulty at the 18th hole and whether this could be shortened. Mr. Bugby advised that although it is frustrating, the 18th was a signature hole of the golf course.

Commissioner Wahl and Chairperson Kinzer thanked CourseCo and staff for providing a really good presentation. Chairperson Kinzer advised that opening of the golf course was the first event he attended as a member of the Parks and Recreation Commission.

3. Public comment from the Audience regarding items not listed on the agenda

There were none.

MATTERS BEFORE THE COMMISSION

4. Selection of One (1) Commissioner to service on the Alviso Adobe

Ms. Andrade-Wax informed the Commission that the City of Pleasanton is about to commence in the process of developing a plan to address the short- and long-term needs of the Alviso Adobe Community Park. On July 15, 2014, City Council approved the formation of a nine-member Alviso Adobe Task Force to provide adequate public participation and guidance during the study. The Task Force will consist of one member from each of the Parks and Recreation, Civic Arts, and Youth Commissions; a Bicycle, Pedestrian and Trails Committee member; a Friends of the Alviso Adobe representative; a Pleasanton Unified School District representative; a Museum on Main representative, and two Community Members-at-large representatives (one of whom should be from an adjacent neighborhood of the Alviso Adobe).

The Commission was advised by Ms. Andrade-Wax that staff was recommending the Commission designate one (1) member of the Commission to serve on the Alviso Adobe Task Force. She also noted that because of the close proximity of the Alviso to the Castleridge project, East Bay Regional Park District will be working with the Task Force.

The Commission agreed that before recommending a member to serve on this Task Force it would be beneficial to discuss agenda item #5, Review and Selection of Committee Assignments. A decision was made at this time to amend the agenda and review item #5.

5. Review and Selection of Committee Assignments

Commissioners reviewed the list of Commission appointments and made the appropriate committee and project assignments.

A motion was made by Commissioner Streng, seconded by Commissioner Hottle, to make the following committee and project assignments:

- Community of Character - Ted Kinzer / Brad Hottle, Alternate
- EBRPD Liaison - Brad Hottle / Deborah Wahl, Alternate
- Heritage Tree - Joe Streng / David Lambert, Alternate
- Sports Council - Ted Kinzer / David Lambert, Alternate
- BPTC - Joe Streng / Deborah Wahl, Alternate
- Co-Sponsorship Policy Review - Ted Kinzer and Joe Streng
- Lions Wayside - Joe Streng - Brad Hottle, Alternate
- PASS Committee - Joe Streng / Sophia Brown & Brad Hottle, Alternates
- East Pleas.Specific Task Force - Brad Hottle / David Lambert & Joe Streng, Alternates
- Pioneer Cem. Oversight Comm. - Brad Hottle / Deborah Wahl, Alternate

ROLL CALL VOTE:

AYES: Commissioners Hottle, Lambert, Streng, Wahl, and Chairperson Kinzer
NOES: None
ABSENT: None
ABSTAIN: None

4. Selection of One (1) Commissioner to service on the Alviso Adobe - continued

Chairperson Kinzer reopened this item for discussion. Commissioner Wahl indicated she was interested in representing the Parks and Recreation Commission on the Alviso Adobe Task Force, and Commissioner Lambert stated he would become the Alternate.

A motion was made by Commissioner Hottle, seconded by Commissioner Streng, to nominate and elect Commissioner Wahl as the Parks and Recreation Commission representative on the Alviso Adobe Task Force, with Commissioner Lambert to serve as the Alternate.

ROLL CALL VOTE:

AYES: Commissioners Hottle, Lambert, Streng, Wahl, and Chairperson Kinzer
NOES: None
ABSENT: None
ABSTAIN: None

COMMUNICATIONS

None.

COMMISSION REPORTS

6. Committee Meetings

Bicycle, Pedestrian and Trails Committee – Commissioner Streng advised the Committee had: 1) reviewed and commented on a League of American Bicyclists for a Bicycle Friendly Community application; 2) reviewed a National Association of City Transportation Officials (NACTO) Urban Street Design Guide; 3) received a presentation on a Pedestrian Sidewalk Improvement Project for the south side of Bernal Avenue by the bridge, that will allow good access to the new dog park; and 4) learned about a project to remove lead-based paint from the Bernal bridge and changes to the Bernal interchange.

Community of Character – Chairperson Kinzer advised the group had discussed general business.

City/East Bay Regional Park District Liaison Committee – No report.

Heritage Tree Review Board – No report.

Public Art Selection Sub-Committee – No report.

Sports Council – Chairperson Kinzer advised that the Sports Council discussed: 1) the status of parks and school fields and are waiting to see what will take place because of the drought; 2) the agreement with the school district – some groups are dissenting on the agreement which will require further discussion; 3) support of the Bernal Park fundraising agreement was discussed; and 4) field rental costs were discussed and how this may affect fundraising for Bernal.

East Pleasanton Specific Plan Task Force – Commissioner Hottle advised that the Task Force and staff heard comments from the public regarding the number of building lots. Staff plans to provide information about infrastructure and a map showing various layouts for the area as currently zoned, and also include Zone 7 property.

Pioneer Cemetery Master Plan Oversight Committee – Commissioners Wahl and Hottle advised that the Committee reviewed the plan and have requested another meeting to further discuss why phases for the project are being reduced to 4 from 9. Some tweaking of the plan has been suggested for hedging, pathways, parking with a loop, etc. Refinements, a business plan, and a cost analysis for each phase of the project will be discussed at the October meeting. The first two phases of the project will cover infrastructure and the last two build-out of new areas. Accessibility to the cemetery was a big topic of discussion at the meeting.

7. Other brief reports on any meetings, conferences, and/or seminars attended by the Commission Members

None.

COMMISSION COMMENTS

- A. Commissioner Wahl commented on a recent water main break in her neighborhood and people in the area collecting the water to water plants and lawns.
- B. Commissioner Streng noted that the Bicycle, Pedestrian and Trails Committee will soon begin the process of updating the Bicycle and Pedestrian Master Plan.
- C. Chairperson Kinzer noted that after spending much time in Dallas, Texas he very much appreciates the sidewalks and parks in the City of Pleasanton.
- D. Commissioner Hottle noted that receiving no response from BART, he reached out to the City of Pleasanton to help with a graffiti problem at the Pleasanton BART station.
- E. Commissioner Lambert discussed a BBQ at Barone's for city employees.

STAFF COMMENTS

Ms. Yurchak informed the Commission that a re-grand-opening of the Callippe Golf Course is planned for August 28. Additional information will be emailed to Commissioners.

Ms. Andrade-Wax advised: 1) Grand Opening of the Iron Horse Trail is scheduled for August 19 at 11:30 a.m., at Creekside Park; 2) the Mayors Award Dinner is planned for 5:30 p.m. on September 19, at the Senior Center; and 3) the next meeting of the Commission will be September 11, 2014 and agenda items will include: Bernal Community Park Project and the Cemetery Master Plan.

The Commission was also advised by Ms. Andrade-Wax that: 1) the Civic Arts Cultural Plan would be going to the Civic Arts Commission on September 23 for review, then to the City Council; and 2) the fundraising agreement for the Bernal Community Park is being reviewed by the City Attorney's office and will then be reviewed by the Sports Council, before being brought to the City Council.

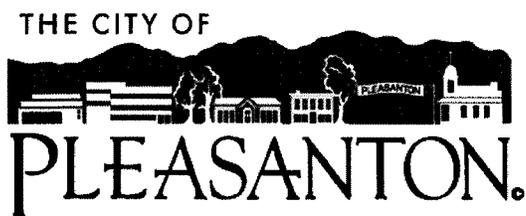
Commissioner Streng discussed the Lions Wayside Park project with Ms. Andrade-Wax, who advised that staff was working with the Army Corps of Engineers on this project and hope to have additional information by the end of the year.

8. Schedule of Upcoming Meetings and Events of Interest

Reviewed – no comment.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:22 p.m.



Parks and Recreation Commission Agenda Report

September 11, 2014

Item 4

SUBJECT: APPROVE THE LIONS WAYSIDE AND DELUCCHI PARKS MASTER PLAN

SUMMARY

The 2002 Downtown Parks and Trail System and Downtown Specific Plan recommended that the Firehouse Arts Center, Lions Wayside Park, Delucchi Park and the Downtown Regional Trail Corridor be treated as a single park area. The draft Master Plan for the Lions Wayside and Delucchi Parks formulates a set of recommendations to achieve this goal. Key elements of the Plan include undergrounding the drainage swale in Lions Wayside Park to improve safety and expand the functionality of the park, creation of a plaza area at the intersection of Neal and First Streets to serve as a new gateway to the two parks and the historic downtown area, as well as establishing a market pavilion area to support special events on West Angela Street. An update is also provided on the environmental study and the permitting process.

RECOMMENDATION

That the Parks and Recreation Commission approve the Lions Wayside and Delucchi Parks Master Plan.

FINANCIAL STATEMENT

There is no cost associated with approving the Lions Wayside and Delucchi Parks Master Plan. At this time, funding has not been appropriated for project construction.

BACKGROUND

In July 2002, the City Council approved the Master Plan for the Downtown Parks and Trails System (DPTS). The Plan was created as a guide for the design improvements of seven park/recreation sites in the Downtown area, including Lions Wayside Park and Delucchi Park. The DPTS recommended that these two parks, the adjoining portion of the Regional Trail Corridor, and the area around Firehouse Arts Center be treated as one single park area. The combined facilities would serve the immediate neighborhood, as well as the City as a whole.

In 2008, with the anticipated completion of the Firehouse Arts Center and the City's acquisition of the Regional Trail Corridor, improving the Lions Wayside and Delucchi Parks was a logical next step. The principal from the firm of Richard Larson & Associates, Landscape Architects was retained to develop the Master Plan for the project. Mr. Larson developed two draft schematic design options for the parks; one of which was approved by the Parks and Recreation Commission in 2009. However, due to the uncertain economic conditions, the project was placed on hold.

The completion of the Master Plan for the Lions Wayside and Delucchi Parks (Master Plan) was among the top three priorities for the Parks and Recreation Commission in 2011; and the project was included in the City Council's 2013 Annual Work Plan. On May 30, 2013, the Parks and Recreation Commission held a public hearing to receive comments from the community and selected the preliminary schematic design that included undergrounding the drainage swale on Lions Wayside Park, known as Option A. On July 6, 2013, the City Council also received public input and supported the Commission's recommendation. They provided comments on various elements of the schematic design and approved Option A. This option improves the functionality, safety and esthetics of the parks, which are important goals for the community.

DISCUSSION

As forecasted in the 2002 Master Plan for the Downtown Parks and Trails System (DPTS); Lions Wayside and Delucchi Parks, in combination with the Firehouse Arts Center, have become an important community gathering place, hosting popular events such as the Concerts in the Parks, Farmers' Market, as well as various programs at the Arts Center.

The Master Plan formulates a set of recommendations for improvements that would treat the two parks as one site, facilitate their expanded use, improve their safety and appearance, and increase their overall value to the adjacent neighborhood and the entire City.

Summary of the Key Elements of the Master Plan:

Bandstand and Great Lawn Area:

- The current bandstand will be replaced with a larger structure created in a craftsman-influenced style that is open and harmonious with the neighborhood. It will accommodate larger musical and theatrical performances and be placed in a new location with easier "load-in" capability, and improved on-stage technology to support performances and special events.
- The lawn area will be expanded and enhanced as a result of elimination of the

drainage swale that currently divides the park. This allows for a larger audience area during performances and also suitable for informal uses such as relaxing, strolling and playing. In addition, the large Eucalyptus tree that resides in the center of the park will be preserved.

Firehouse Arts Center:

- The south and lobby plazas of the Firehouse serves as transitions to Lions Wayside Park and the bandstand, creating an integrated space with strong pedestrian connections.

Plaza Areas:

- The area at the intersection of Neal and First Streets provides a unique opportunity to serve as a significant entry point to the Lions Wayside and Delucchi Parks, and the City's historic downtown area. Employing decorative park signs and paving, light poles and banners, salvaged, historic granite blocks for decorative wall and seating to clearly designate the entry as the City's newest gateway.
- The design of the new plaza area at this intersection and the use of removal bollards at Railroad Avenue and at First Street will connect the two parks and create a new central gathering place and "outdoor lobby" for special occasions.

Market Pavilion Area:

- Enhanced paving, shade trees, and seatwalls with multiple risers in the shape of an arc will support special events such as the Farmer's Market, and beautify the route of the Regional Trail that runs along First Street and continues south down Angela Street towards the old Southern Pacific Railroad Corridor.

Parking, Bridge and Meadow Area:

- This area is envisioned as large open space ("meadow") with a pedestrian bridge to an improved parking area in the existing Southern Pacific Railroad Corridor. Also, the Ice House could be temporarily relocated to the parking area near the current commercial area.

Creek and Drainage Swale:

- Due to the very different characteristics of the swale in the two parks, the Master Plan offers different treatment recommendations for each of the parks:
 - Lions Wayside Park – Cover the entire stretch of drainage swale within the park by installing an underground culvert. This will improve the park's safety and overall use, which were requests consistently voiced during public hearings held on this project.
 - Delucchi Park – Install decorative safety guardrails; enhance the esthetics by removing debris and invasive plants, and establishing native and riparian planting and protecting existing native vegetation. The swale will not be covered, although appropriate screens should be installed to prevent access.

Some elements that were included in prior planning documents were eliminated for a variety of reasons. These elements, a water feature, a rose garden and an adventure play area, had other concerns such as safety issues associated with the use of play equipment (e.g. slipping, falling); potential distraction making proper supervision of children at play during special events difficult and the State and City's recent mandate to restrict water usage. Ultimately, the public's strong desire to emphasize other aspects of the parks (e.g. larger lawn area, definitive gateway elements, etc.), the importance of the overall appearance and

circulation of the two parks, and the need to integrate of the Firehouse Arts Center, the Regional Trail and the new plaza areas, were given preference.

Mr. Richard Larson, the City's consultant who prepared the Master Plan, will be in attendance at the Parks and Recreation Commission meeting. In addition to providing additional details on the above elements of the Master Plan, he will discuss the guidelines provided on topics such as circulation, safety and material and design elements.

CEQA and Permitting:

Undergrounding the existing swale, as proposed by the Master Plan, will require the City to secure permits from government agencies with jurisdiction over natural resources, including the U.S. Army Corps of Engineers, the U.S. Department of Fish and Wildlife, and the Regional Water Quality Control Board. In addition, review of the potential environmental impacts of the project is required pursuant to the California Environmental Quality Act. In June of this year, the City retained AECOM Technical Services (AECOM) to assist staff in securing the necessary permits and completing the environmental review document. Although the permitting process is expected to be challenging, staff and AECOM are collaborating closely to prepare a permitting package and environmental review document that will best position the City to obtain the necessary approvals and permits, and move forward with the Master Plan design. Based on the current schedule, the permits would be granted and the environmental documentation completed in the latter part of 2015.

CONCLUSION

The Master Plan for the Lions Wayside and Delucchi Parks incorporates the community's desires for enhancements and improvements to the two parks; and the direction provided by the Parks and Recreation Commission and the City Council. The result is an integrated community space that supports popular special events and serves as a gathering place in the historic, downtown area. With the review and approval of the Parks and Recreation Commission, the Master Plan will be presented to the City Council at its meeting on October 7, 2014.

ALTERNATIVE ACTION

Any other action as determined by the Parks and Recreation Commission.

Submitted by:



Julie Yuan-Miu
Assistant City Manager/
Administrative Services Director

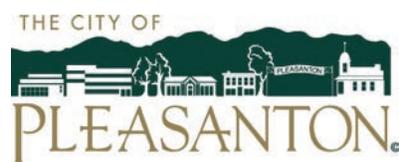
Attachment:

1. Master Plan for Lions Wayside and Delucchi Parks (Draft)

(DRAFT)
MASTER PLAN
FOR
LIONS WAYSIDE AND DELUCCHI PARKS

CITY OF PLEASANTON
PLEASANTON, CALIFORNIA

SEPTEMBER 11, 2014



CITY COUNCIL

JERRY THORNE, MAYOR
JERRY PENTIN, VICE-MAYOR
KARLA BROWN
CHERYL COOK-KALLIO
KATHY NARUM

PARKS AND RECREATION COMMISSION

TED KINZER, CHAIR
BRAD HOTTLE, VICE CHAIR
DAVID LAMBERT
JOE STRENG
DEBORAH WAHL
SOPHIA BROWN, YOUTH MEMBER

CITY STAFF

NELSON FIALHO, CITY MANAGER
JULIE YUAN-MIU, ASSISTANT CITY MANAGER
MIKE FULFORD, CITY LANDSCAPE ARCHITECT
SUSAN ANDRADE-WAX, DIRECTOR OF COMMUNITY SERVICES

MASTER PLAN PREPARED BY

RICHARD LARSON & ASSOCIATES

CONSULTANTS: AECOM, ENVIRONMENTAL & NATURAL RESOURCES
WELLS LARSON & ASSOCIATES, GRAPHIC DESIGN

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MASTER PLAN FOR LWDP

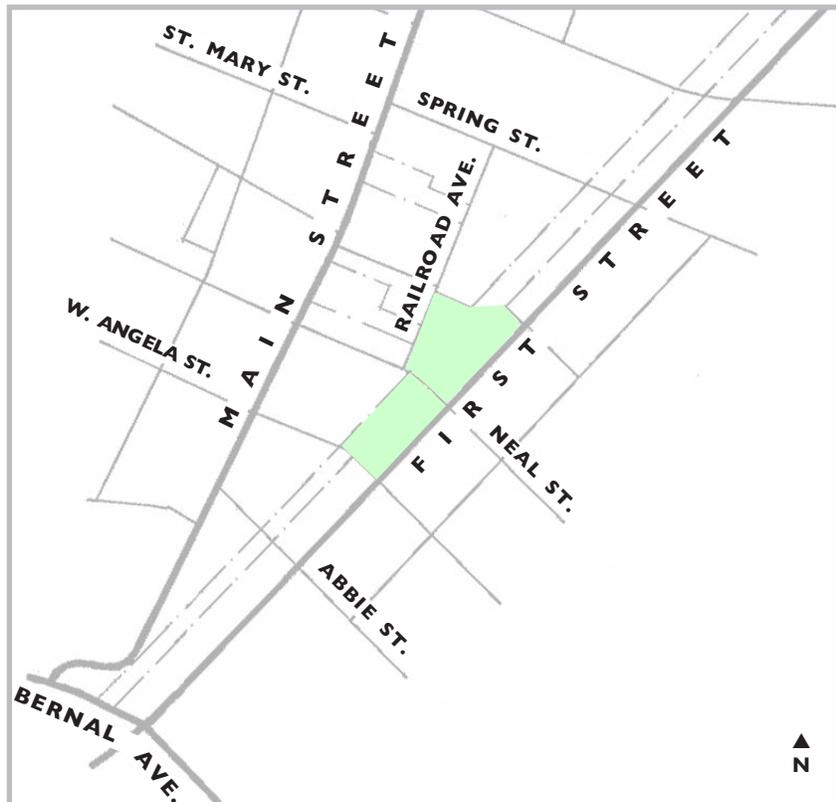
OVERVIEW

INTRODUCTION

This Master Plan is a set of recommendations describing updates and improvements to Lions Wayside and Delucchi Parks, treating the parks as though they are one site. Its goal is to accommodate their expanded use, enhance their value to the immediate area and the City as a whole, and improve their usability, safety, and appearance.

Although the parks are the site of the City's Firehouse Arts Center (FAC), and are near a major parking area, most of the park's facilities and grounds are in need of upgrades, repairs, and improvements. Key recommendations of this Master Plan include additional shade trees, lighting, new plaza spaces, and a new Bandstand with an expanded audience area.

This document draws from and develops the decisions of a decades-long public-input design process. It has involved the work and consideration of countless citizens, serving on committees and commenting in letters and at public meetings. This process, and the intermediate decisions along the way, have been recorded in the Community Trails Master Plan, the Downtown Revitalization Plan, and the Master Plan for the Downtown Parks and Trails System (DPTS) as incorporated into the City's Downtown Specific Plan. Building on this work, the preliminary iterations of this Master Plan were reviewed and approved by City Staff, the Parks and Recreation Commission, and the City Council.



*Area Map
Lions Wayside and
Delucchi Parks*



*Above:
Lions Wayside Park and
First Street neighborhood*

*Saturday Farmers' Market on
West Angela Street*

*Below:
Lions Wayside and Delucchi Parks at the
corner of First Street and Neal Street*



THE PARKS TODAY

Lions Wayside and Delucchi Parks are centrally located between the heart of Pleasanton's historic downtown business district and one of its oldest residential neighborhoods. They are on the area's Regional Trail, and are on a regional bus route.

Both parks are located on First Street, on each side of Neal Street, and have a combined area of approximately 3 acres. Generally flat, with large lawn areas, they contain a few structures: the Firehouse Arts Center, the Ice House, and the Chan Henderson Bandstand in Lions Wayside Park, the public restroom building in Delucchi Park, and bus shelters on each side of Neal Street. On the Delucchi Park side, Kottinger Creek has nearly vertical sides (about 6-8 feet deep, averaging about 20 feet wide), and contains water year-round. On the Lions Wayside Park side, the creek is a drainage swale with steep sides (about 6-8 feet deep, averaging about 30 feet wide), and is dry most of the year. The City's largest tree, a Tasmanian Blue Gum (*Eucalyptus globulus*), is located in Lions Wayside Park.

The two parks are places of informal play, relaxation, and gatherings. They are close to both downtown and residential areas, and are locations for concerts and other special events. Lions Wayside Park has long been a venue for performances, first at the Chan Henderson Bandstand, and now also at its multi-use cultural arts facility (the FAC). Delucchi Park is an important part of the weekly Farmers' Market activities and occasional street fairs located on West Angela Street. The restroom building, and the lawns and open space of both parks support fairs, parades, and various downtown events, throughout the year.

The parks are centrally located and increasingly well-used. They are widely seen to be in need of improvement, not only to update their appearance, but to improve their safety, and better accommodate activities.

Some recommendations of previous master planning, such as the area-wide Master Plan for the Downtown Parks and Trails System, have already been implemented within the parks. These include:

- A major parking lot in the Southern Pacific Railroad (SPRR) Corridor, north of Lions Wayside Park;
- The Firehouse Arts Center, a major renovation of old Fire Station No. 1, in Lions Wayside Park;
- A public restroom building in Delucchi Park.

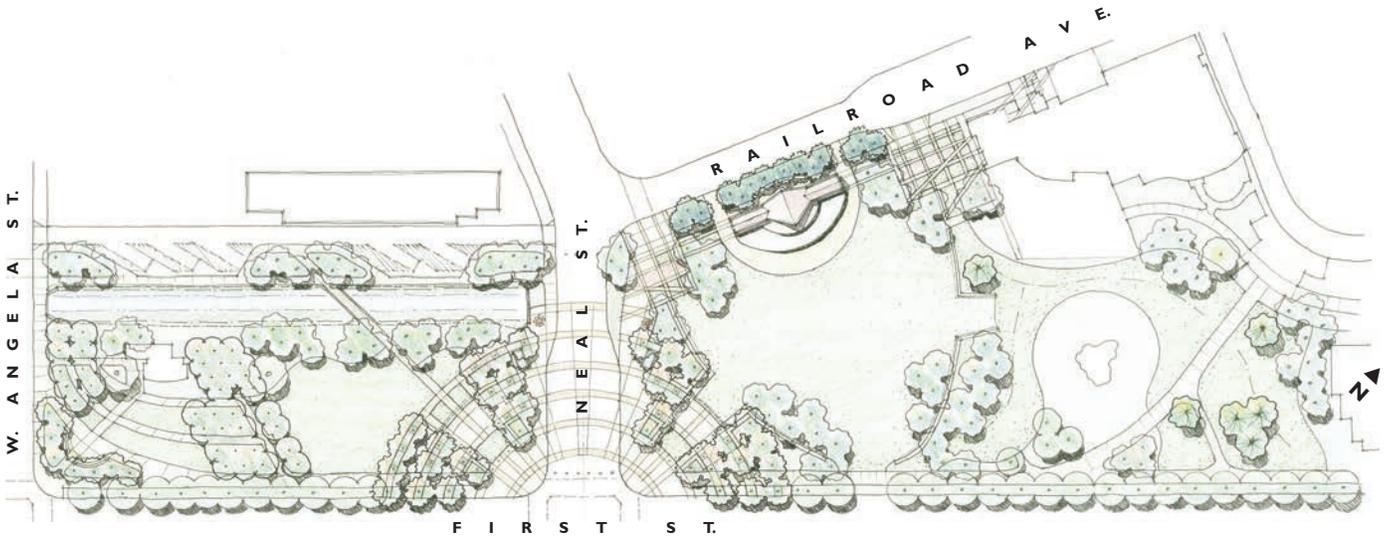


*Above:
Chan Henderson Bandstand*

Firehouse Arts Center

*Below:
Tasmanian Blue Gum Tree*





*Above:
Lions Wayside and
Delucchi Parks
Illustrative Plan*

GOALS OF THE MASTER PLAN

- Improved functionality, safety, and esthetic appearance of both parks.
- Continuation of current uses in both parks, including informal use (e.g., relaxing, walking, etc.), and formalized activities (e.g., concerts, weekly markets, etc.).
- Treatment of the two parks as one single park area, in design, appearance, and uses.
- Improvement of the major functions and elements of the parks, including:
 - New Bandstand with larger audience area;
 - Paving and utilities to support park activities, including events at the Bandstand area and plazas;
 - Large lawn areas, and large tree-shaded areas, for informal use.

- Enhancement of the safety, park usability, and esthetic value of Kottinger Creek within these intensively used urban parks.

Within Lions Wayside Park: Cover the drainage swale for the length of the park (from First Street to Neal Street), to increase safety, and join areas currently separated by the existing swale.

Within Delucchi Park: Include a complete perimeter decorative guardrail/fence, install a pedestrian crossing from the proposed parking area to the park's lawn, and undertake a general cleanup of the watercourse, including removal of non-native invasive species of plants.

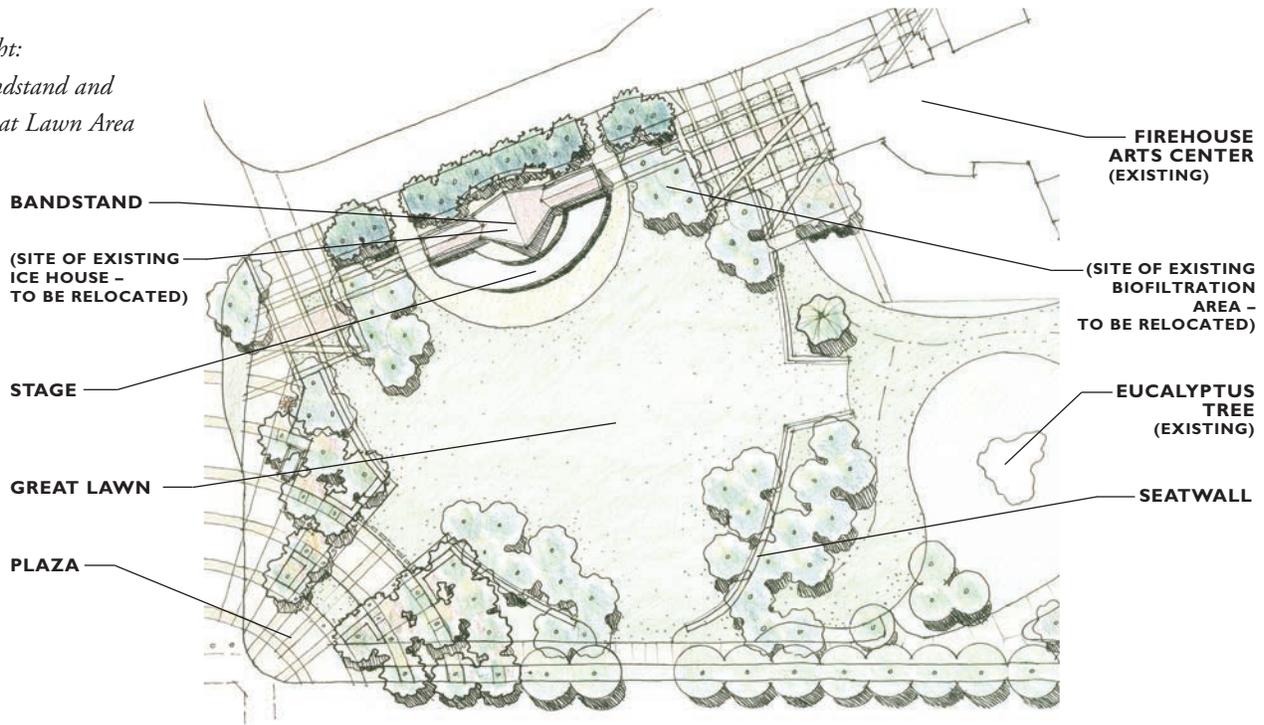
For all areas: Make improvements per applicable codes, regulations, mitigations, etc.

- Accommodate the Regional Trail and its anticipated increased pedestrian use, within the two parks.
- Allow for increased use, and enhance the safety, of pedestrians at street crossings. Create vehicular traffic calming measures, and increase visibility of pedestrians at traffic crossings in plaza areas.

■ ■ ■

RECOMMENDATIONS

*Right:
Bandstand and
Great Lawn Area*



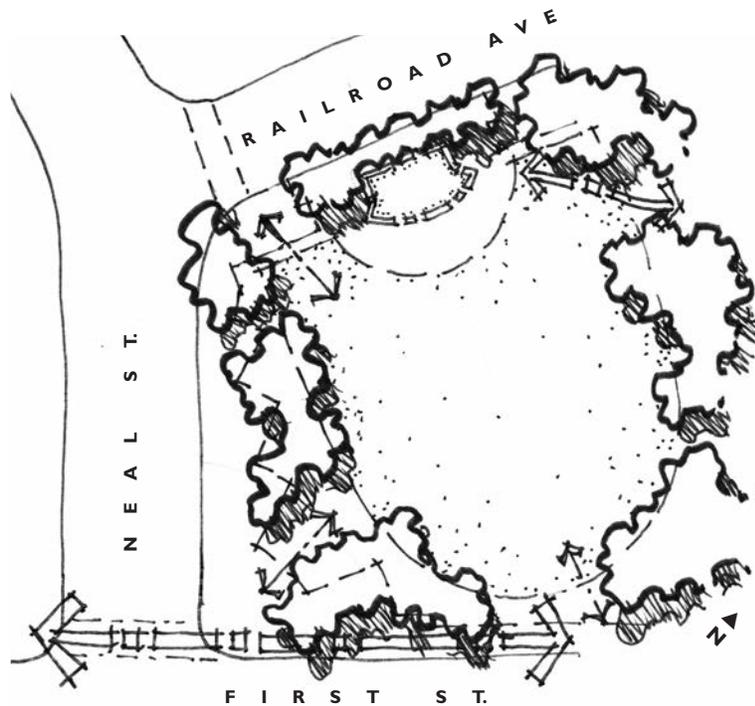
BANDSTAND AND GREAT LAWN

For almost four decades, the Chan Henderson Bandstand has been a prime venue for music performances in the park. In recent years, the Bandstand and Lions Wayside Park have become a popular site for concerts, plays, and celebrations appreciated by the entire community.

The existing Bandstand is a wood deck with trellised roof, in need of code, ADA-related, and safety upgrades. It has limited space, and its audience area is limited due to its location at the existing drainage swale, which divides the park.

BANDSTAND AND GREAT LAWN AREA GOALS

- New, larger Bandstand structure, in a new location that will accommodate performances, including music, theater, etc., and also allow for informal use between special events, to provide an attractive shaded and sheltered place to sit or gather when no performances are planned.
- Expanded and enhanced audience area for concerts, fairs, gatherings and ceremonies.
- Improved overall appearance, acoustics, and usability.
- Preservation of the existing large Tasmanian Blue Gum tree (*Eucalyptus globulus*).



*Left:
Bandstand Area
Diagram*

SPECIFICS

- A new location for the new Chan Henderson Bandstand, adjacent to Railroad Avenue, and next to the FAC’s south plaza. This site is close enough to the street and to the FAC to allow sharing of infrastructure, ease of access and mutual support, for the activities of both the FAC and the Bandstand. It places the new Bandstand farther away from the noise and visual distractions of First Street traffic, creates a larger audience area, and allows for “load-in” activities from Railroad Avenue.
- Larger stage area, weather-protective roof, stage wing areas, and openable back walls.

Style – Harmonious with the neighborhood; a modern structure that recognizes the colors and materials of nearby craftsman-influenced structures, and the historic downtown area context.

Size – A raised stage area large enough to accommodate a large concert band or orchestra, plus separable stage wings and storage. A lower front extended stage area, for large concerts and events.

Sign – A new sign to identify the Bandstand as the Chan Henderson Bandstand.

Stage – A thrust stage (that extends slightly into the audience), and is surrounded in front by a hard surface apron of paving, suitable for circulation or dancing.

RECOMMENDATIONS

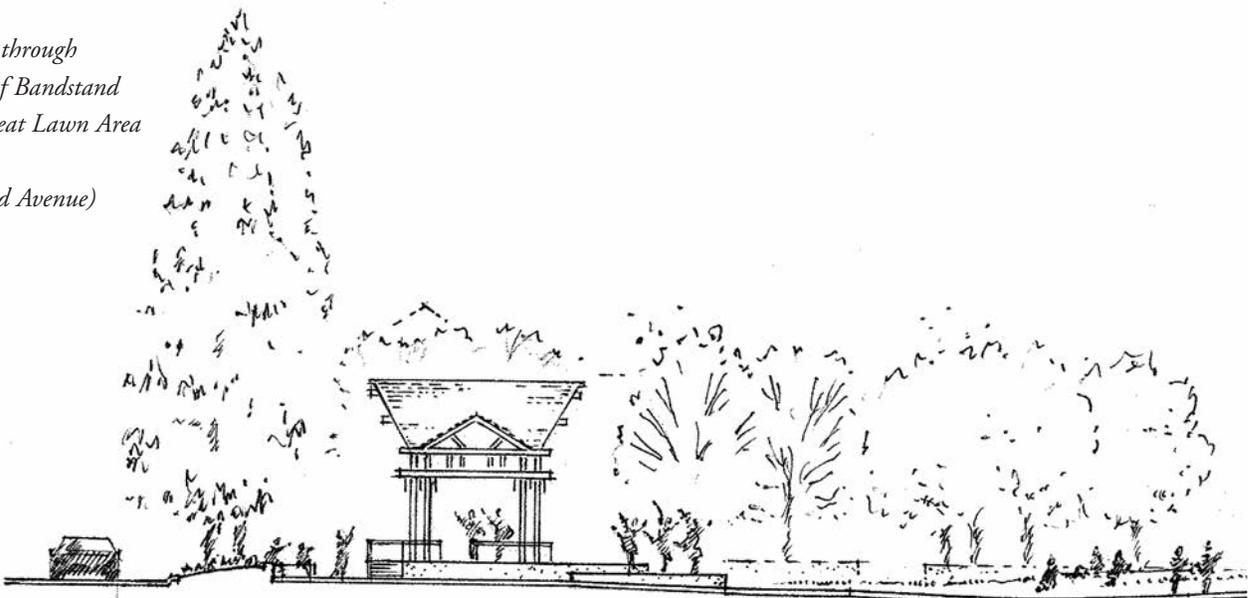
Theater Technology – Improved acoustics, electrical power, stage lighting, audio visual capabilities, etc., at the Bandstand itself. Infrastructure capable of supporting professional-quality lighting, sound and communications controls, in an at-grade vault located within, or at the edge of, the audience area.

Rear Facade – A formalized presence facing Railroad Ave., with small raised platform stage or steps close to the back of sidewalk, to accommodate small informal performances and gatherings.

Structure – Moveable walls at the back of the Bandstand’s stage that can be closed during performances, and left open between performances, to allow “see-through visibility” from street-side to park-side. (These walls might be roll-up type, opening door type, etc.) Open structure with roof to protect stage from rain, sun, etc. Stage wings, also with moveable rear walls, on either side of main stage area.

- Audience area in one large, gently sloping lawn, stretching from the Bandstand to First Street, suitable for informal seating during performances, and informal play at other times. This Master Plan eliminates the drainage swale that currently divides the park (and which would separate the proposed audience area into two much smaller areas).

*Below:
Section through
center of Bandstand
and Great Lawn Area
(At left:
Railroad Avenue)*



Seating – Lawn, and seatwalls at perimeter of main lawn area.

Access – ADA-compliant access, including areas for wheelchair seating, located at a maximum of one-half of the lawn’s full depth from the stage.

Lighting – Energy-efficient safety/security lighting for the entire audience area that may be turned off or dimmed during specific events.

■ Planting

Lawns – Drought-tolerant, of the same kind as those at Delucchi Park (see Materials and Design Elements). Gentle grading, allowing visibility from the street to the lawn and visibility from the audience area to the stage. Subgrade drainage lines, to accommodate use throughout the year.

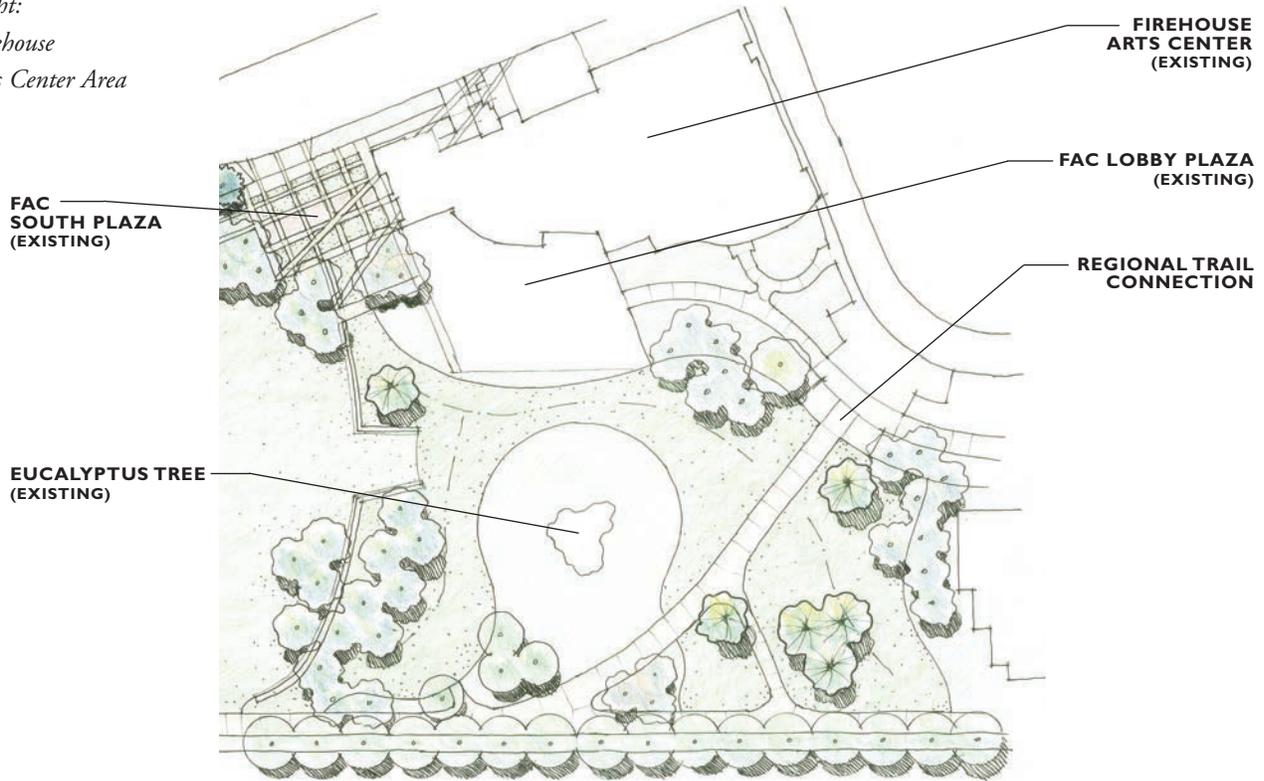
Trees – Shade trees both in, and at the perimeter of, audience area to accommodate a variety of audience members. (Trees shall be pruned to a minimum height of six feet clearance for clear sightlines to stage throughout the area.)

Edge Condition – Areas outside the audience area that are planted with low meadow grasses that will accommodate overflow seating.

*Below:
Continuation of Section
through center of
Great Lawn Area
(At right: First Street)*



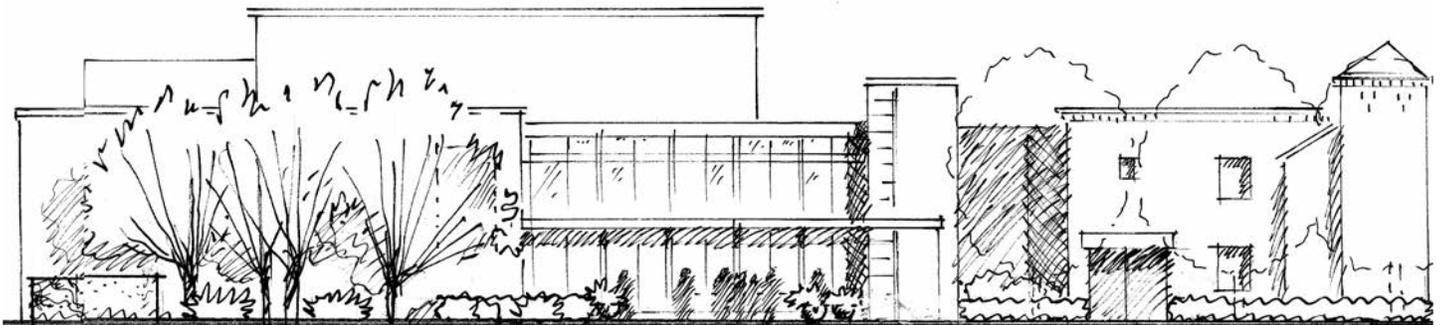
Right:
Firehouse
Arts Center Area

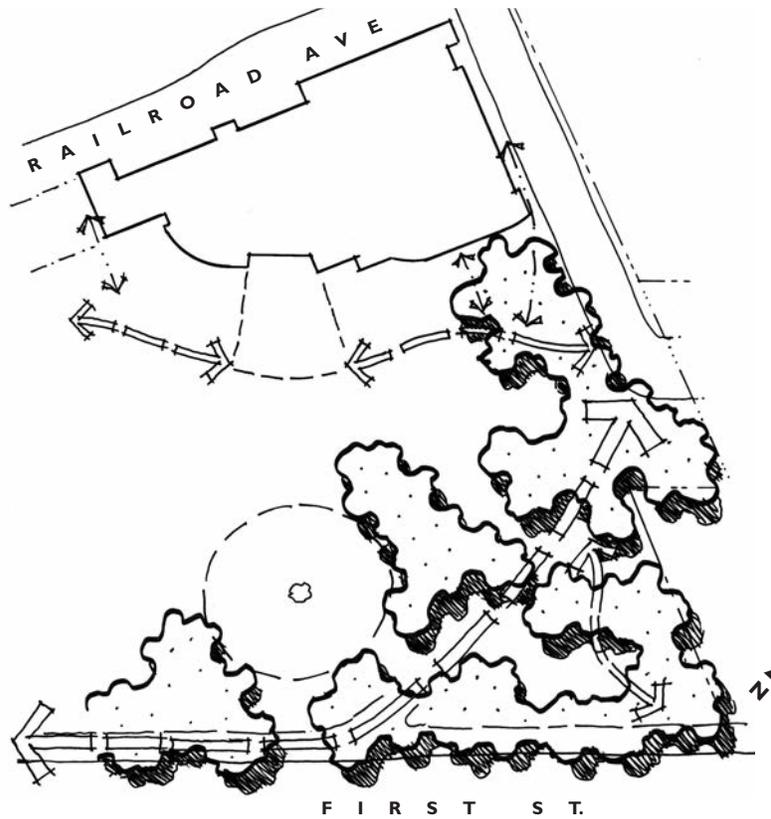


FIREHOUSE ARTS CENTER

The Firehouse Arts Center (FAC) is an integral and significant part of Lions Wayside Park. Its structure, plazas, and activities should continue to be included in, and strongly connected to, the surrounding park. The building and its plazas should neither be separated out from, nor obscured from the spaces and activities of the park in which it is situated. The park can function as a support space for the FAC, with pre-function and gathering spaces, and to provide pleasing views from the building’s lobby. Similarly, the FAC can draw park visitors, both to its plazas at the edge of the green spaces, and to events in the building, which can provide support spaces and activities to various park-related functions.

Below:
View into Park
from Railroad Avenue



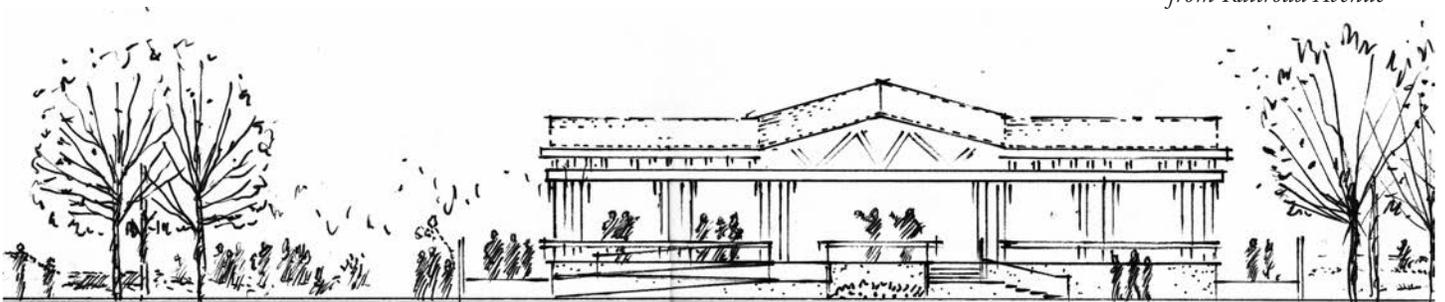


*Left:
FAC Area
Diagram*

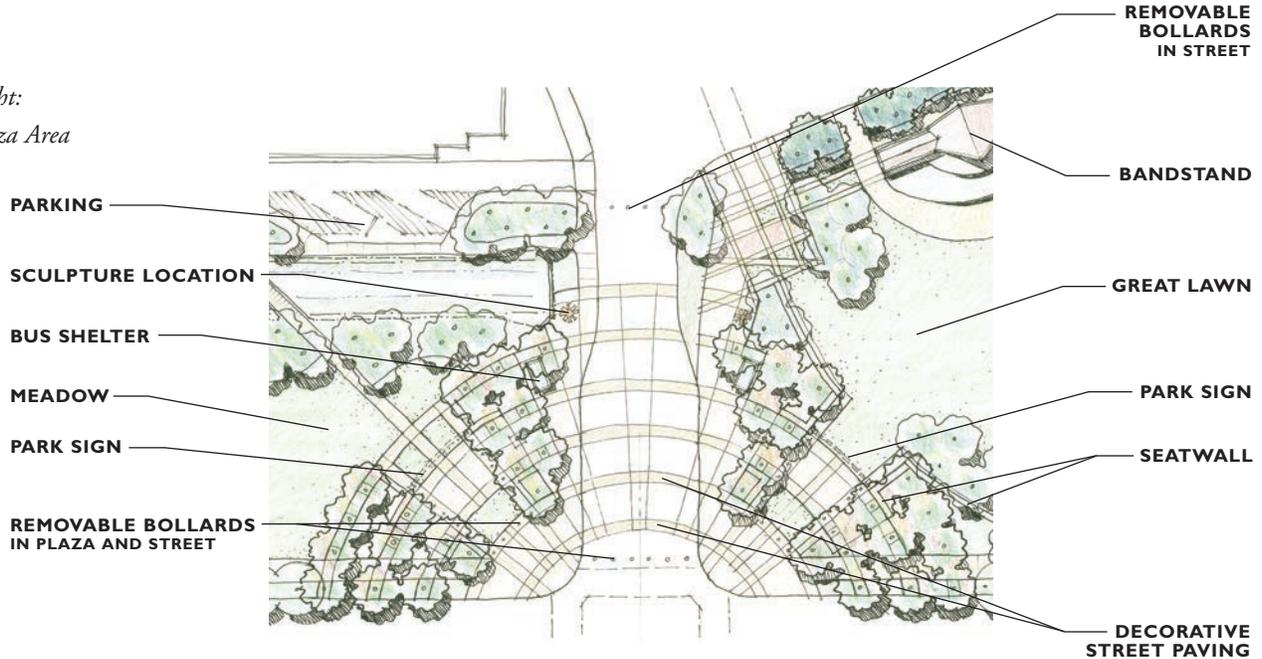
FIREHOUSE ARTS CENTER AREA GOALS

- Plazas – Integration of the FAC’s South Plaza and Lobby Plaza areas into Lions Wayside Park, as transitions between the FAC and the new Bandstand, as access routes, and as staging areas for the Bandstand and various park events.
- Connection to parking in the Regional Trail Corridor – Creation of links to the existing parking area north of the FAC by strong pedestrian connections between the Bandstand, the plazas, and the parking area.
- Route of the Regional Trail – Location of the Regional Trail through this area of the park, next to the large Eucalyptus tree, and along First Street to the Plaza area at Neal Street.

*Below:
Continuation of View
into Park
from Railroad Avenue*



Right:
Plaza Area



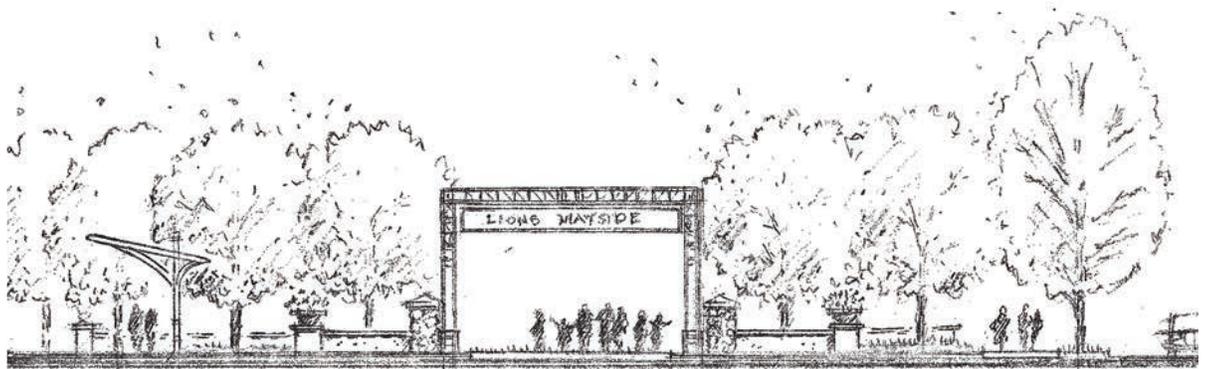
PLAZA

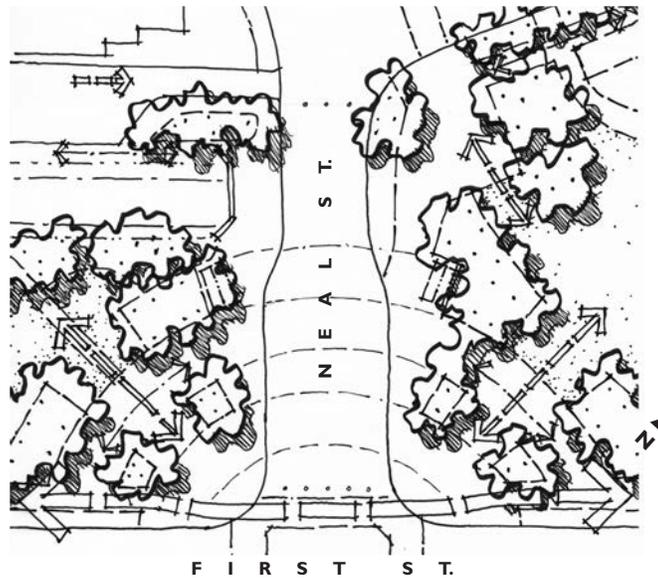
The area at the intersection of Neal and First Streets is an entry to the City's downtown from the east, and the common area between Lions Wayside and Delucchi Parks.

PLAZA AREA GOALS

- New plazas on each side of Neal Street, that can be connected during special events, by including the street itself as a pedestrian area (blocking Neal Street with removable bollards at Railroad Avenue and at First Street).
- A new central gathering and “outdoor lobby” area for concerts and events (ordinarily in the plazas, and occasionally in the street area between them).
- A feature on the Regional Trail and bus route, and a gateway entry to the downtown area.
- Access into the large lawn areas of each park.

Below:
View into Park
from corner of
First Street and
Neal Street





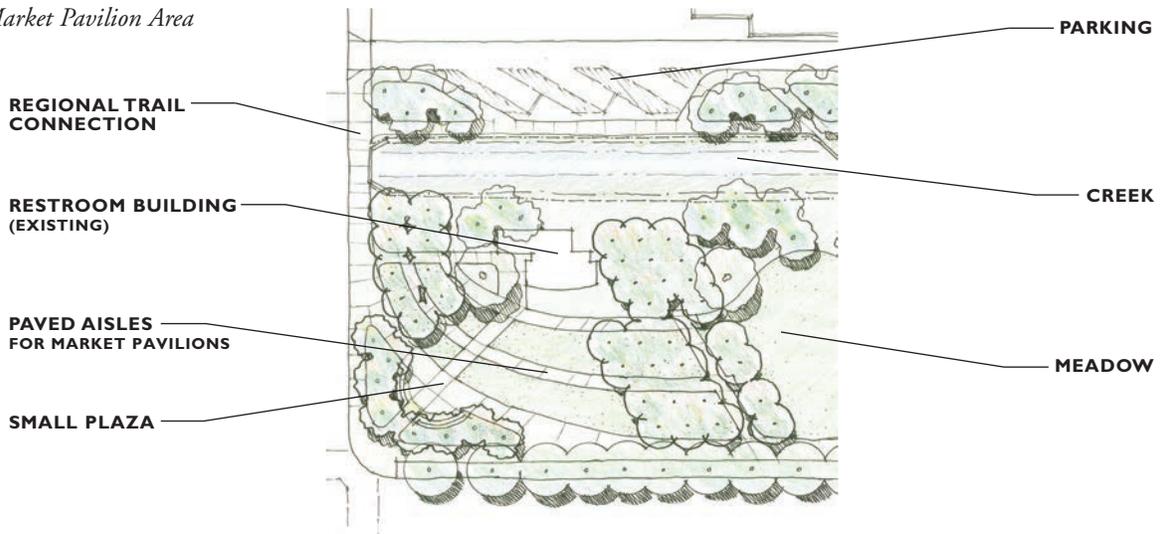
*Left:
Plaza Area
Diagram*

SPECIFICS

- Decorative paving for intensive use during special events, such as concerts, fairs, etc.
- Pedestrian-scale decorative elements, such as benches and low walls for seating.
- Park elements (decorative paving, trees, seatwalls, etc.) aligned to frame views and access ways into each park.
- Park Identification Sign/Gateway elements framing major views into the parks.
- Shade elements (e.g., arbors, trees) to encourage all-weather use.
- Banner/light poles for safety, security, and ceremony. One traditional flag pole on each side of Neal Street.
- Two bus shelters, one on each side of Neal Street, in a style harmonious with the FAC and the Bandstand.
- Salvaged, on-site historic granite blocks, to be used for decorative wall and seating elements.
- One drinking fountain on each side of Neal Street.
- Measures to improve pedestrian safety, such as illuminated crosswalks, audible crossing indicators, and narrowed street paving.
- Removable decorative bollards in Neal Street, for temporary street closures. Removable decorative bollards in plazas, to restrict vehicle access into lawn areas.
- Optional sites for public art. (See Materials and Design Elements.)
- Special paving at small plaza (at corner of Railroad Avenue and Neal Street) to match paving material and design of the FAC's South Plaza.

RECOMMENDATIONS

Right: Market Pavilion Area



MARKET PAVILION AREA

Currently, the southeast corner of Delucchi Park includes a large flat lawn and a restroom building. It serves informal uses, such as strolling and picnicking, and organized events, such as the Farmers' Market.

MARKET PAVILION AREA GOALS

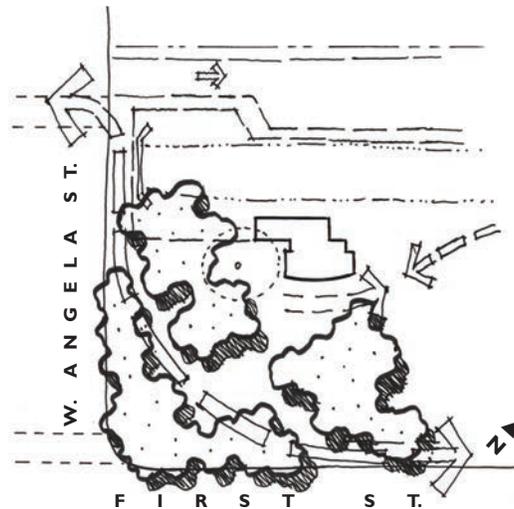
- A formalized place to support special events such as Farmers' Market activities.
- A gathering area, located on the Regional Trail.
- Access into the meadow areas of Delucchi Park.
- Route of the Regional Trail – Location of the Regional Trail through this area of the park, from the Plaza along First Street to the corner of West Angela Street, and along West Angela Street to a mid-block pedestrian crossing into the old SPRR Corridor, to the south.

Below:

View of Market Pavilion Area from First Street

(At left: West Angela Street)



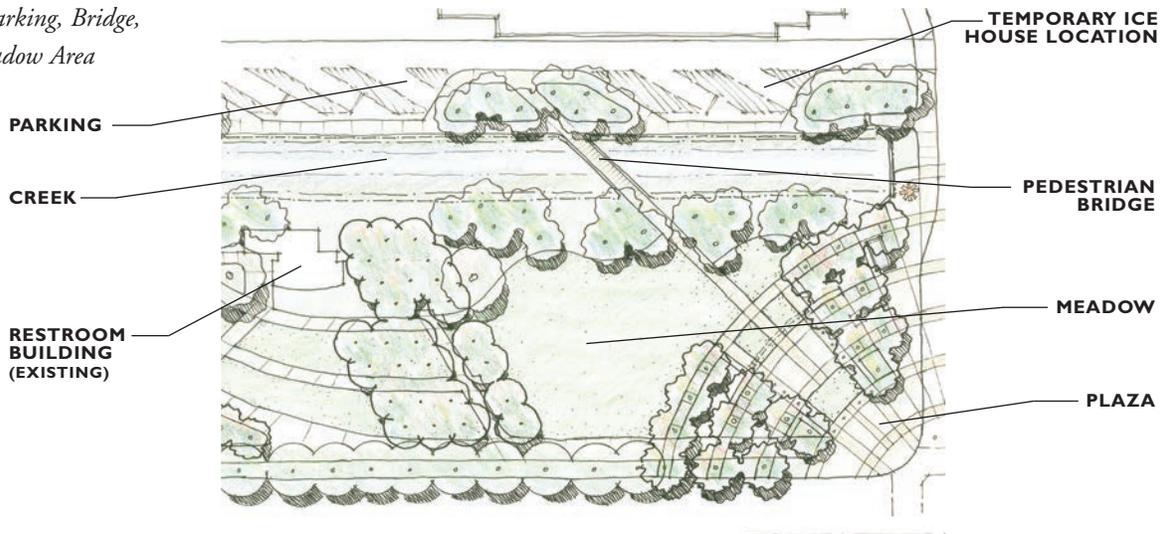


*Left:
Market Pavilion
Area Diagram*

SPECIFICS

- Decorative paving for intensive use during special events, such as Farmers' Markets.
- Lawn for informal use, such as between special events.
- Small Plaza and Farmers' Market Support Areas:
 - Located at corner, near existing restroom building and along the proposed Regional Trail route.
 - Seatwalls with multiple risers, in the shape of an arc, near the corner of First Street and West Angela Street.
 - Special paving, similar in color and texture to pedestrian paving at the Neal Street plazas.
 - Shade trees.
 - Lighting for safety/security.
 - Vehicle access.
 - Access to paved paths in aisles, to accommodate rows of small tent structures.
- Mid-block pedestrian crossing at West Angela Street, with accessibility ramps at bulb-outs (expanded pedestrian sidewalk areas, similar to those on Main Street).

Right: Parking, Bridge, and Meadow Area



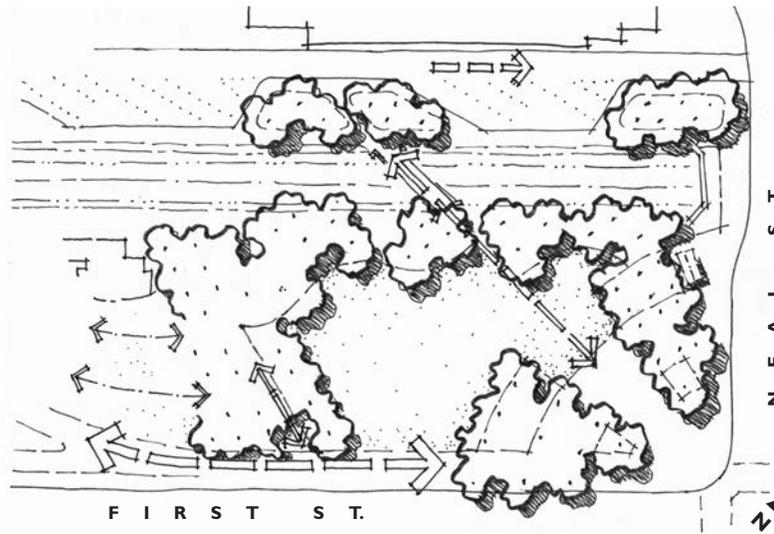
PARKING, BRIDGE, AND MEADOW

The area between West Angela Street and Neal Street is currently open, flat lawn, used mostly for informal play and occasional overflow space during civic events, concerts, etc.

The old Southern Pacific Railroad (SPRR) Corridor between West Angela Street and Neal Street (located between the Creek and the adjacent commercial properties) is currently open, flat, gravel paving used mostly for parking, and as an informal pedestrian route between these streets.

PARKING, BRIDGE, AND MEADOW AREA GOALS

- Support of Farmers' Market and related activities, as well as passive use (i.e., non-organized activities, such as picnicking, walking, etc.).
- Large open space with shade trees, for informal use, and for special events.
- New parking for autos and bicycles.
- New temporary site for Ice House.
- Direct pedestrian route from proposed parking area into Delucchi Park.



*Left:
Delucchi Park
Parking, Bridge, and
Meadow Area
Diagram*

SPECIFICS

- One-way vehicular access from West Angela Street to Neal Street.
- Short-term and ADA-compliant parking spaces. Note: It is expected that the majority of parking for the activities at the parks will continue to be the existing large parking lot to the north.
- Groups of shade trees and a pedestrian walkway along the parking lot.
- New pedestrian bridge, wide enough to accommodate two-way bicycle/pedestrian traffic, and illuminated for safety and security.
- Two bike rack areas.
- Temporary site for relocation of the Ice House (currently at the proposed Bandstand site) in parking area.

CREEK AND DRAINAGE SWALE

Both parks include reaches of Kottinger Creek, each with very different character, which receive different treatment recommendations by this Master Plan. Both reaches are classified as Waters of the U.S. by the Army Corps of Engineers, and are under jurisdictional oversight and regulation by numerous agencies, including Army Corps of Engineers, California Department of Fish and Wildlife, the United States Fish and Wildlife Service, and the Bay Area Regional Water Quality Control Board (see Appendix A). Any changes proposed within the creek itself or within its regulation-defined zone require approvals and permits from these agencies. The process to obtain official permissions has been initiated by the City with a Preliminary Jurisdictional Determination (PJD), a report filed with the Army Corps of Engineers, as well as initiating correspondence with other agencies. At this time, it is expected that any mitigation requirements will be implemented off-site.

Currently, on both sides of Neal Street, visibility into the channel is severely limited by the depth of each channel. Where no water is present, this presents significant safety concerns, and where water is present, it creates a clear and objective safety hazard. The drainage swale within Lions Wayside Park is dry most of the year, and contains few or no wetland plants or soils. The creek within Delucchi Park has water present all year-round, as well as wetland plants and soil-types.

In Lions Wayside Park, between the Chan Henderson Bandstand and the Firehouse Arts Center, the drainage swale bisects the park. In Delucchi Park, the creek forms the western edge of the usable park, and separates the park area from its parking lot and the adjacent downtown commercial development.

In 2002, the DPTS recommended: "... the Master Plan recommends covering the drainage swale in and adjacent to Lions Wayside Park. (It bisects the proposed park area, is difficult to see into and to maintain, and no longer carries water from nearby storm sewers.)" Although most water has been controlled by upstream development and impoundments, occasional flows occur in the park during extended or intense rain events.

CREEK AND DRAINAGE SWALE GOALS

- Improved safety.
- Improved wetland and habitat quality where water is present.
- Improved usability of the parks.

SPECIFICS

For Lions Wayside Park:

- Covered stretch of drainage swale within Lions Wayside Park (i.e., install in an underground culvert).
- Mitigation measures (e.g., probable off-site renovation, renewal, or creation of wetland area) as required by the regulatory agencies.
- Salvaged and re-used granite blocks from drain swale (for use as decorative elements in the park).

For Delucchi Park:

- Decorative safety guardrails at the perimeter of the creek, and on the proposed bridge across the creek.
- Covered entrances to culverts (e.g., at West Angela Street and Neal Street) with flow-appropriate screens to discourage access.
- Removal of debris, invasive and non-native plants, and other clean-up measures.
- Establishment of new native and riparian planting, and protection of existing native vegetation.



GUIDELINES

CIRCULATION

The two parks are separated by Neal Street. They are bordered on the south side by First Street, a significant traffic corridor, and on the north side by the old SPRR right of way. The parks are located on the Regional Trail, a link in the region's hiking and biking trail system.

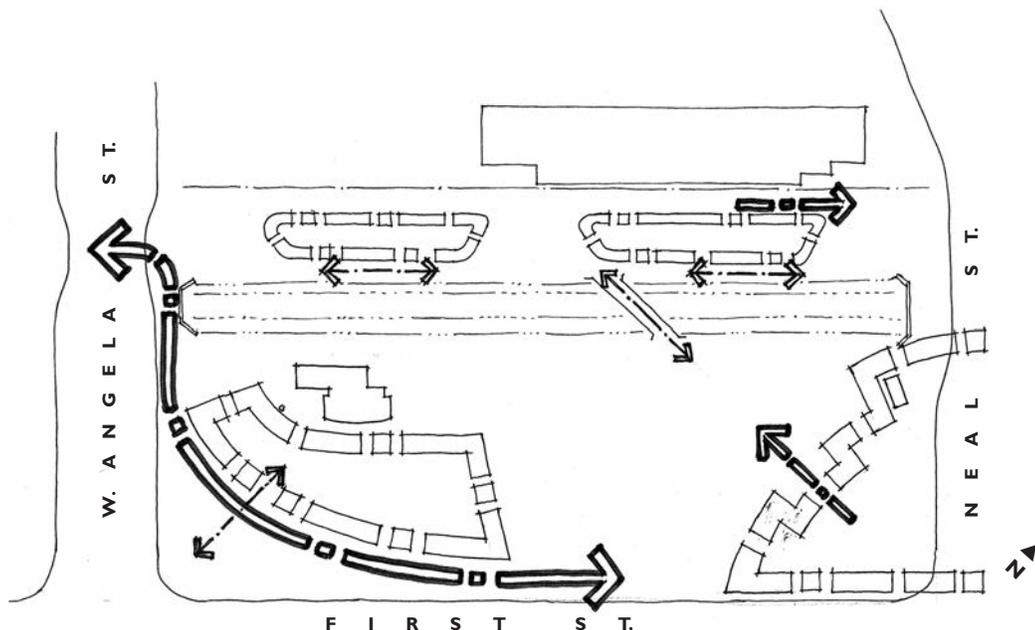
The intersection of Neal and First Streets is a major entry to the City's downtown from the east, via Neal Street (from the adjacent residential neighborhood) and First Street (from the north and the south).

These parks are at a crossroads of bike, pedestrian, auto, and bus traffic. The regional bus system has one bus stop/shelter on each side of Neal Street.

CIRCULATION GOALS

- Accommodation of increased use, accessibility, and safety.
- Improved circulation between uses within the parks.
- Traffic-calming measures on Neal Street.
- Improved wayfinding signage within the parks.

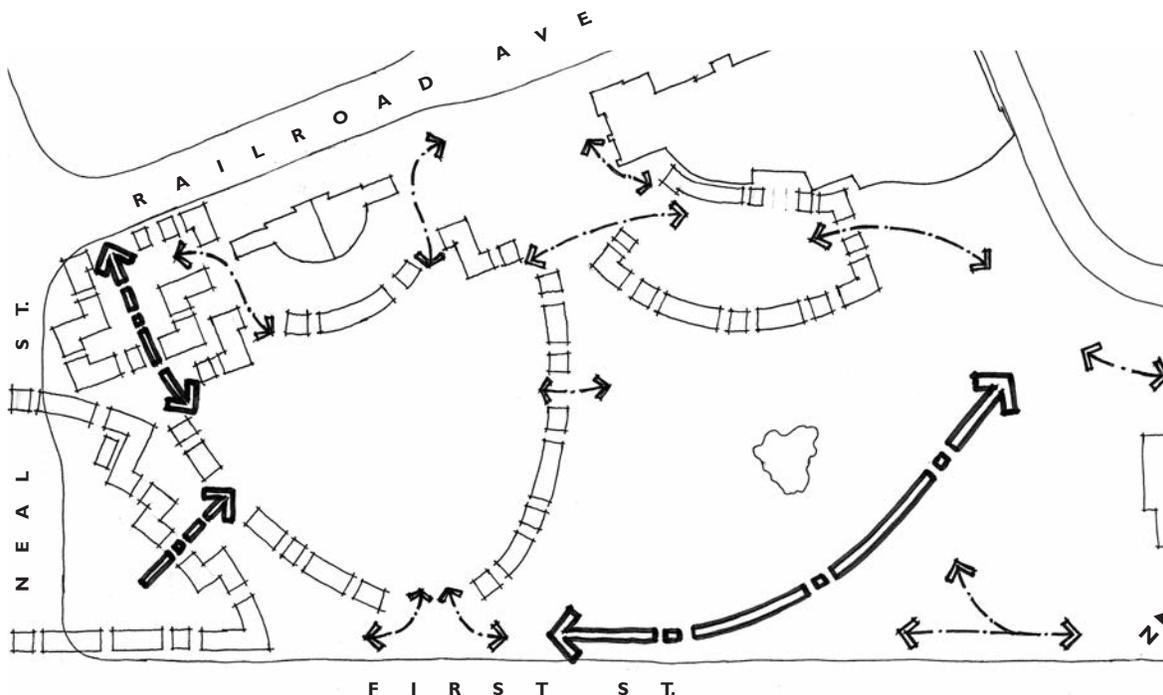
Below:
Circulation
Diagram



- Improved sightlines, both into the parks from surrounding areas, and within the parks.
- Clearly defined entries and view corridors into parks, from the major circulation routes.

SPECIFICS

- Enlarged pedestrian plaza areas, and widened pedestrian zones for increased safety at pedestrian crossings.
- Removable bollards in the street, to create temporary pedestrian-only zone during special events on Neal Street, from First Street to Railroad Avenue (similar to the temporary pedestrian-only zone on West Angela Street, as currently created for the weekly Farmers' Market).
- Removable bollards in the plazas and service drive entries, as required to restrict vehicular access into lawns and other park areas.
- New 10-foot wide Regional Trail within the parks, with 3-foot minimum setback from property lines, fences, parking lots, curbs, etc.
- Bike racks near parking areas (the existing lot to the north of the FAC, and the proposed lot along the west edge of Delucchi Park).
- Seating areas along the Regional Trail.



*Below:
Circulation
Diagram*

- Bus shelter on each side of Neal Street, as part of the street frontage plazas.
- A strong pedestrian connection from Lions Wayside Park north to the existing parking lot and the continuation of the Regional Trail.
- Pedestrian bridge across the creek to connect parking area to Delucchi Park.
- Signage for wayfinding and area identification, as needed.
- Shade trees and other elements used to frame views into parks.
- Pruning of understory of park trees, to allow clear sightlines (minimum approximate height six feet).
- Berms (e.g., at Great Lawn), that allow visibility into the parks.
- Directional signs, installed to indicate the travel way on the Regional Trail.
- “Stop” or “Caution” signs, and “One Way” signs provided at entrance and exit to the parking lot at Delucchi Park.

SAFETY

SAFETY GOALS

- Improved safety by improving lighting, access, and uses.
- Accommodation of increased use, including evenings, and night-time events.

SPECIFICS

- Safety/security lighting throughout the parks, with higher levels (one footcandle, average) at high-use areas such as plazas, and pathway lighting levels that allow for “face-recognition.”
- Increased visibility and sight lines into the parks from surrounding streets and sidewalks, with attention to obstructions at eye-level.
- Blocked access into culverts, and added guardrail fencing on the bridge and surrounding the exposed stretch of the creek.
- Emergency vehicle access ways (EVAWs) and other service drive entries, provided where surveillance, security, or secondary access may be required.

MATERIALS AND DESIGN ELEMENTS

MATERIAL AND DESIGN ELEMENT GOALS

- Treatment of the two parks as one site, in all materials and elements.
- Park design elements that are harmonious with the elements of downtown and the immediate neighborhood, including the FAC and the existing Delucchi Park restroom building.

SPECIFICS

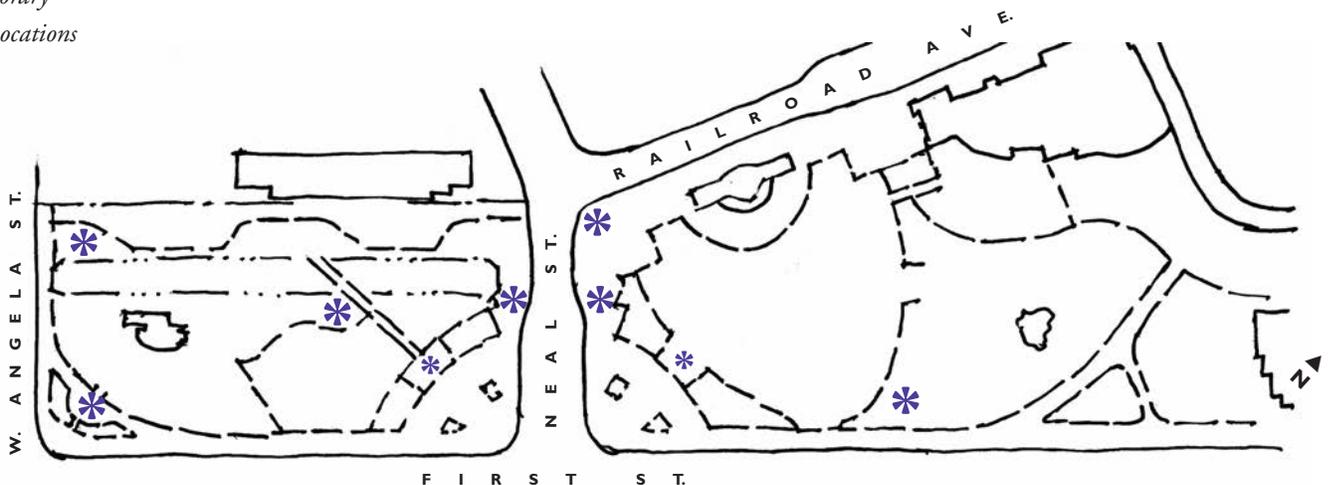
- Paving:
 - For all public high-use areas and primary pathways, paving shall be decorative concrete with integral color, designed to support light vehicles. May be poured-in-place, with varying decorative finishes and scoring, and/or unit pavers. Shall include areas of porous or pervious pavements, to support overall measures of stormwater management.
 - For secondary pathways, optional material may include stabilized decomposed granite, contained by headers.
- Emergency vehicle access ways (EVAWs): Vehicular concrete or grasscrete-type surface; minimum 10 feet width. Suitable for use in emergencies and for maintenance.
- Lighting: All lighting to be “night-sky-friendly,” with neighbor-respecting shields. Accent lighting at such locations as Bandstand, flagpoles, signage, and major art installations. Energy-efficient fixtures, esthetically harmonious with fixtures at the Firehouse Arts Center, and parking lot.
- Walls and seatwalls: Poured-in-place concrete with integral color, and granite from stone salvaged from the site. Seatwalls capped with pre-cast concrete caps.
- Street furniture, bollards, planter pots, informational and wayfaring signage, etc.: Style harmonious with similar elements at the Firehouse Arts Center.
- Planting: Low-maintenance, readily available, suitable for public intensive use, and (primarily) drought-tolerant. (Note: Riparian planting within Delucchi Park will be different from planting in public park areas. See Appendix A.)
- Planting in time of drought: When significant water reduction is required, planting operations may need to be postponed. Minimal planting may include:
 - Installation of trees only, with mulch in non-lawn areas, and native grasses (to prevent soil erosion) in lawn areas.

- Trees:
 - A survey and assessment report of existing trees, prepared by a certified arborist, shall be completed prior to final design and construction. Report should show each tree, by species, size, location and grade (at base of tree), along with description of health and condition.
 - Newly planted trees in lawn areas should be spaced at 10 feet on-center, minimum, to allow access for large mowers.
- Lawn areas:
 - Maximum slope of 20%.
 - Lawn Zone Type One: Conventional Dwarf Tall Fescue, conventionally mowed and irrigated.
 - Lawn Zone Type Two: Same (or different) species, mowed at higher height, watered less often, to the point of stress (but not so little as to kill the lawn).
- Mulched-only areas:
 - Option One: Sheet mulch and/or decorative bark.
 - Option Two: Drought-tolerant groundcover, with potential for future conversion to mulched area.
- Irrigation of all planting (including each tree), with a permanent automatic, water-conserving irrigation system that may be converted to a non-potable (recycled water) system.
- Stormwater treatment measures that are designed by a variety of means, to slow, filter, and reduce the quantity of stormwater from the site, and prevent the direct flow of both stormwater and potable water from impervious areas into storm drains or creek. Includes, at least:
 - Setbacks and buffer areas, vegetated swales, and areas of retention, detention, or filtration between impervious areas and storm drains or creek.
 - Additional planting of trees on site.
 - Improvements to site soil quality (reduction of compaction, addition of organic material, etc.).
- BMPs: Best Management Practices in design and construction. Includes restrictions on the use of noxious chemicals and materials in construction and maintenance, and low impact practices to reduce, slow, and filter storm water runoff.

PUBLIC ART

- This Master Plan encourages the inclusion of art into the fabric of the parks by:
 - The artful custom design of specific park elements (e.g., benches).
 - Temporary placement (e.g., for one-year terms) of sculpture appropriate for a public setting.
 - Using strict guidelines for implementations, to ensure public safety and compliance with codes, regulations (e.g., ADA), and City policies.
 - Possible park elements for “art fabrication” might include limited use for the following:
 - Benches, bike racks, signs, drinking fountains, fences, guardrails, paving.
 - Possible locations for temporary sculptures are shown on the diagram “Potential Temporary Art Locations.” For example:
 - At the back of each First Street plaza, at each entry to the lawn area – sites for water mist features.
 - At the western edge of each side of the First Street plaza – sites for a pair of related (or identical) sculptures.

*Below:
Potential
Temporary
Art Locations*



CODE

- All improvements shall comply with the regulations of the Americans with Disabilities Act (ADA).
- All improvements shall comply with City, State, and Federal codes and regulations.

UTILITIES

- General
 - Location, depth, and protection requirements and restrictions of existing utilities (such as the high-pressure steel gas lines, and the fiber-optic line within the Regional Trail Corridor), indicated on all construction documents.
 - No trees or permanent structures (including sculpture) located within safety zones as defined by utility owners.
 - Basic utilities (e.g., potable water, 110v GFRC electrical outlets) installed in vaults flush with grade, at various locations throughout the parks.
- Bandstand
 - Electrical and communication lines, suitable for performance-level lighting, sound, and multi-media production to serve the Bandstand and audience area.
- Stormwater Detention and Bioswale Treatment Areas – Flow from stormwater runoff in all areas within the parks shall be slowed and treated per Low Impact Development Standards (LIDs) and Best Management Practices (BMPs). The existing system for stormwater retention and infiltration (adjacent to the FAC’s South Plaza) will be relocated and redesigned, as part of this Master Plan’s improvements, to accommodate new and existing runoff.



MASTER PLAN FOR LWDP

APPENDIX A

KOTTINGER CREEK

EXISTING CONDITIONS

Lions Wayside Park contains a stretch of Kottinger Creek (described in this document as a drainage swale) that enters the park from a culvert at First Street, runs westerly into the park, and turns southwest to run parallel to the old SPRR right of way, and into a culvert under Neal Street. In Lions Wayside Park, its dimensions vary, but the drainage swale is generally approximately 6-8 feet deep and averaging approximately 30 feet wide, from top-of-bank to top-of-bank. For most of its length within the park its banks are steep-angled dirt. The flowline is mostly dirt, with some rocks, gravel, and concrete rubble scattered along the bed. Close to Neal Street, flat-faced granite boulders intermittently line its banks, mostly on the west side.

In Lions Wayside Park, there is little to no vegetation below the tops of its banks. Trees on and adjacent to its banks appear to be (at least mostly) non-native.

At one time, this stretch of drainage way may have been the route for a significant seasonal flow. However, some time prior to 1990, retention basins were installed (in the Kottinger Ranch housing development), and the City made a set of significant storm drain improvements. Currently, this stretch of the creek is dry most of the year, and only small quantities of water are found, no more than four months of the year, and mostly in times of heavy precipitation events.

Within Delucchi Park, the creek enters the park from a culvert at Neal Street (the connection to Lions Wayside Park), and runs parallel to the old SPRR right of way, and into a culvert under West Angela Street. It is approximately 6-8 feet deep, averaging approximately 20 feet wide, with almost vertical sides, and is lined with stone and rip/rap.

The bottom and sides are vegetated with both native and non-native plants.

This stretch appears to contain water year-round.

In its current condition, the creek within the two parks has a mixed esthetic and hydrologic character. Not only is it different on each side of Neal Street, but on both sides of the street it is neither natural nor completely engineered. Within Lions Wayside Park, it is mostly bare dirt, steep-sided, unmeandering, and mostly dry. Within Delucchi Park it is green, rock-lined, straight in course, and wet (year-round).

MASTER PLAN RECOMMENDATIONS

The Master Plan for Lions Wayside and Delucchi Parks proposes installation of a culvert under the length of Lions Wayside Park, and leaves the stretch within Delucchi Park much the same as it appears at present, though cleaned up and improved, both esthetically and hydrologically. These changes also fulfill community-based goals to make the parks safer and more usable.

The proposed design is based on a variety of factors. The parks are downtown sites of many civic activities and special events, and they are located at major intersections of pedestrian and auto traffic. Outside of the parks on both sides (upstream and downstream), the creek is currently in culverts. Creek flows within Lions Wayside Park are minimal and intermittent, and visibility into its channel is limited by depth and location. Creek flows within Delucchi Park are year-round, creating standing water in a location that is difficult to observe. The parks are located in an area of intensive use by citizens of all ages, with events and commercial activities occurring throughout the year, during the daytime and after dark, thus making this an area of concern for public health, safety, and liability.

Though located on the City of Pleasanton’s land, Kottinger Creek is a tributary to navigable waters, and is subject to the jurisdiction of various public agencies (including the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the Regional Water Quality Control Board). Proposed changes in and around the creek will require reviews, agreements, and approvals from these agencies, and it is likely that the relevant agencies will require compensatory mitigation for impacts to the creek.

This may include requirements such as replacing or installing new habitat areas, modifying streambanks, or creating or enhancing wetlands (on another site), and fees to compensate for the process and the proposed changes.

AUTHORITY

Vegetation communities on-site consist primarily of landscaped lands; however, both the native and nonnative trees and shrubs associated with the above-ground portion of Kottinger Creek may be considered riparian vegetation by regulatory agencies. Riparian vegetation falls under the jurisdiction of the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board (RWQCB). Kottinger Creek is a tributary of Arroyo de la Laguna, part of the Alameda Creek watershed, which flows into San Francisco Bay. It is the only aquatic feature on site and would fall under the jurisdiction of the U.S. Army Corps of Engineers (limited to the ordinary high water mark and/or extent of freshwater marsh), CDFW (top of bank and/or extending to the outer limits of the riparian canopy) and RWQCB (not defined but typically equivalent to CDFW).

The Army Corps of Engineers (USACE) has authority to regulate impacts to wetlands and waters of the U.S. under Section 404 of the Clean Water Act of 1972. Waters of the U.S. include tributaries to navigable waters such as Kottinger Creek which connects to San Francisco Bay via Alameda Creek. Impacts include activities such as the discharge of dredged or fill material into waters, addition of rip-rap, and addition of culverts and crossings. CDFW exercises jurisdiction over wetland and riparian resources associated with rivers, streams, and lakes (Code Sections 1600-1607). CDFW has the authority to regulate any work that will divert, obstruct, or change the natural flow, bed, channel, or bank of a river, stream, or lake including the removal of riparian vegetation. The RWQCB is authorized to regulate any impacts that could affect the quality of the State's waters under the Porter-Cologne Water Quality Control Act and Section 401 of the Clean Water Act and Environmental Protection Agency 404(b)(1) guidelines. Therefore, even if a project does not require a federal permit it may still require review and approval of RWQCB.

PROCESS

The City has submitted a wetland delineation and Preliminary Jurisdictional Determination (PJD), including a report and map, to determine the full extent of potentially jurisdictional waters of the U.S. This submittal for verification is a first step in the USACE permitting process. Once verified, the PJD is valid for five years, and requests to update or revise the PJD can be made at any time. Once a USACE permit is issued based on the verified PJD, it is valid until the USACE permit expires.

Following the submittal of the PJD (which has taken place), several steps are required for completing the regulatory approval and permitting process including: consultation with U.S. Fish and Wildlife Service (USFWS) and other agencies; preparation of an agency-approved compensatory mitigation strategy; and possible preparation of a mitigation design and monitoring plan.

■ ■ ■

MASTER PLAN FOR LWDP

APPENDIX B

ABBREVIATIONS AND TERMS

ADA – The Americans with Disabilities Act

Legislation (enacted 1990) that prohibits discrimination and guarantees opportunities (e.g., for access) to people with disabilities. Includes guidelines and regulations for many aspects of physical design, including parking, paving, etc.

Bandstand – Chan Henderson Bandstand

The existing Bandstand located adjacent to the drainage swale in Lions Wayside Park. Constructed in the late 1970s, by volunteers, originally (primarily) as a venue for the Pleasanton Community Concert Band, and now used by a variety of groups for a variety of performances and musical events.

Biofiltration

A means of filtering pollutants from surface stormwater, as by overland flow through swales with plantings, and often, an engineered soil mix. As stormwater travels the swale, it percolates into the soil, and/or is captured by underground piping. A commonly used BMP.

Bioretention

A means of slowing the flow or temporarily storing stormwater, as by a depressed area (and often combined with biofiltration), usually including an overflow which is routed to conventional drainage systems. A commonly used BMP.

BMPs – Best Management Practices

Refers to most appropriate methods of practice for construction and maintenance. Includes on-site treatment of stormwater (to minimize runoff, erosion, and intensification of organics and other pollutants into stormwater systems) which eventually drains to natural watercourses, the Bay, etc.

CDFW – California Department of Fish and Wildlife

Under the State of California’s Natural Resources Agency, the department tasked with management and protection of the state’s fish, wildlife, and plant resources and habitats. (Formerly, the California Department of Fish and Game.)

DPTS – Master Plan for the Downtown Parks and Trails System

Design recommendations for seven sites within the downtown area. Includes Lions Wayside Park, Delucchi Park, Fire Station No. 1 (now the Firehouse Arts Center), the Regional Trail Corridor (from Stanley Avenue to Bernal Avenue), the Arroyo del Valle (from First Street to the UPRR Right of Way), Main Street Green, and the Main Street Bridge (over the Arroyo del Valle).

DSP – Downtown Specific Plan

The City’s primary regulatory guide for the Downtown area (adopted in 2002).

EVAW – Emergency Vehicle Access Way

An off-street surface suitable for vehicular traffic, especially for use by emergency vehicles.

FAC – Firehouse Arts Center

The cultural arts center (with theater, gallery space, classrooms, etc.) located on Railroad Avenue, in Lions Wayside Park. Renovations to the historic fire station (built in 1929), were recommended in the DPTS, and implemented with construction completed in 2010.

Farmers’ Market

A weekly street fair event, located on West Angela Street (closed to vehicular traffic), with market stalls and tents for various vendors.

Granite blocks

The roughly finished blocks of stone currently lining portions of the banks of the creek and drainage swale in Lions Wayside and Delucchi Parks.

Ice House

The structure currently located at Railroad Avenue, within Lions Wayside Park. The structure’s location is leased by the City to the Meadowlark Dairy (located across the street), which operates the Ice House as a retail ice dispensary.

Kottinger Creek

Though not always labeled (as on USGS maps), the name most often given to the watercourse originating north and east of Lions Wayside Park, currently routed through culverts, and currently daylighting within Lions Wayside and Delucchi Parks. After exiting the parks at West Angela Street, it proceeds approximately 1.5 miles underground to the southwest, and daylights (across the freeway) at the Arroyo de la Laguna, which flows southerly into Alameda Creek (which flows into the San Francisco Bay).

LIDs – Low Impact Development standards

Comprehensive approach to stormwater management, designed to slow and reduce flows, and reduce pollutants in natural waterways. Includes Best Management Practices (BMPs).

PJD – Preliminary Jurisdictional Determination (Report)

Part of application process for modifications to federally jurisdictional waters. City of Pleasanton filed a Preliminary Jurisdictional Determination in July 2013 with the Army Corps of Engineers.

Regional Trail

The bicycle/pedestrian trail linking cities to the north and south, located mostly on the former right of way of the SPRR.

Restroom Building

The public restroom building in Delucchi Park, located adjacent Kottinger Creek, near West Angela Street. Recommended in the DPTS and implemented with construction completed in 2007.

Riparian

Of or pertaining to a river, stream, or other watercourse.

RWQCB – Regional Water Quality Control Board

Part of the California Water Boards, which are part of the State of California's Environmental Protection Agency, and are charged with protection of water quality and allocating rights to water use. The Water Boards are: the State Board (in Sacramento), and the nine Regional Boards (the state is divided into nine regions defined by watershed areas).

SPRR – Southern Pacific Railroad

The former (now-abandoned) SPRR right of way runs through Lions Wayside and Delucchi Parks (at the downtown side), roughly parallel to First Street. Off-site (in both directions), it is the location of the Regional Trail, and existing parking areas.

Stormwater

Water that is produced by precipitation, typically captured in stormdrain structures and which should be treated by BMPs or LIDs.

UPRR – Union Pacific Railroad

The (currently in use) UPRR right of way is located off-site, west of the parks. Within the downtown area, it is adjacent to Pleasanton Avenue (e.g., near the Alameda County Fairgrounds).

USACE – United States Army Corps of Engineers

Federal agency, under the Department of Defense, engaged in engineering, design, and construction management (of military and non-military projects and facilities, including dams, canals, flood protection systems, flood control operations, and dredging) and research, environmental regulation, restoration, and planning, and disaster response.

USFWS – United States Fish and Wildlife Service

Federal agency, under the Department of the Interior, whose mission is to manage fish, wildlife, and natural habitats, by conserving and restoring habitat, and protecting endangered species. Part of interagency (with the federal Environmental Protection Agency) coordinated approach to protection of water and habitat quality.

USGS – United States Geological Survey

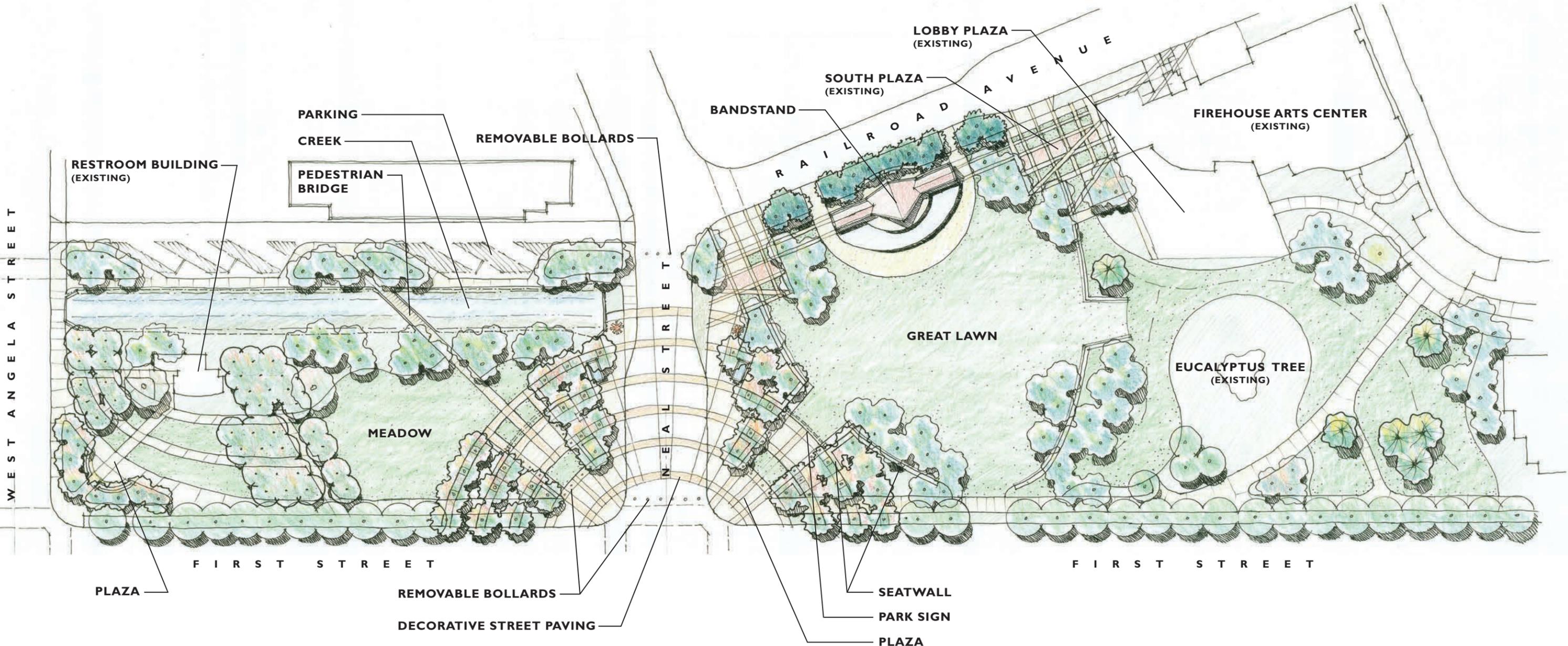
The scientific agency of the U.S. Department of the Interior, engaged in research, monitoring, and dissemination of information, such as reports, studies, and maps, including topographic maps.

Waters of the U.S.

Streams and wetlands protected under the federal Clean Water Act.

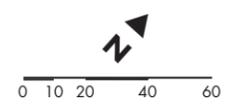


CITY OF PLEASANTON
 PLEASANTON, CALIFORNIA

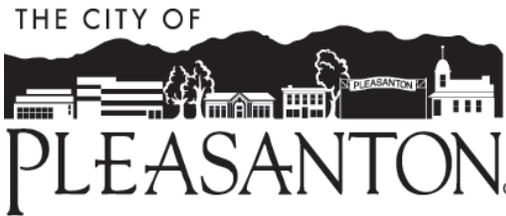


LIONS WAYSIDE AND DELUCCHI PARKS
 ILLUSTRATIVE PLAN

SEPTEMBER 11, 2014



RICHARD LARSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE AND PLANNING
 CA NO. 2042



MEMORANDUM

Date: September 10, 2014
To: Parks and Recreation Commission
From: Susan Andrade-Wax, Director of Community Services
Subject: Schedule of Upcoming Meetings and Events of Interest

Date	Time	Meeting/Event	Location
September 16	7:00 pm	City Council	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
September 17	7:00 pm	Human Services Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
September 18	7:00 pm	Housing Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
September 22	6:30 pm	Bicycle, Pedestrian and Trails Committee	Senior Center, Classroom, 5353 Sunol Boulevard, Pleasanton
September 23	7:00 pm	Civic Arts Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
October 1	7:00 pm	Human Services Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
October 2	6:30 pm	East Pleasanton Specific Plan Task Force	Operations Services Center, Remillard Conference Room 3333 Busch Road, Pleasanton
October 6	7:00 pm	Civic Arts Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
October 7	7:00 pm	City Council	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
October 8	7:00 pm	Planning Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
October 8	7:00 pm	Youth Commission	Operations Services Center, Remillard Conference Room 3333 Busch Road, Pleasanton
October 9	7:00 pm	Parks and Recreation Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton

Civic Arts Commission – normally meets on the first Monday of each month.

Human Services Commission – normally meets on the first Wednesday of each month.

Parks and Recreation Commission – normally meets on the second Thursday of each month.

Youth Commission – normally meets on the second Wednesday of each month during the school year.

Planning Commission – normally meets on the second and fourth Wednesdays of each month.

Bicycle, Pedestrian and Trails Committee – normally meets on the fourth Monday of each month.